

CASE REVIEWS

4. ID-2 & ID-4 – Kaufman Development 17-023INF

Shier Rings Road & Cosgray Road Informal Review

Claudia Husak said this is a request for review for a future residential development including approximately 130 single-family lots and 202 townhome apartments on a 64-acre site. She said the site is located on the northeast corner of the intersection of Shier Rings Road and Cosgray Road. She said this is a request for a review and feedback for an Informal Review of a future development application under the provisions of the Zoning Code.

Ms. Husak reported the applicant received an Informal Review early on in a conceptual manner and the Planning and Zoning Commission provided encouraging feedback. She said the site is located in the West Innovation District, which is currently under review for Zoning Code updates. She said that Kaufman is ahead of the City's schedule as the updates will not be finalized until the end of the year. She reported City Council plans to have a Work Session regarding the WID on April 17th, 2017.

Ms. Husak stated that no action is required of the ART today as the intent is to identify issues and provide feedback to the applicant.

Ms. Husak presented the site that includes a parcel of original owner's farm that has not yet been annexed into the City but the applicant will need that before a formal application can be accepted.

Ms. Husak presented the proposed site plan and noted it is similar to the last time it was reviewed, which includes a major connector street bisecting the site. She pointed out that the multi-family units are in the northern and western sections of the site and single family units in the south along Shier Rings Road. She said the single family units will be served by alleys and will front public open spaces. She noted there are some open spaces throughout site, some of which are public and the remainder private spaces. She also noted the clubhouse that houses the pool and the adjacent parking in the southeast corner. The PZC questioned whether parking was needed for potential gathering but that would depend on the programming. She concluded there is a lot of water shown at this site and maintenance discussions will need to begin early on as to the responsibility. She added roads platted and open space maintenance and ownership will also be discussed.

Ms. Husak presented the circulation plan and pointed out the major thoroughfare through the site, which is in the Thoroughfare Plan as part of the Community Plan. She indicated that there needs to be public access to the north and further analysis and discussions will determine which route is most appropriate.

Ms. Husak expressed her concerns with the units set up with driveways connecting to a major public street. She presented a conceptual layout of the lot dimensions and housing type plan for the single family units.

Ms. Husak presented conceptual renderings and pointed out the varying roof types (some shown with solar panels) and modern architecture that fits the area very well. She added the multi-family architectural style will mesh with the single family home section.

Brian Suiter, Kaufman Development, said they know where they stand, he wanted to make sure he was going in the right direction and that is why they requested feedback.

Justin Goodwin, MKSK, said he understands the need for a north connection is anticipated as that is where more industrial development will happen but he questioned how that could be determined if the applicant did not know how the site would layout, exactly. He said the western section is closer to the Sports Ohio site and indicated it might be appropriate to defer that connection until they know what might happen on the Sports Ohio site. Mr. Suiter remarked the collector road shown in the Thoroughfare Plan is much larger

but he does not know when it will be built. He asked if a connection is really necessary because these roads throughout the development are intended for slow traffic at around 25 mph. He emphasized these roads may appear major but they are just neighborhood yield-only roads and he does not anticipate driving traffic there. He agreed there were a lot of curb cuts for the townhome units.

Mr. Goodwin inquired about fire access.

Aaron Stanford reported the traffic engineer said there needs to be at least one connection to the north to help distribute traffic. He said the northern piece is a long stretch of land that would require additional connections. He indicated there could be some flexibility on how this is made but there will definitely be a push for a public street connection.

Ms. Husak noted that where the connection happens, pulling out of a drive way will be dangerous in the north section where spacing is so close.

Due to the density of driveways, Mr. Stanford said no parking is available and there are no curbs on the edge. Mr. Suiter said this layout is identical to the New Albany site and there have not been any issues there.

Jeff Tyler asked the applicant if they considered combining garage locations to minimize curb cut numbers. Mr. Suiter answered they would not combine garages because there is direct access to the units but driveways could be consolidated. Ms. Rauch added that if driveways were combined there would be larger paved spaces leaving larger green spaces instead of it being chopped up.

Ms. Husak inquired about the layouts showing a triangle of roads as she was concerned how they would function. Mr. Goodwin said the triangle has parking on one side and there are two-way yields, 20 feet wide with on-street parking throughout the development. He explained the street is 20 feet wide with an additional 9 feet for parallel parking spaces. Ms. Husak said she was concerned with the geometry in the triangle spaces.

Mike Altomare said Fire cannot access that 20-foot-wide road with the 9-foot-wide parking space. He suggested there at least be a hammerhead design at the end of the road.

Matt Earman said he was concerned if/when owner green spaces are eliminated, where the collection of stuff goes, including lawn furniture and if the debris would end up on the side of the house. Mr. Suiter answered there are small patio spaces and private/public spaces would be designated.

Mr. Stanford asked how the multi-family section is connected by pedestrian paths. Mr. Goodwin answered the circulation is shown on a separate document with sidewalks all throughout. Mr. Stanford noted there are a lot of driveways on the northern edge. Mr. Goodwin said there are some units with head-in parking so the parking is handled like a single-family driveway. The design challenge Mr. Stanford pointed out was pedestrian paths dying into parking lots.

Ms. Husak indicated there needs to be an inventory of open space and enough man power to maintain it. Shawn Krawetzki said the amount of water needed should be considered to which Mr. Suiter agreed. Ms. Husak said she was surprised to see the amount of pond proposed. Mr. Suiter said they would like options to minimize these areas as much as possible.

From a building code standpoint, Mr. Tyler said power for a single lot versus a condominium needs to be based on the property line and not an imaginary line. He indicated the applicant has locked himself into small narrow units and two larger units could not be permitted next to each other. He said the applicant will have to fire rate the building and the cost will go up significantly.

Mr. Stanford reported that EMH&T is doing a traffic study, concurrently and they will meet with staff to work out the layout for streets early.

Mr. Tyler asked the applicant to consider trash pick-up, emergency services, and mail pick-up and delivery as these will need to be addressed sooner rather than later.

Aaron Underhill, Underhill Yaross LLC, indicated the Zoning Code could change and asked where staff is in the process. Ms. Husak answered they have prepped for the City Council meeting on April 17 and the materials are being disseminated tomorrow. She explained the Code piece will be presented at a high level and the approach is going to be for areas affected by Code rewrites. She said Planning is hoping for Council to sign off on the process so it can move forward. She said Code rewrites will include changing "shall" to "should" and the consultant is recommending changes to the general use table. She emphasized that Mr. Goodwin will need to work within the current Zoning Code. She indicated that the West Innovation District will be the first to see changes to the Code.

Mr. Tyler encouraged the applicant to consider early on how they will deal with screening/fencing for patios and accessory structures since the lots are so close together and what will be allowed for accessory structures on individual lots. Mr. Suiter said those issues would be solved in the Homeowner Association documents. Mr. Suiter said marketing will be for sustainable living. Mr. Tyler said they should consider how to handle rain barrels and if trash cans should fit in garages because those have been big issues in other parts of the city.

Mr. Krawetzki suggested patios should not be planned for hard to fit spaces. Mr. Suiter added that while this is a manufactured community, sometimes people want the option for privacy away from the more public spaces.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.]

5. BSD SRN – Bridge Park, D-Block 17-022BPR/PP/FP Riverside Drive & John Shields Parkway Basic Plan Review/Preliminary Plat/Final Plat

Claudia Husak said this is a request for the development of three mixed-use buildings containing approximately 223 residential dwelling units, 76,000 square feet of retail space, and a parking structure. She said the site is on the southeast corner of the intersection of Riverside Drive and John Shields Parkway. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review, Preliminary Plat, and Final Plat under the provisions of Zoning Code §153.066 and the Subdivision Regulations.

Ms. Husak said four buildings are proposed for this block counting the garage structure and the residential liners separately. She said ultimately, City Council has the decision-making responsibility for all three parts to this application: Basic Plan Review, Preliminary Plat, and Final Plat. She explained the Preliminary and Final Plats will be reviewed by the Planning and Zoning Commission to be forwarded to Council and that the plats are not under the ART's purview. She added that if the applicant and staff were prepared, an informal review of the Basic Plan would be conducted by the PZC on April 20th and their findings would be forwarded to City Council for review and determination of the Basic Plan.

Ms. Husak presented the aerial view of the site as well as the proposed Basic Plan and noted the three buildings, the greenway proposed, the tunnel under Riverside Drive, and the residential liners along Mooney Street. She pointed out where the grocery is currently proposed in Block D. She reported there has been a lot of discussion regarding the proposed extension of Longshore Drive. She said a development plan was approved that included all of the Bridge Park development but that shortly after additional development



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

SEPTEMBER 15, 2016

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

**1. ID-2 & ID-4 - Kaufman Development
16-056WID-INF**

**Shier Rings and Cosgray Roads
Informal Review**

Proposal: A residential community including 192 detached units, 231 multi-family units, community spaces, and amenities on 62.7 acres on the north side of Shier Rings Road, east of Cosgray Road.

Request: Informal review and non-binding feedback on a potential future rezoning and Development Plan application.

Applicant: Brian Suiter, Kaufman Development

Planning Contacts: JM Rayburn, Planner I; and Claudia D. Husak, AICP, Senior Planner.

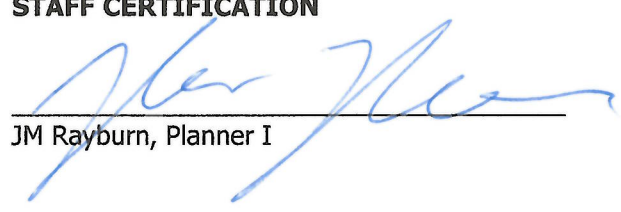
Contact Information: (614) 410-4653, jrayburn@dublin.oh.us or (614) 410-4675; chusak@dublin.oh.us

RESULT: The Commission informally reviewed a proposal for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities. A member from the public commented regarding concerns of access, bike paths, connectivity, and increased traffic. The Commissioners supported the proposed residential use but expressed similar concerns particularly regarding density, the overall design details for the project and how to integrate the project with Ohio University's nearby Dublin campus. The Commission encouraged the applicant to investigate how these details are addressed as the proposed project moved forward through the review process."

MEMBERS PRESENT:

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

STAFF CERTIFICATION


JM Rayburn, Planner I

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The Chair, Victoria Newell, said the following application is a proposal for a residential community including 192 detached units, 231 multi-family units, community spaces, and amenities on 62.7 acres on the north side of Shier Rings Road, east of Cosgray Road. She said this is a request for an informal review and non-binding feedback on a potential future rezoning and Development Plan application.

JM Rayburn presented an aerial view of the site and noted the gap in the center of the site within unincorporated Washington Township that contains a farmhouse and outbuildings. He said the site was annexed to Dublin in 2002 and the City rezoned the parcel to the ID-2 and ID-4 Districts as part of the West Innovation area rezoning in 2011. He presented the current zoning map that shows 22 acres of the site zoned ID-4, which is the Research Mixed-Use District geared toward office and research uses but also includes residential and 41 acres zoned ID-2, which is a Research Flex District that does not permit any residential uses. He presented the Future Land Use map as it appears in the Community Plan and defined by Office and Research and Development. He noted the proposal agrees with the Community Plan as far as the east/west connector and the re-alignment of future "Research Parkway". He presented the West Innovation District that includes over 1,100 acres of largely undeveloped land that provides enormous opportunity for future growth of the City and noted the proposed site for Kaufman Development.

Mr. Rayburn said there was a public meeting on September 6, 2016, where the overview of this planned development was presented and on October 17, 2016, a planning/work session is scheduled to discuss the appropriateness of residential land use. He reported the applicant has met with the Ballantrae Homeowners Association. In general, he said the public response has been positive.

Mr. Rayburn presented the proposed Site Plan that highlighted the location of the multi-family units on the western portion and the single-family units on the eastern portion. He explained the architectural style is contemporary with forward-thinking designs and efficient home layouts. He noted the range of modern and traditional exterior options allowing for unique customization for home buyers. He said the applicant is proposing natural materials and various styles while respecting the surrounding neighborhoods by providing generous open spaces, event lawns, community jogging trails, and community gardens. He presented a proposed site rendering to show the conceptual community character that could include yoga terraces, a coffee shop, or farmer's market.

Mr. Rayburn presented a land use plan reflecting staff's and the consultant's thoughts for the WID updates as a preview to the work session in October.

Mr. Rayburn reported the ART was concerned about the timing of this proposal as there are studies in the works for the West Innovation District. He said they were also concerned about the proposed amount of housing, a lack of buffering to the north and west along common property lines and the potential of incorporating the Shier parcel into the development. He said the street network that was planned years before Ohio University moved into the area may be shifting. He said the ART suggested the applicant consider switching the locations of the multi-family and single-family units so the multi-family units could be closer to Ohio University.

Mr. Rayburn concluded his presentation with the following discussion questions:

1. Is the proposed land use appropriate?
2. Does the Commission support a variety of residential uses within the West Innovation District and the arrangement of the units?
3. Does the Commission support the proposed architectural concepts?
4. Are there other considerations by the Commission?

The Chair invited the applicant to address the Commission.

Brett Kaufman, CEO of Kaufman Development, said staff has been outstanding to work with for almost a year now, embracing what they are trying to do here. He said they want to be part of the broader plan for the West Innovation District. He said this type of development would thrive so near to technology and research type development as the type of people coming in for these jobs will want this type of community.

Mr. Kaufman presented their Opus Statement:

Kaufman Development is created on the belief that communities of high design built around wellness, philanthropy, sustainability and innovation can change the world. Our communities and the people that work and live in them will stand out in every way; beautiful from the inside out, filled with passion and inspiration everywhere you turn.

Mr. Kaufman presented his team identified by pushing product creativity, architecture, and a sense of community. He presented the demographic they serve: millennials, young active families, and empty nesters. He presented a glimpse of the communities they are completing or are under construction in central Ohio as well as those around the country. He indicated they would incorporate a coffee shop, yoga terraces and meditation spaces, artist studios, dog parks, and a host of amenities into the community. He said in addition they would provide a big community space and fitness space.

Mr. Kaufman presented their contemporary product with an urban barn angle to it. He said there are three different ranges of exteriors: mixed, traditional, and contemporary. He stated everything is focused to the common space. He presented the ranch home with a first floor master bedroom as a sample. He said the product has been designed to work on a production basis but not feel like a production community. He said with the different styles and color variations there can be 27 different plans. He explained the interior finishes are very open and range in styles from contemporary to traditional. He added the plans are very urban with lots of built-ins and light. He said the prices for the single-family units start at \$300,000 and sizes range from 1,660 – 2,260 square feet. He said the density varies between 5 – 8 units per acre, depending on the multi-family units versus the detached. He presented the multi-family product that is modeled after their Gramercy project in New Albany, Ohio.

Mr. Kaufman said they are gaining feedback about their site and there are things to work through relative to access and the location of the products. He indicated they are in conversations with the Shier family about acquiring their land this is producing the gap in their site.

Mr. Kaufman concluded by requesting feedback and offering to answer any questions.

Bob Miller asked for the applicant's reaction to the ART's suggestion of switching the locations of the two product types. Mr. Kaufman said he is hesitant to say it is not a problem at all but his instincts are that they can make it work. He explained they intentionally planned it as they did because of the current zoning but they do not have a strong preference either way.

Cathy De Rosa inquired about the feedback received from community residents. Mr. Kaufman answered the feedback has been very positive and supportive. He said there are concerns about access, traffic, bike paths, and connectivity but generally the responses are favorable.

The Chair invited the public to speak.

Ima Moore said she lives across the street from the corner lot. She asked how this development would impact traffic because two lanes is not going to work.

Victoria Newell said if this becomes a formal application and staff proceeds with rezoning as part of that, a traffic study will be conducted. She stated this is an Informal Review only and no votes will be taken

this evening. She said if this does move forward there would be a full review of the traffic studies to gain a better understanding of how this development might impact traffic.

Ms. Moore asked if the road were to be extended if it would encroach into their front yards. Ms. Newell indicated that is not known at this time.

The Chair closed the public portion of the meeting as there was nobody else from the public that wished to address the Commission.

Chris Brown answered Mr. Rayburn's first question about if the land use was appropriate. He said it was targeted this way but he was not fully comfortable with the density. He said he liked the single-family product overall but apartments are always a question. He said the WID may attract more millennials and this might be a place for them to live. He indicated the street grid was kind of odd but they would work through that. He concluded the land use is appropriate even though he would prefer lower density.

Mr. Kaufman emphasized he is hearing there is a need for this kind of product and he would like to work together to help fulfill upon the WID ideas. He said the more dense parts will attract and fill out the broader vision of the WID.

Steve Stidhem asked if this development would fall within Dublin City Schools. Mr. Rayburn confirmed it would be Hilliard City Schools.

Ms. De Rosa said the challenge for her is that this is such an undeveloped area at this point; it is so early in the process that the area has not yet developed its personality. She said she liked the contemporary feel and urban barn description of the architecture proposed. She said her vision was that the housing product would be more integrated with the university rather than a separate category. She said she understands this is early but it seems segmentation of the community is being perpetuated rather than the full integration of the community. She said she likes the focus on sustainability and wellness and would like to see LEED certification in the product itself.

Mr. Kaufman said it is a huge part of what they do as well as inside the home, around the community with composting and recycling and they are investigating solar energy as an option here. He reported they just completed their first LEED certified residential project in Columbus; LEED certification for this product would not be appropriate but there would be other certifications. He emphasized sustainability and wellness are principles of their company and promised these principles would be obvious in this community.

Ms. De Rosa stated she thought this fits the personality of what the district is trying to do in terms of innovation so this project feels like it could be congruent with the WID on so many levels. She inquired about the multi-family designs.

Mr. Kaufman said the multi-family is comparable in design, style, and materials to the single-family units but they are attached appearing more as a townhome. He said they will offer one-bedroom stacked flats, which he believes Ohio University will really respond to. He said they will all be two-story connected buildings as they do not do any three story walk-ups. He explained every unit has its own front door and most have attached garages. He stated their belief is that these product types have to be integrated into the broader community so he will be sure that happens here.

Ms. De Rosa said there are a lot of the communities where the sustainability is in part the responsibility of the resident in terms of shared gardens, etc. She indicated there is a lot of effort behind the actual community building aspects of that. She asked the applicant for his vision of how that might work.

Mr. Kaufman said for them it starts with their own staff; every member of their team has been hired based on those core values that they share to build these types of communities. He said after they build it they will make sure it is in place and it is managed properly but they believe there is a strong necessity for the members of the community to work together with them and with each other to fulfill upon what the original vision is. He noted they provide this palette and then the residents take it further than they ever imagined; it is very uplifting.

Mr. Kaufman said he understands the concern about the early timing of this development in the district. He said it is their hope (chicken or the egg coming first) this will help move the deal forward in a way that is consistent with the vision of the overall district. He said seeing their site marked on the map as the district currently exists, it is on its own.

Deborah Mitchell said she really likes the single-family homes; the design is great. She said right now it seems a little monolithic. She said she is concerned that that kind of vibrancy can be achieved. She questions if live/work as well as single-family and multi-family and retail can truly be integrated. She said integrated vibrancy does not fall solely on this development but that is a concern. She said the map makes the district appear segmented and this development looks suburban because it lacks vibrancy at the moment. She encouraged the applicant to consider integrated vibrancy as a theme or issue. She said the company's whole brand platform and value space position on what they do is fantastic. She indicated that having that kind of approach attracts people that it resonates with and where the future is going. She concluded the development is very in line with what is desired for this district but it looks suburban.

Mr. Kaufman said they started off building residential communities but recently completed a couple of mixed-use projects - one in downtown Columbus that is half apartments and half office. He said they found that businesses that they would not traditionally think of like accounting firms are interested in how this company can build community. He said they are interested in volunteer activities as they are trying to attract and retain talent who care about these things. He said that building ended up with a collection of users that all valued that. He emphasized that if they can develop this like they know they can it will be an economic development tool to help attract talent to this district.

Mr. Stidhem said he loves the materials and the concept. He questions how this is going to interact or integrate with Ohio University and their plan. He said he believes this is what is needed in this location; therefore, absolutely agrees this is an appropriate land use. He said as the economy expands out that direction, people will want to live where they work. He noted he has a three-mile commute and he loves it. He said this is not without its challenges. He said the properties to the north are going to see a lot of golf balls in their yard because of the close proximity to the short par three golf course. He concluded he is a big fan of this development in this location but certainly traffic will be considered.

Mr. Kaufman reported there was some commentary from the neighbors that they were happy that this was residential as opposed to a more flex-tech manufacturing project that could generate even more traffic or not exist as that buffer. He concluded that while this may come first, it probably is the appropriate buffer as we get into more industrial spaces.

Mr. Miller said this was absolutely an appropriate land use. He indicated he hopes to see more from this applicant in some way, shape, or form. He said he struggles with the density because it is still Dublin. He encouraged the applicant to reconfigure this site a little bit to permit more green space and walkability into the overall design. He emphasized high quality; if a production based product is brought forward, it may not be well received by this Commission. He said the architectural design is very intriguing.

Ms. Newell indicated she did a lot of research over the past year regarding innovation districts because she knew this development was forthcoming. She found that innovation districts that incorporated residential components intermixed were all successful. Therefore, she said she agreed this should be rezoned for residential use as long as the goal is to support the ultimate development we envision for this

innovation district. She stated the style of the residential units was terrific. She said she is not so concerned with zero lot line clearances. She explained if the land between the units is treated really great with personal landscape amenities and emphasizes the walkability within the community she supports units placed really close on one side and expanded on the other. She said this development has really great potential and equally because it is so unique it also really fits within the WID. She indicated she did not see the same creativity in the multi-family units. She said it is important to have some live/work units that can be rental properties and encouraged the applicant to explore those possibilities. She said she is struggling it is one huge chunk right now but this is the first project to come in. She said she has concerns with the way the roadway cuts through the property as it seems disjointed. She said the City is acquiring a huge quantity of apartment housing currently and she is uncertain how well it will be supported and how it will integrate with the WID having apartment housing, not knowing yet how this area is going to develop.

Mr. Brown said he is a huge advocate of zero lot line clearances. He said the layout is a little utopia. He explained we all want these walkable districts. He noted that none of the amenity buildings have any parking. He gave an example of an artist's studio where the paints and canvases will be driven there. He said even in athletic club parking lots, in winter, people try to get the closest spot to the door to go in and exercise. He said Ohio has bad winters so there needs to be parking added, which potentially lowers the density; that would apply to every amenity building proposed here. He suggested swapping the northeast segment of single-family residential with the multi-family since it is closest to the campus and the whole southern portion would be single-family. He explained that graduate students and doctor interns are likely to live in an apartment as they do not have time to maintain anything and that would provide them the opportunity to walk to campus. He concluded he is in favor of having some residential out there and he likes the unique and contemporary architectural style and referenced Seaside, Florida.

Mr. Stidhem inquired about the lack of sidewalks as they are favored in Dublin. He encouraged the applicant to incorporate more solar power.

Mr. Kaufman restated they are really excited about solar power, too. To address the utopia comment, he said this proposal is conceptual and there is a lot to this proposal that still has to evolve. He said there will be parking, open spaces, and sidewalks. He said the feedback was really helpful and hoped to be back in front of the Commission, soon.

2. BSD SRN – Bridge Park, B5 Parking Structure 16-060MPR

6561 Mooney Street Minor Project Review

The Chair, Victoria Newell, said the following application is a proposal for exterior modifications to a previously approved parking structure to revise architectural elements and building materials for building B4/B5 in the Bridge Park Development, northwest of the intersection of (future) Banker Drive and (Future) Mooney Street. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066.

The Chair swore in anyone wishing to address the Commission regarding this case.

Lori Burchett said the Administrative Review Team had determined the application warranted the Commission's review due to its overall aesthetic change as well as the fact that the parking garage is a public facility.

Ms. Burchett presented the graphic showing the site location within Block B of the Bridge Park development. She reviewed the procedures for Minor Project Reviews in the Bridge Street District Code. She reported the ART had concerns with the overall design and aesthetic including the randomness of the

Vince Papsidero asked if the signs in the front were approved via variances. Ms. Martin answered there were just variances for height requested and approved. Mr. McCauley added the variances to height were given so the signs could be centered in the sign bands that were part of the building's design.

Mr. Papsidero said the ART appears to support the general concept of a second sign on the rear of the building.

Mr. McCauley said Toys R Us has an existing rear sign and Goodwill will probably be interested in a rear sign as well. He indicated Party City could also come back and request the rear sign.

Shawn Krawetzki asked if this recommendation for approval will set a precedent for other businesses along Sawmill Road. Mr. Tyler indicated he was hesitant to support this because with this in combination with other past approvals by variances this could codify it. Ms. Martin said this is consistent with what has been done in the past.

Claudia Husak said currently, Staff is reviewing the Code as a whole per the request of the Commission. She said auto-oriented businesses will get addressed in the Code modification.

Mr. McCauley said the applicant made great improvements to bring this property up to Dublin standards that were intended by the Code, which should give the ART reasons to support it. He reminded the ART that the building is set back hundreds of feet from the road and mature trees block visibility. He said these improvements should help the businesses to be successful when they have struggled in the past. He indicated this should not be thought of as precedent setting because there are enough circumstances around it to warrant the recommendation of approval.

Ms. Husak informed the applicant that after Big Sandy received a recommendation of approval from the ART, they then went before the PZC three times before getting approval, which took many factors into consideration. Mr. Papsidero added the PZC was explicit about the reasons they approved the sign.

Mr. McCauley asked the ART if they liked the sign as proposed. Mr. Papsidero said the ART supports Staff's recommendation of approval.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the PZC.

CASE REVIEW

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Mr. Rayburn said the applicant is present to encourage dialogue and feedback.

Brett Kaufman, Kaufman Development, said he has been watching the development in Dublin and is a fan of the synergy, forward thinking, and innovation this group is trying to accomplish as it aligns with what Kaufman Development is about and has been doing in the community. He presented their Opus statement - what their company was founded on: Kaufman Development is created on the belief that communities of high design built around wellness, philanthropy, sustainability, and innovation can change the world. Our communities and the people that work and live in them will stand out in every way; beautiful from the

inside out, filled with passion and inspiration everywhere you turn. He added this is the sincerity of the entire company. He said they have 30 people in offices in the Short North as they are starting to build around Columbus. He indicated they are in partnership with other people in the community and create philanthropic events for employees and residents. He said Kaufman Development encourages preserving the natural world and enhancing environmental well-being that includes community gardens, recycling programs, composting, and more energy-efficient homes.

Mr. Kaufman said they serve the following markets and are not positioned to go after any one group: empty nesters, millennials, and young active families, which covers the full range of the age spectrum. He presented communities they currently have or are under construction in the Columbus area: The Gramercy; 600 Goodale; 801 Polaris; 250 High; Two25 Commons; and The Leveque. He said there are developments around the country that use bits and pieces of their project proving that developments with contemporary design and focus on sustainability have been very well received. He indicated that people are asking for more of their product after living in The Gramercy in New Albany, Ohio.

Mr. Kaufman emphasized that common spaces are important that could include: outdoor spaces for gardening, biking, and yoga; a greenway system; coffee house/restaurant; fitness facility; and farmer's markets.

Mr. Kaufman presented slides showing their proposed product and explained with different skins, the looks are varied. He said ranches and split levels are available and the elevations are pushed towards the front of the properties to face common spaces. He said there are 27 different variations offered and they vary significantly. He stated the interiors are contemporary and bright due to the natural light allowed. He summarized: the products range in size from 1,660 – 2,260 square feet; they have 2 – 3 plus bedrooms; 2.5 plus bathrooms; two-car garages plus storage; have 5-8 units per acre for density; and range in price from \$300,000 - \$500,000.

Mr. Kaufman presented The Gramercy as an example of what they have in mind for the multi-family portion of the Dublin site. He said they will adapt for this site but there will be similarities. He presented the proposed site and explained the development is divided by product type but all will share common space.

Mr. Kaufman said the proposed new connector road follows what was in the Thoroughfare Plan. He explained the single-family and multi-family were positioned in the site based on the feedback received from the adjacent Ballantrae community; they wanted the single-family units closer to their community.

Mr. Kaufman said this specific site is appealing to them since it is in an innovation district and they can be near technology and research type development. He indicated the type of people coming for these jobs will want this type of community, which is not cookie cutter or downtown and this product will attract the tech job workforce. He said this development will support what is happening and perform as a catalyst.

Colleen Gilger asked about the residential farm parcel in the center of the site. Mr. Kaufman answered the property is listed for sale and they have made an offer to buy it but the owners have chosen not to respond to their offer. He indicated the big issue with that piece of property is that they need clarity for the overall project and a timeframe; they could close sooner if they knew a timeline.

Ms. Gilger inquired about the option stages. Mr. Kaufman replied they are in-contract.

Jeff Tyler asked what the real driver was for the clustered multi-family units. Mr. Kaufman answered for technology and research, they need to separate the two products and are uncertain as to what is going to happen over time. He added having apartments in this area makes sense. With this proposal, he said this is the best way for the amounts of each product type to be laid out conveniently.

Vince Papsidero inquired about the presentation given to the Ballantrae Board. Brian Suiter, Kaufman Development, said they received good feedback and the tone was very supportive. He reported their primary concerns were traffic and how this development would impact their community overall.

Ms. Gilger inquired about the public vs private roadways. Mr. Kaufman said they are prepared to roll up their sleeves to work with Economic Development. Historically, he said they plan private drives for the apartment section and public roads for the for-sale units. He indicated this is a topic they are willing to explore.

Claudia Husak asked if the single-family lots will be platted and if so, what the width would be. Mr. Kaufman answered it depends on the municipality. He said there could be condominium fees or homeowner association fees for the individual lots and the width of the lots ranging from 25 - 50 feet.

Ms. Husak inquired about maintenance responsibility for the larger open spaces as well as the areas right around the home itself. Mr. Kaufman said each home will have a private space but everything else will be part of the master community; the small area between the house and the garage will be maintained by the individual.

Shawn Krawetzki asked as the Innovation District gets developed, how the single-family side would transition. Mr. Kaufman indicated there would be paths that would be truly integrated with the incoming commercial uses. He said this will require a group effort with Dublin but he is comfortable with what Dublin is doing and the direction they are headed.

Jay Smith, O'Brien/Atkins, introduced himself as a landscape architect out of North Carolina serving as a consultant for the City. He said the West Innovation District master plan was established in 2005-2006 and now it is ready for an update due to the changing trends. He said the area needs to now be more compact in an efficient way. He said Ohio University is new to the component and roads are already beginning to move, looking at their master plan. He said robust residential is possible and they would like to bring energy to this place by living there. He said they intend to have a plan refreshed for City Council's review in October.

Mr. Kaufman indicated that was encouraging and they would be happy to be a part of it.

Mr. Smith said every plan needs a heart. He said the district would combine mixed-use and residential incorporating workforce training, a community college, restaurants, and more density as well as other layers such as a greenway and pedestrian systems.

Mr. Papsidero asked the applicant if he would consider switching the multi-family with the single-family, moving the density to the north.

Ms. Gilger explained the proposed street network was planned 10 years ago, before Ohio University moved into the area and the roads are shifting. She said OU plans to present to their Board for approval in late August with City Council review and approval in November.

Mr. Kaufman indicated they can be flexible where the product goes but need to be sensitive to contractual obligations. He said this is at the concept stage and can be flexible without all the information yet.

Mr. Papsidero stated timing is the issue. He said the WID needs to be planned first and details will not be ready until October; he is concerned about the sequence of events. He said if this development comes out first it could impact what staff is trying to do with the district.

Mr. Kaufman said they would prefer to get in sooner rather than later but they do not want to get in the way of what the City is doing or be problematic.

Ms. Gilger said there is a public community session intended for August 30 or September 6 to gain feedback from the community, which might be helpful for the applicant to hear. She asked the applicant if he would be able to wait.

Mr. Kaufman said he would like to regroup, outside of this meeting. He asked if his project could be included in the overall plan presentation as a placeholder. That way, he said it would make it less of a surprise later.

Mr. Tyler said conceptually this project is liked a lot. He encouraged the applicant to adjust the product to the WID plan.

Mr. Kaufman said he has received consistent favorable responses. He offered to do whatever he could to help. He indicated that the press is good about perceiving timelines and information about development is out there a little bit.

Mr. Smith indicated staff would continue forward with their updates to the WID and could state how a project of this type would be appropriate for the district. He said he did not want to create a puzzle around this project but would rather the applicant come in later and state how their project would fit perfectly.

Mr. Kaufman inquired about next steps.

Ms. Husak asked the applicant if he was in contract and what would trigger the execution. Mr. Kaufman answered a date would be the trigger.

Ms. Husak inquired about the applicant's process for a purchase to be made. Mr. Kaufman said the first hurdle would be to submit a plan to the City. With this satisfied, he said they would continue to demonstrate progress. He indicated this is time based and they would put up hard money when they work through it. He stated they will not purchase the site prior to having approvals.

Ms. Husak asked what approvals he would be seeking. She said when an application is submitted staff deals with the details and there are already issues with Zoning Code compliance. She said this is not as simple as originally thought. She said all districts require updates in the Zoning Code and there is no residential use permitted currently. She said modifications to the Code would be better coming from staff rather than the applicant and this will not occur until October and beyond.

Mr. Kaufman said he needs a clear sense of time. He said they will review the contract for modifications to be made. He requested to work offline. He said he is seeing the lending environment continue to tighten for multi-family type housing in other markets and would like to strike while the iron is still hot.

Ms. Husak said the August 18, 2016, date for the Planning and Zoning Commission review is premature.

Mr. Papsidero said Zoning Code updates may not occur until February or March of next year. Mr. Kaufman indicated that waiting until then is problematic but understands not going to the PZC on August 18th. Mr. Papsidero said it may be possible to go forward in September for updates pertaining to this proposal. Ms. Gilger suggested movement occur after the public input session and that date is yet to be determined.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:10 pm.



STAFF TECHNICAL REVIEW

MEETING NOTES

JULY 28, 2016

Attendees: Claudia Husak, Senior Planner; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; Tim Hosterman, Police Sergeant; Shawn Krawetzki, Landscape Architect; Logan Stang, Planner I; JM Rayburn, Planner I; Nichole Martin, Planner I; Tammy Noble, Senior Planner; Devayani Puranik, Planner II; Lori Burchett, Planner II; Lia Yakumithis, Planning Assistant; Cameron Roberts, Planning Assistant; Janet Carpenter, Administrative Support II; and Laurie Wright, Administrative Support II.

The meeting immediately followed the ART meeting at 2:13 pm.

CASE REVIEW

1. ID-2 & ID-4 - Kaufman Development 16-056WID-INF

Shier Rings Road and Cosgray Road Informal Review

JM Rayburn said this is a request for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road. He said this is a request for an informal review and non-binding feedback on a potential future rezoning and development plan application.

Mr. Rayburn presented the aerial view of the site. He noted the following ART comments from last week:

- Residential use for the entire site
- Incorporating transitional commercial use to the north
- Rezoning requirements/Code requirements
- Buffering from adjacent sites
- Connectivity to adjacent sites
- Roadway layouts
- Access points

Mr. Rayburn said the eastern half of the site is zoned ID-2 and the western section is zoned ID-4. He noted the following permitted uses in each section:

ID-2: Research Flex

No residential
Live-Work requires conditional use
Day care
Educational facilities
Office
R&D
Indoor Recreation
Exercise/Fitness
Data Center

ID-4: Research Mixed Use

Townhomes
Multi-Family
Live Work
Day care
Office
R&D
Exercise/Fitness

Planning pointed out that ID-2 has more permitted uses and confirmed that neither section permits retail use but recognized that the type of retail proposed may not be to attract outside communities but to serve

the immediate residents by offering a coffee house or a place to purchase the farm products grown on site. They will confirm the intent for retail by next week's ART meeting.

Mr. Rayburn presented the West Innovation District as shown in the Community Plan. He noted the proposal agrees with the Community Plan as far as the east/west connector and the re-alignment of future "Research Parkway". He said the applicant would like to rezone the ID-2 portion to ID-4.

Mr. Rayburn presented the proposed Conceptual Plan with the western portion designated for multi-family units and the eastern portion for single-family units.

Planning indicated the proposal is modeled after the Gramercy product in New Albany, Ohio and that the unknown density of the multi-family area is a concern.

Building Standards inquired about a master plan for the WID and what is being proposed in the area. They indicated a larger discussion needs to take place. Planning noted as a result of the WID Study and the OU Study that the common theme is the need for more housing for the employees in this area but the location has yet to be identified and while they are supportive of this proposal conceptually as it is a great opportunity for Dublin, it is still a lot of housing.

Development repeated the sentiment from last week's ART meeting that the timing of this application is a concern.

Mr. Rayburn noted the residential parcel on Shier Rings Road is currently active and that the applicant is actively pursuing the purchase of this property.

Timing and possible future projects were discussed further. Economic Development indicated the plan for the WID is now 10 years old and the possibility of resizing some of the sections is being considered; they could all change in size and significantly impact what is proposed. A report is expected after October 17, 2016, from O'Brien/Atkins, the City's consultant, who is reviewing this district. If they were to say we need to allow for more residential, we could explore how this proposal fits in overall but a vision from City Council will also be needed. They indicated a public session is being scheduled for September to gain the public's feedback on expectations for this area.

Possible next steps for this applicant were discussed. It was determined to ask the applicant to pause for now as useful feedback could not be offered at this time while the residential component is still a big question mark. The other unknown is if the applicant will obtain that extra parcel because that could change the way the development is designed. The applicant will be informed of the land use concerns in the meantime.

Building Standards suggested flipping the single-family location with the multi-family units and adding a transitional piece. Economic Development agreed that the single-family units could provide a buffer to the park and the multi-family units would be in closer proximity to the Ohio University campus, which could benefit both.

Mr. Rayburn indicated the applicant was interested in this area because they want their finger on the pulse of Dublin development and are well respected in the Columbus region. Everyone agreed they like the product if residential is permitted and if the size of the development fits overall.

Claudia Husak asked if the ART could receive a preliminary report from O'Brien/Atkins next week, which would provide a guide.

Building Standards asked if the applicant is considering sustainability to which Development answered affirmatively.

ADMINISTRATIVE

Claudia Husak asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:45 pm.



STAFF TECHNICAL REVIEW

MEETING NOTES

JULY 21, 2016

Attendees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; Tim Hosterman, Police Sergeant; Shawn Krawetzki, Landscape Architect; Logan Stang, Planner I; Jenny Rauch, Planning Manager; Claudia Husak, Senior Planner; JM Rayburn, Planner I; Nichole Martin, Planner I; Nick Badman, Planning Assistant; and Laurie Wright, Administrative Support II.

The meeting immediately followed the ART meeting at 2:45 pm.

INTRODUCTIONS

1. ID-2 & ID-4 - Kaufman Development 16-056WID-INF

Shier Rings and Cosgray Road Informal Review

JM Rayburn said this is a request for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road. He said this is a request for an informal review and non-binding feedback on a potential future rezoning and development plan application.

Mr. Rayburn presented the site that contains two zoning districts, ID-2, which is Research Flex and ID-4, which is Research Mixed Use. He explained that within ID-2: Residential uses are not permitted as principal uses; and Live-Work dwelling units are permitted as a conditional use. He added within ID-4: Residential unit is permitted as principal uses with the exception of single-family homes. He said the applicant would like to rezone ID-2 to ID-4 to provide housing choices for employees that will work within the West Innovation District. This residential community he said would include both detached for-sale and multi-family homes, anchored by numerous community spaces and sustainable, innovative amenities, highlighting forward-thinking designs and efficient home layouts.

Mr. Rayburn presented the proposed product that is a modern neighborhood that embodies today's attitudes towards wellness, philanthropy, sustainability, and innovation. He said within the neighborhood and the context of its surrounding neighborhoods, the plan is to create a strong sense of community through numerous and diverse shared indoor and outdoor amenities that would include generous open spaces, event lawns, community jogging trails, community gardens, yoga terraces and even a possible small branded retail experience such as a coffee shop or farmer's market.

Mr. Rayburn said the interior finishes of both multi-family and for-sale homes will incorporate clean lines, built-in features, and a focus on innovative design. The for-sale homes he said will consist of efficient floor plans ranging from 1,600 to 2,300 square feet, two to three bedrooms, 2.5 baths, and include 2-car garages with plenty of storage opportunities. He noted a range of modern and traditional exterior options will allow for unique customization for home buyers at a price point starting in the low to mid-\$300,000's and the density would be 5 – 8 units per acre. He said the multi-family homes will consist of a mix of one-bedroom flats and townhomes with attached garages and range in size from 800 to 1,500 square feet.

Mr. Rayburn presented the Site Plan noting the for-sale homes on the right side of the plan and multi-family planned for the left side with a road that runs east/west through the site.

Planning asked if the land use was appropriate as the product details could be defined later. Planning confirmed the road is a public street and agrees with the Community Plan and the Thoroughfare Plan. This much housing was probably not envisioned for this area they said but what the district could grow up to be should be considered. Since this is a large area, Planning had encouraged the applicant to reach out to the adjacent residents. Mr. Rayburn reported they have not engaged the township as they were reluctant to move forward before getting any feedback and encouragement.

Economic Development requested more time to review the proposal before having much of an exchange. At first glance, they were concerned with the density as modeling called for this to be revenue generating. They were concerned too much commercial ground was being replaced with too much residential; revenue generation is needed for a Tiff to pay for road construction. A few alternatives for a rearrangement of this development were discussed. If this were to go forward, Economic Development thought this would be it for residential for this district because this doubles what was originally proposed. This could provide a nice buffer for Ballantrae and provide a nice amenity across Darree Fields so the roundabout makes sense. Ohio University's increase in density will also affect traffic in this area.

Building Standards said most members have not seen a master plan for the WID.

Everyone was concerned about the timing of this proposal as there are studies in the works for the West Innovation District.

Economic Development did not want to repeat what happened at Metro where if a large area is commercial with no residential, the area becomes dead at 5 pm. They indicated that OU is proposing a concept that might have an impact on the area.

Engineering was concerned with how this would transition to the single family development to the south and Economic Development said the transition to the north needed to be considered as well.

Mr. Rayburn concluded by stating the applicant is very excited to be in Dublin.

**2. BSD SNC - Bright Star Academy - Sign
16-057MPR**

**6567 Dublin Center Drive
Minor Project Review**

Nichole Martin said this is a request for a new wall mounted sign for an existing tenant space located in the Dublin Village Center on the west side of Dublin Center Drive and north of Village Parkway. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.065(H) and §153.066.

Ms. Martin stated the proposal for the new wall sign meets the Code requirements. However, she said there are two window signs existing on two doors, both on the front elevation and only one is permitted. She said if the applicant wants to keep the second window sign it will need to be added to the application. She said the ART could approve the MPR with a condition stating the second window sign would be eliminated.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:20 pm.