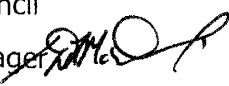


**Office of the City Manager**

5200 Emerald Parkway • Dublin, OH 43017-1090  
Phone: 614-410-4400 • Fax: 614-410-4490

# Memo

**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager   
**Date:** April 6, 2017  
**Initiated By:** Vincent A. Papsidero, FAICP, Planning Director  
Logan M. Stang, Planner I  
**Re:** Wyandotte Woods, Section 9 - Final Plat (15-108FDP/FP)

**Summary**

This is a request for approval of a Final Plat to subdivide 9.699 acres into 23 single-family lots and the dedication of public right-of-way for three streets on the north side of Wyandotte Woods Boulevard at the terminus of Kelly Drive.

**Background**

The Planning and Zoning Commission approved a final development plan and recommended approval of a final plat for Section 9 of Wyandotte Woods on March 10, 2016. City Council approved Ordinance No. 76-89 for the rezoning of approximately 489 acres from R-1, Restricted Suburban Residential District and R-12, Urban Residential District to PUD, Planned Unit Development District (NE Quad) in June of 1989. Construction of the Wyandotte Woods development began in 1992 with the approval of Section 1 on the east side of Riverside Drive. Sections 9 and 10 are the final single-family phases of development for the Wyandotte Woods subdivision.

**Description**

Section 9 contains 23 single-family lots ranging in size from 0.281 acres to 0.550 acres. The lot sizes are consistent with previous phases of Wyandotte Woods in Section 8 to the south and Section 4 to the north. The plat includes the dedication of right-of-way for three public streets providing the final connection for Kelly Drive and a cul-de-sac, Kelly Court, servicing the interior lots of Section 9. Connection points on the north and south are provided for Domnall Drive, which will be completed with the recording of the Section 10 final plat. No open space is required as previous phases have included the dedication of all public open space.

**Recommendation of the Planning and Zoning Commission***Final Development Plan*

The Commission reviewed and approved a final development plan at the March 10, 2016 meeting with seven conditions.

- 1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;
- 2) That the applicant pay a fee in lieu of replacement for the remaining tree removal balance prior to building permitting;

- 3) That the portion of landscaping located around the pond be completed by Fall 2016 or with the completion of the retention basin grading, whichever occurs first;
- 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;
- 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family development;
- 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and,
- 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.

No further action is required by City Council.

*Final Plat*

The Commission reviewed and recommended approval to City Council of the final plat at the March 10, 2016 meeting with two conditions:

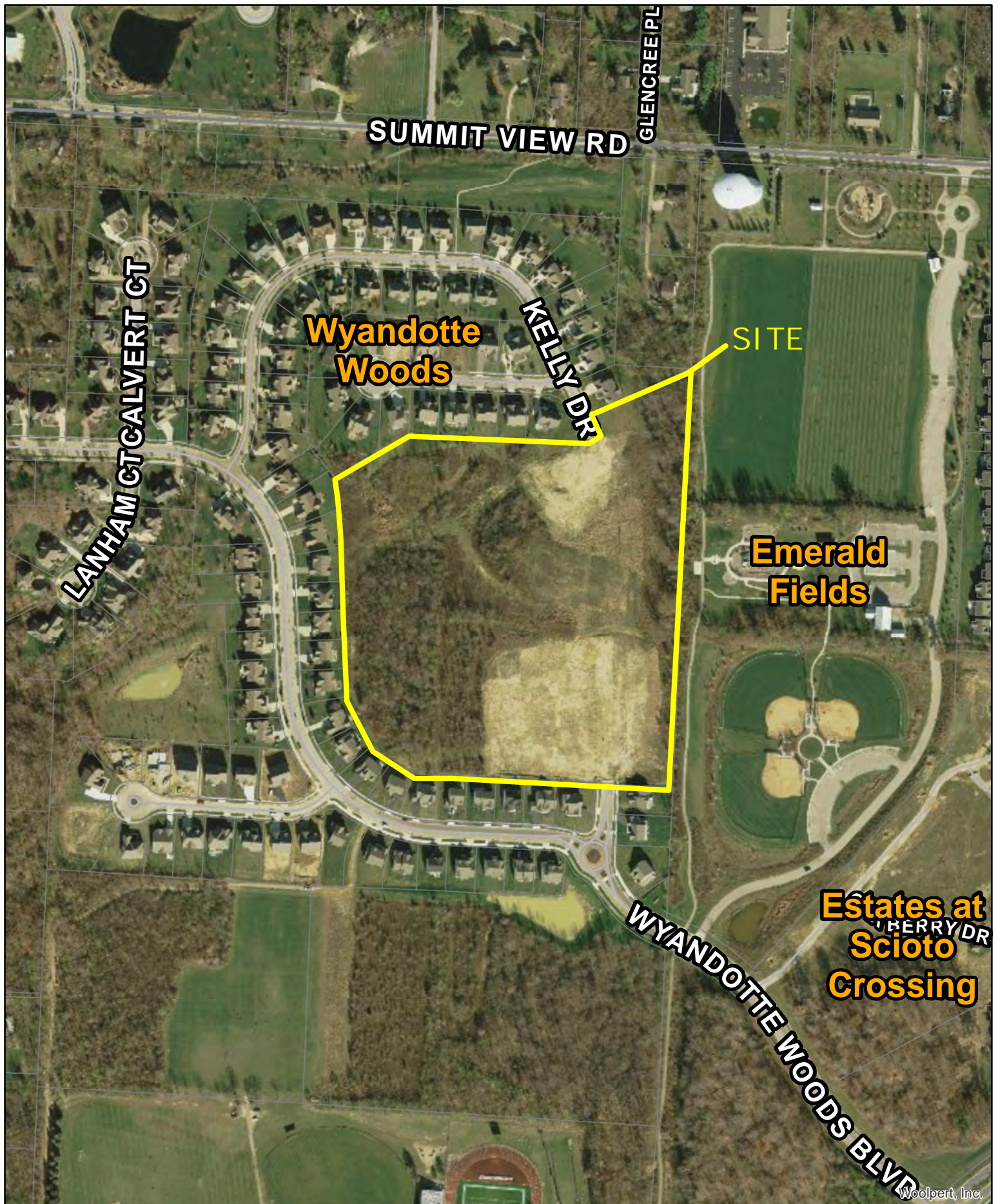
- 1) That the applicant remove the tree protection zone from Section 9 prior to City Council submittal; and,
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The applicant has met and addressed both conditions prior to filing for City Council review.

**Recommendation**

Staff recommends approval of the Final Plat for Wyandotte Woods, Section 9 at the April 10, 2017 City Council meeting.





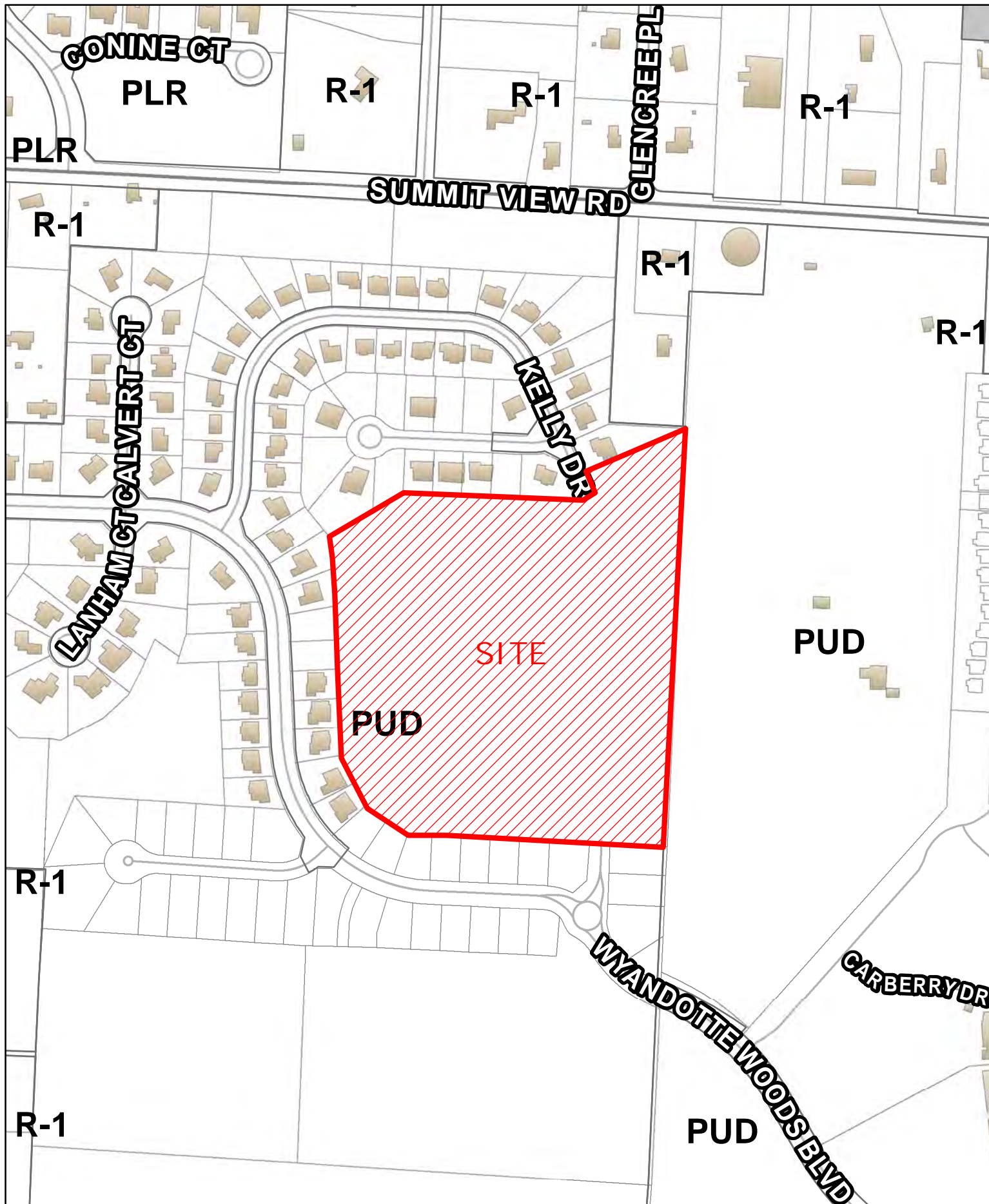
City of Dublin

15-108FDP/FP  
Final Development Plan/Final Plat  
Wyandotte Woods Sec. 9 & 10  
4091 Summit View Road

0 150 300  
Feet

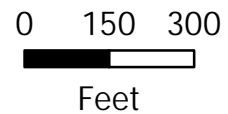






City of Dublin

15-108FDP/FP  
Final Development Plan/Final Plat  
Wyandotte Woods Sec. 9 & 10  
4091 Summit View Road





CITY OF DUBLIN

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

- |   |  |
|---|--|
| <input type="checkbox"/> Informal Review  | <input checked="" type="checkbox"/> Final Plat<br>(Section 152.085)                    |
| <input type="checkbox"/> Concept Plan<br>(Section 153.056(A)(1))                      | <input type="checkbox"/> Conditional Use<br>(Section 153.236)                          |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning<br>(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)<br>(Section 153.115)      |
| <input type="checkbox"/> Final Development Plan<br>(Section 153.053(E))               | <input type="checkbox"/> Corridor Development District (CDD) Sign<br>(Section 153.115) |
| <input type="checkbox"/> Amended Final Development Plan<br>(Section 153.053(E))       | <input type="checkbox"/> Minor Subdivision   |
| <input type="checkbox"/> Standard District Rezoning<br>(Section 153.018)              | <input type="checkbox"/> Right-of-Way Encroachment                                     |
| <input type="checkbox"/> Preliminary Plat<br>(Section 152.015)                        | <input type="checkbox"/> Other (Please Specify): _____                                 |

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

|   |                                  |
|---|----------------------------------|
| Property Address(es): 4091 Summit View Road     |                                  |
| Tax ID/Parcel Number(s):<br>273-008389-00       | Parcel Size(s) (Acres):<br>39.99 |
| Existing Land Use/Development: Vacant farm land |                                  |

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

|  |
|--|
| Proposed Land Use/Development: Single Family Development |
| Total acres affected by application: 10.079              |

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

|   |                     |
|---|---------------------|
| Name (Individual or Organization): Homewood Corporation   |                     |
| Mailing Address: 2700 Dublin Granville Road<br>(Street, City, State, Zip Code) Columbus, Ohio 43231 |                     |
| Daytime Telephone: (614) 898-7200   | Fax: (614) 496-1421 |
| Email or Alternate Contact Information: jlipnos@homewoodcorp.com                                    |                     |

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

|   |   |
|---|---|
| Name:   | Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> |
| Organization (Owner, Developer, Contractor, etc.):  |   |
| Mailing Address:<br>(Street, City, State, Zip Code) |   |
| Daytime Telephone:                                  | Fax:  |
| Email or Alternate Contact Information:             |   |

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

|   |                     |
|---|---------------------|
| Name: Kevin Kershner  |                     |
| Organization (Owner, Developer, Contractor, etc.): Stantec Consulting Services, Inc.                      |                     |
| Mailing Address:<br>(Street, City, State, Zip Code) 1500 Lake Shore Drive, Suite 100 Columbus, Ohio 43204 |                     |
| Daytime Telephone: (614) 486-4383   | Fax: (614) 486-4387 |
| Email or Alternate Contact Information: kevin.kershner@stantec.com  |                     |

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

|  |       |
|--|-------|
| I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative. |       |
| Signature of Current Property Owner:   | Date: |

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document


Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

Stamp or Seal

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

|  |                |
|--|----------------|
| I <u>JAMES L. LIPWAS</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application. |                |
| Signature of applicant or authorized representative:    | Date: 10/23/15 |

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

|  |                       |
|--|-----------------------|
| I <u>JAMES L. LIPOS</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant. |                       |
| Signature of applicant or authorized representative: <u>[Signature]</u>  | Date: <u>10/23/15</u> |

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

|   |                       |
|---|-----------------------|
| I <u>JAMES L. LIPOS</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief. |                       |
| Signature of applicant or authorized representative: <u>[Signature]</u>   | Date: <u>10/23/15</u> |

Subscribed and sworn to before me this 23<sup>rd</sup> day of October, 2015

State of OHIO

County of FRANKLIN

Notary Public

[Signature]



Stamp of **SCOTT KLOPFER**  
 Notary Public, State of Ohio  
 My Commission Expires  
 Dec. 14, 2018

| FOR OFFICE USE ONLY                               |                 |                                |              |
|---|-----------------|--------------------------------|--------------|
| Amount Received:                                  | Application No: | P&Z Date(s):                   | P&Z Action:  |
| Receipt No:                                       | Map Zone:       | Date Received:                 | Received By: |
| City Council (First Reading):                     |                 | City Council (Second Reading): |              |
| City Council Action:                              |                 | Ordinance Number:              |              |
| Type of Request:                                  |                 |                                |              |
| N, S, E, W (Circle) Side of:                      |                 |                                |              |
| N, S, E, W (Circle) Side of Nearest Intersection: |                 |                                |              |
| Distance from Nearest Intersection:               |                 |                                |              |
| Existing Zoning District:                         |                 | Requested Zoning District:     |              |

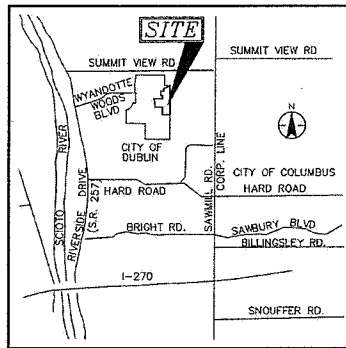


## Buffer search results

## Results 1 - 53 of 53

|                 | Alt ID        | Site Address           | Owner 1                   | Owner 2                    |
|-----------------|---------------|------------------------|---------------------------|----------------------------|
| 273N046CB 12600 | 273-011195-00 | 7789 KELLY DR          | LICHTENFELD MARLOWE       | LICHTENFELD ERIC           |
| 273N046CB 12700 | 273-011196-00 | 7797 KELLY DR          | RAJAH VASANTHY            | RAJAH THAVENDRA            |
| 273N046CB 13700 | 273-011288-00 | 7646 KELLY DR          | KEENE DAVID P             | KEENE DENISE M             |
| 273N046CB 13800 | 273-011289-00 | 7638 KELLY DR          | PAGE BRETT H              | MARTIN-PAGE ANNA J         |
| 273N046CB 13900 | 273-011290-00 | 7635 KELLY DR          | PATEL TAPAN               | PATEL GARGI T              |
| 273N046CB 14500 | 273-011314-00 | 4200 WYANDOTTE WOOD... | BERNER MICHAEL G          | BERNER ERIKA C             |
| 273N046CB 14600 | 273-011315-00 | 4192 WYANDOTTE WOOD... | HUFF EDOUARDO R SR        | HUFF ALANA T               |
| 273N046CB 14700 | 273-011316-00 | 4184 WYANDOTTE WOOD... | TAWANA SIYD S             | MANSOORI FAEGHEH           |
| 273N046CB 14800 | 273-011317-00 | 4176 WYANDOTTE WOOD... | PRABHALA VIKRAM           |                            |
| 273N046CB 14900 | 273-011318-00 | 4168 WYANDOTTE WOOD... | DHULIPALA SRINIVASA RAO   | DHULIPALA SUDHINDRAMANI    |
| 273N046CB 15000 | 273-011319-00 | 4160 WYANDOTTE WOOD... | SAADAT HOSSAIN            | SAADAT SAGHAR              |
| 273N046CB 15100 | 273-011320-00 | 4152 WYANDOTTE WOOD... | HWANG JIAPYNG             | MAO HSIAOYIN               |
| 273N046CB 15200 | 273-011321-00 | 4144 WYANDOTTE WOOD... | ATHAM AMEEN M             | AMEEN SAREENA S            |
| 273N046CB 15300 | 273-011322-00 | 4136 WYANDOTTE WOOD... | KLEIN ALEXANDER C TR      | PAYDAR-DARIAN NASSIM TR    |
| 273N046CB 15400 | 273-011323-00 | 4128 WYANDOTTE WOOD... | NELKO JOHN I              |                            |
| 273N046CB 16400 | 273-012282-00 | 4185 CLIFTON CT        | AMIN RAKESH K             | AMIN CHAITALI              |
| 273N046CB 16500 | 273-012281-00 | 4193 CLIFTON CT        | GHALA HIREN A             |                            |
| 273N046CB 16600 | 273-012280-00 | 4201 CLIFTON CT        | DJD & KATHERINE DEAN      |                            |
| 273N046CB 16700 | 273-012279-00 | 4209 CLIFTON CT        | RASIAH ANTON R            | RASIAH SIVAKAMASUNDARI     |
| 273N046CB 16800 | 273-012278-00 | 4217 CLIFTON CT        | JANUAR FAN NY             | JANUAR BUDI                |
| 273N046CB 16900 | 273-012277-00 | 4225 CLIFTON CT        | NAGAR ARPIT               | NAGAR VEENA                |
| 273N046CB 17000 | 273-012276-00 | 4233 CLIFTON CT        | PATEL RAVINDRA M          | PATEL HEENA R              |
| 273N046CB 17800 | 273-012498-00 | CLAYTON CT             | TRINITY HOME BUILDERS LLC |                            |
| 273N046CB 17900 | 273-012497-00 | CLAYTON CT             | TRINITY HOME BUILDERS LLC |                            |
| 273N046CB 18000 | 273-012496-00 | CLAYTON CT             | SURI VARUN                | SURI CHHAVI                |
| 273N046CB 19400 | 273-012509-00 | 4120 WYANDOTTE WOOD... | FALCO ANTHONY T           | FALCO MEGAN A              |
| 273N046CB 19500 | 273-012510-00 | 4112 WYANDOTTE WOOD... | PATEL JESSICA             | PATEL NISHI A              |
| 273N046CB 19600 | 273-012511-00 | 4104 WYANDOTTE WOOD... | PATEL MANHAR R            | @(2)                       |
| 273N046CB 19700 | 273-012512-00 | 4096 WYANDOTTE WOOD... | CARPENTER KENNETH L       | CARPENTER SUZANNE S        |
| 273N046CB 19800 | 273-012513-00 | 4088 WYANDOTTE WOOD... | HERITAGE BRANDON E        | HERITAGE LAUREN E          |
| 273N046CB 19900 | 273-012514-00 | 4080 WYANDOTTE WOOD... | ZUPNICK DANIEL P          | ZUPNICK MAUREEN R          |
| 273N046CB 20000 | 273-012515-00 | 4072 WYANDOTTE WOOD... | ALDER BRIAN J             | ALDER CATHLEEN M           |
| 273N046CB 20100 | 273-012516-00 | 4064 WYANDOTTE WOOD... | AKKENAPALLY SATYANARAYANA | NERELLA PARVATHI           |
| 273N046CB 20200 | 273-012519-00 | 7526 KELLY DR          | PERALI RAMADEVI L         | PERALI HARI KRISHNA        |
| 273N046CB 20300 | 273-012518-00 | 7518 KELLY DR          | HOMEWOOD CORPORATION      |                            |
| 273N046CB 20400 | 273-012517-00 | 7510 KELLY DR          | PATEL SHITAL              | SHITAL MEHUL               |
| 273N046CB 20500 | 273-012521-00 | WYANDOTTE WOODS BL     | CITY OF DUBLIN            |                            |
| 273N046CB 20600 | 273-012520-00 | WYANDOTTE WOODS BL     | CITY OF DUBLIN            |                            |
| 273N046CB 20700 | 273-012508-00 | 4063 WYANDOTTE WOOD... | GUNDU VENKATESH           | LIKKI PRASHANTHI           |
| 273N046CB 20800 | 273-012507-00 | 4071 WYANDOTTE WOOD... | DESAI RAJEEV RAMUBHAI     | DESAI PANNABAHEN RAJEEV    |
| 273N046CB 20900 | 273-012506-00 | 4079 WYANDOTTE WOOD... | MULKA HARIKA              | TALLAPUREDDY PRASHANTH     |
| 273N046CB 21000 | 273-012505-00 | 4087 WYANDOTTE WOOD... | INAYAT SAJID              | SAJID BINA                 |
| 273N046CB 21100 | 273-012504-00 | 4095 WYANDOTTE WOOD... | MCKENZIE AARON C          | MCKENZIE CANDICE M         |
| 273N046CB 21200 | 273-012503-00 | 4103 WYANDOTTE WOOD... | COCHRAN SHAWN M           | COCHRAN LISA L             |
| 273N046CB 21300 | 273-012502-00 | 4111 WYANDOTTE WOOD... | FREY NATHAN E             | FREY CAROLINE C            |
| 273N046CB 21400 | 273-012522-00 | WYANDOTTE WOODS BL     | HOMEWOOD CORP             |                            |
| 273N046CB 21500 | 273-012501-00 | 4119 WYANDOTTE WOOD... | KUNAPULI KRISHNA PRASAD   | KUNAPULI LALITHA, PARAM... |
| 273O071B 00104  | 273-011301-00 | 3915-3921 DUNDRUM ...  | RESIDENCE AT SCIOTO       | CROSSING LLC               |
| 273O071B 00203  | 273-009125-00 | SUMMIT VIEW RD         | CITY OF DUBLIN ** PARK    | SITE **                    |
| 273O071B 00400  | 273-008810-00 | 3971 SUMMIT VIEW RD    | JARRY DOROTHY A           |                            |
| 273O071B 00500  | 273-008389-00 | 4091 SUMMIT VIEW RD    | HOMEWOOD CORP             |                            |
| 273O071B 00600  | 273-008626-00 | SUMMIT VIEW RD         | WASHINGTON LOCAL SCHOOLS  | BD OF EDUCATION            |
| 273O071C 06901  | 273-009140-00 | 4000 HARD RD           | BD OF EDUCATION OF THE    | DUBLIN CITY SCHOOL DIST    |





VICINITY MAP  
NOT TO SCALE

# WYANDOTTE WOODS

## SECTION 9

### FINAL PLAT

#### NOTES:

PROTECTIVE FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE PRESERVATION PLAN DURING ALL PHASES OF CONSTRUCTION.

A FORCED AND FUNDED HOMEOWNER'S ASSOCIATION SHALL BE FORMED, AND SHALL MAINTAIN ALL RESERVES AND UNPAVED CENTER ISLANDS OF CUL-DE-SAC STREETS AND/OR ROUNDABOUT ISLAND, FOR THIS SECTION AND ALL PREVIOUS AND FUTURE SECTIONS OF THE DEVELOPMENT.

AT THE TIME THIS PLAT IS RECORDED, GAS, ELECTRIC AND LOCAL TELEPHONE SERVICES TO THE LOTS IN WYANDOTTE WOODS SECTION 9 ARE PROPOSED TO BE PROVIDED, RESPECTIVELY, BY COLUMBIA GAS OF OHIO, INC., AMERICAN ELECTRIC POWER AND AMERITECH.

THIS SITE LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 39049C0038 K AND 39049C0151 K WITH AN EFFECTIVE DATE OF JUNE 17, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

#### DEVELOPMENT STANDARDS:

NUMBER OF LOTS ..... 23  
NUMBER OF RESERVES ..... 0  
MINIMUM LOT SIZE ..... 10,000 SF  
FRONT YARD SETBACK ..... 35'  
SIDE YARD SETBACK ..... ONE SIDE = 8' MINIMUM  
TOTAL = MINIMUM 18'

REAR YARD SETBACK 25% OF LOT DEPTH (60' MAXIMUM)

#### AREA CALCULATIONS:

LOT AREA ..... 7.911 ACRES  
RIGHT-OF-WAY AREA ..... 1.788 ACRES  
TOTAL AREA ..... 9.699 ACRES

#### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THAT OF THE GRID BEARING OF N 21° 59' 12" E FROM OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, (1985 ADJUSTMENT), AS DETERMINED BY FIELD MEASUREMENTS BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS STATION "FRANK 189" AND STATION "FRANK 89" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

#### CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN (RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG))
- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND-3/4 IRON PIPE WITH STANTEC CAP
- = MAG NAIL SET
- = COTTON GIN SPIKE FOUND (CGSF)
- = RAILROAD SPIKE FOUND

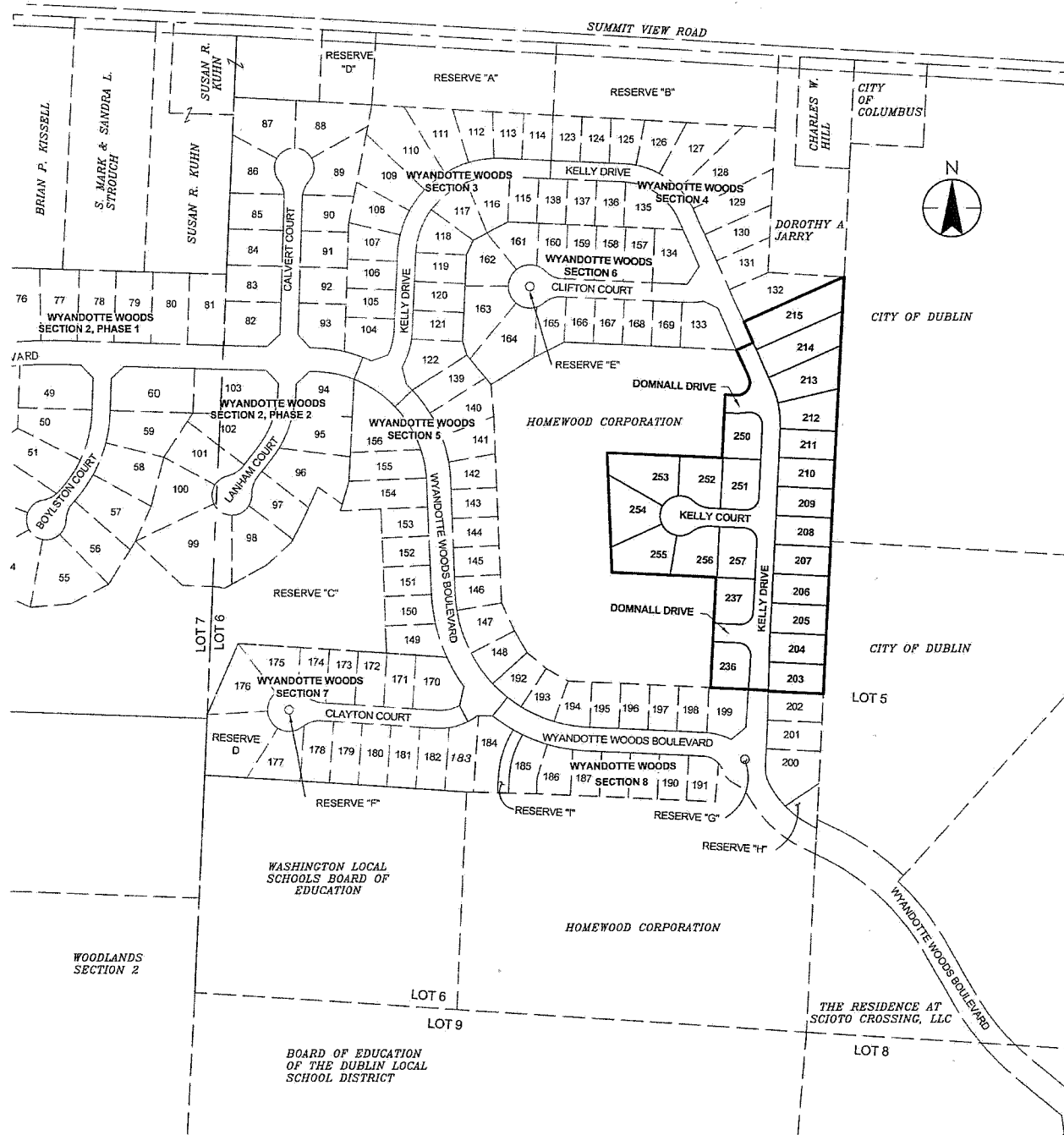
BY: Robert J. Sands 03/21/17  
ROBERT J. SANDS DATE  
PROFESSIONAL SURVEYOR NO. S-8053



1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 488-4383 1-800-340-2743  
FAX (614) 488-4387



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BACKGROUND MAP  
SCALE: 1" = 200'

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN LOT 6 OF QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 9.699 ACRES, MORE OR LESS, INCLUDING 1.788 ACRES OF RIGHT-OF-WAY AREA, SAID 9.699 ACRES BEING OUT OF THE 90.698 ACRE TRACT CONVEYED TO HOMEWOOD CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 08142 B10, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED HOMEWOOD CORPORATION, AN OHIO CORPORATION, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "WYANDOTTE WOODS SECTION 9", A SUBDIVISION OF LOTS NUMBERED 203 THROUGH 215, 236, 237 AND 250 THROUGH 257, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVES, COURT, EASEMENTS AND SIDEWALK EASEMENTS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS, INCLUDING APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF DUBLIN, OHIO, FOR THE BENEFIT OF ITSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT", OR "SIDEWALK EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND, AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN THOSE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR USE BY THE PUBLIC. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF, JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, HAS SET HIS HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 2017.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PRINT: \_\_\_\_\_

PRINT: \_\_\_\_\_

JAMES L. LIPNOS, PRESIDENT  
HOMEWOOD CORPORATION

STATE OF OHIO SS  
COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES L. LIPNOS, PRESIDENT FOR THE SAID HOMEWOOD CORPORATION, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 2017.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 2017

PLANNING DIRECTOR, CITY OF DUBLIN, OHIO  
DIRECTOR OF LAND USE AND LONG RANGE  
PLANNING

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 2017

CITY ENGINEER, CITY OF DUBLIN, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 2017, BY VOTE OF COUNCIL, WHEREIN ALL OF THE DRIVES, COURT, EASEMENTS AND SIDEWALK EASEMENTS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN, OHIO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 2017.

CLERK OF COUNCIL, CITY OF DUBLIN, OHIO

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_, 2017

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

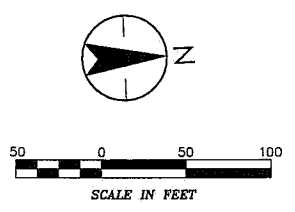
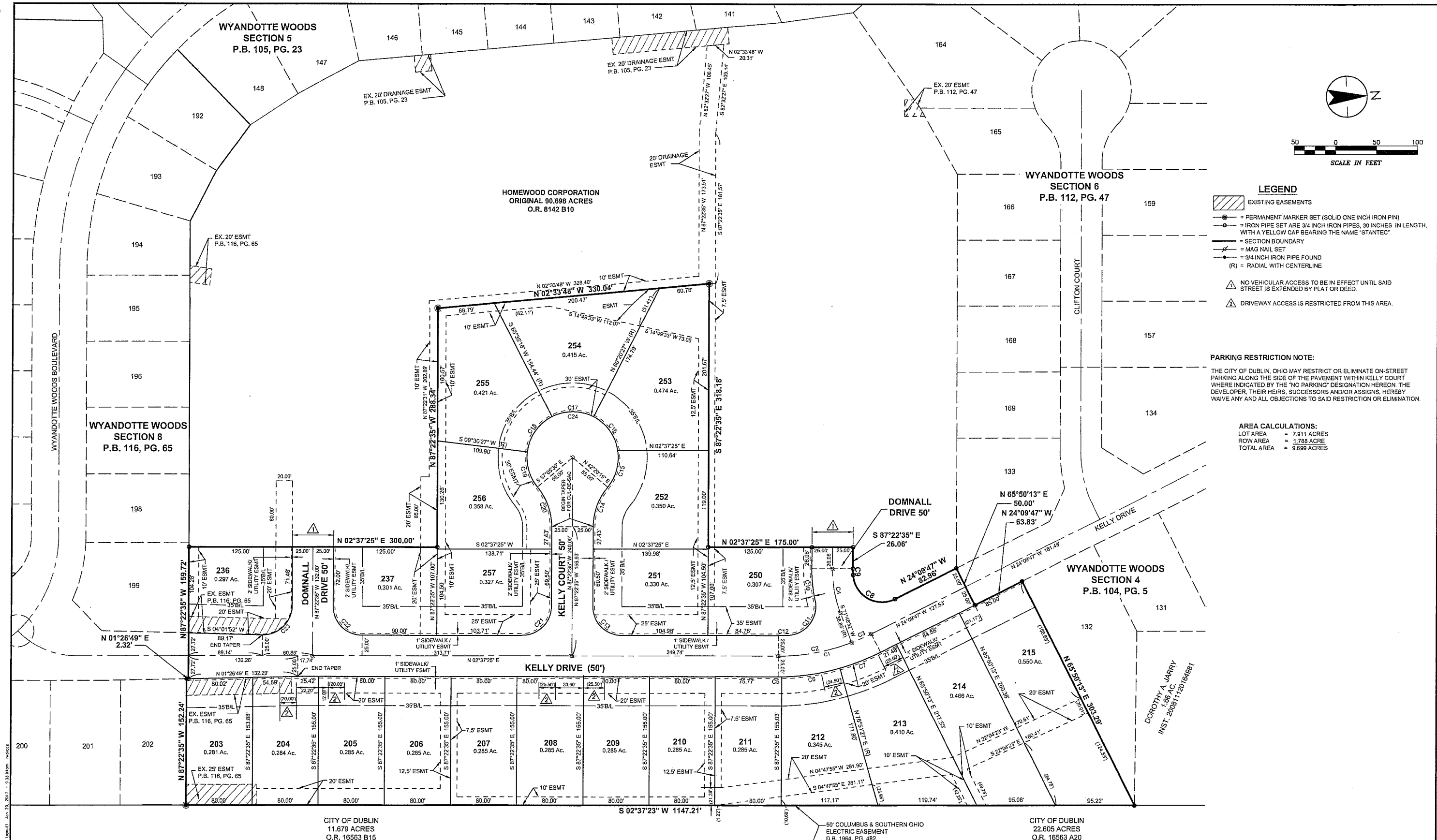
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_, 2017 AT \_\_\_\_ M

FEE \_\_\_\_\_ FILE NO. \_\_\_\_\_

RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_, 2017 PLAT BOOK \_\_\_\_ PAGES \_\_\_\_

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



- LEGEND**
- EXISTING EASEMENTS
  - PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
  - IRON PIPE SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC"
  - SECTION BOUNDARY
  - MAG NAIL SET
  - 3/4 INCH IRON PIPE FOUND
  - RADIAL WITH CENTERLINE
  - NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED
  - DRIVEWAY ACCESS IS RESTRICTED FROM THIS AREA

**PARKING RESTRICTION NOTE:**

THE CITY OF DUBLIN, OHIO MAY RESTRICT OR ELIMINATE ON-STREET PARKING ALONG THE SIDE OF THE PAVEMENT WITHIN KELLY COURT WHERE INDICATED BY THE "NO PARKING" DESIGNATION HEREON. THE DEVELOPER, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID RESTRICTION OR ELIMINATION.

**AREA CALCULATIONS:**

LOT AREA = 7.911 ACRES  
ROW AREA = 1.788 ACRES  
TOTAL AREA = 9.699 ACRES

**CENTERLINE CURVE TABLE**

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 26°47'12"   | 250.00' | 116.88'    | N 10°46'11" W | 115.82'      |
| C2    | 20°48'53"   | 250.00' | 90.82'     | N 07°47'02" W | 90.32'       |
| C3    | 5°58'19"    | 250.00' | 26.06'     | N 21°10'38" W | 26.05'       |
| C4    | 20°48'53"   | 150.00' | 54.49'     | S 82°12'58" W | 54.19'       |

**LOT CURVE TABLE**

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C5    | 0°52'53"    | 275.00' | 4.23'      | N 02°10'58" E | 4.23'        |
| C6    | 14°53'05"   | 275.00' | 71.44'     | N 05°42'01" W | 71.24'       |
| C7    | 11°01'14"   | 275.00' | 52.89'     | N 18°39'10" W | 52.81'       |
| C8    | 113°18'22"  | 35.00'  | 69.21'     | S 32°29'24" E | 58.47'       |
| C9    | 3°28'50"    | 125.00' | 7.59'      | S 89°07'00" E | 7.59'        |
| C10   | 12°33'27"   | 175.00' | 38.35'     | N 86°20'41" E | 38.28'       |
| C11   | 99°27'38"   | 35.00'  | 60.76'     | S 50°12'13" E | 63.41'       |
| C12   | 3°05'49"    | 225.00' | 12.16'     | S 01°04'30" W | 12.16'       |
| C13   | 90°00'00"   | 35.00'  | 54.98'     | S 47°37'25" W | 49.50'       |
| C14   | 39°42'54"   | 75.00'  | 51.99'     | N 67°31'08" W | 50.95'       |

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|--------|------------|---------------|--------------|
| C15   | 48°36'28"   | 55.00' | 46.66'     | N 71°57'56" W | 45.27'       |
| C16   | 54°04'17"   | 55.00' | 51.90'     | S 56°41'42" W | 50.00'       |
| C17   | 54°04'17"   | 55.00' | 51.90'     | S 02°37'25" W | 50.00'       |
| C18   | 56°04'49"   | 55.00' | 53.83'     | S 52°27'08" E | 51.71'       |
| C19   | 46°35'57"   | 55.00' | 44.73'     | N 76°12'29" E | 43.51'       |
| C20   | 39°42'54"   | 75.00' | 51.99'     | N 72°45'57" E | 50.95'       |
| C21   | 90°00'00"   | 35.00' | 54.98'     | S 42°22'35" E | 49.50'       |
| C22   | 90°00'00"   | 35.00' | 54.98'     | S 47°37'25" W | 49.50'       |
| C23   | 91°24'28"   | 35.00' | 55.84'     | S 41°40'22" E | 50.10'       |
| C24   | 259°25'49"  | 55.00' | 249.04'    | S 02°37'25" W | 84.62'       |

**1500 LAKE SHORE DRIVE  
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FAX (614) 486-4387**

**Stantec**

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**MARCH 10, 2016**

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

**4. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 9 (Lots 203-216, Lots 236 and 237, and Lots 250-257) and Section 10 (Lots 217-235, and Lots 238-249)  
15-108FDP/FP  
Wyandotte Woods Boulevard  
Final Development Plan/Final Plat**

Proposal: The subdivision and development of 55 single-family lots as part of the Wyandotte Woods neighborhood in Subarea 2 of the NE Quad Planned Unit Development. The site is located north of the eastern portion of Wyandotte Woods Boulevard, south and west of the existing stub at Kelly Drive.

Request: Review and approval of a final development plan under the provisions of Zoning Code Section 153.050 and request for review and recommendation of approval to City Council of final plats under the provisions of the Subdivision Regulations.

Applicant: Jim Lipnos, Homewood Corp; represented by Kevin Kershner, Stantec Consulting Services.

Planning Contact: Logan Stang, Planner I.

Contact Information: (614) 410-4652, [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

**MOTION #1:** Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan application because it complies with the review criteria and the existing development standards, with seven conditions:

- 1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;
- 2) That the applicant pay a fee in lieu of replacement for the remaining tree removal balance prior to building permitting;
- 3) That the portion of landscaping located around the pond be completed by Fall 2016 or with the completion of the retention basin grading, whichever occurs first;
- 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;
- 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family development;
- 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and,
- 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.

\* Jim Lipnos, agreed to the above conditions.

**VOTE:** 4 – 0.

**RESULT:** The Final Development Plan was approved.



**PLANNING AND ZONING COMMISSION**

**RECORD OF DISCUSSION**

**MARCH 10, 2016**

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

- 4. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 9 (Lots 203-216, Lots 236 and 237, and Lots 250-257) and Section 10 (Lots 217-235, and Lots 238-249)**  
**15-108FDP/FP**  
**Wyandotte Woods Boulevard**  
**Final Development Plan/Final Plat**

**RECORDED VOTES:**

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

**MOTION #2:** Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for the Final Plat because it complies with the review criteria and the existing development standards, with two conditions:

- 1) That the applicant remove the tree protection zone from Section 9 prior to City Council submittal; and
- 2) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

\* Jim Lipnos, representing the applicant, agreed to the above conditions.

**VOTE:** 4 – 0.

**RESULT:** A recommendation of approval will be forwarded to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**



Claudia D. Husak, AICP  
Senior Planner

~~Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan with six conditions as presented:~~

- ~~1) That the applicant work with Staff to modify elevation C-8 of the condominium units for consistency with the architectural theme and meet the requirement of building materials permitted by the approved Development Text;~~
- ~~2) That the applicant modify the side elevations for the condominium units to introduce additional design elements to avoid large blank surfaces and achieve four-sided architecture;~~
- ~~3) That the applicant enter into an infrastructure agreement with the City of Dublin to address the fee to be paid for off-site traffic impacts, prior to the Recommendation of the Final Development Plan recording of a plat for any portion of the site, to the satisfaction of the City Engineer;~~
- ~~4) That the applicant resolves discrepancies between the Summary Table, Final Plat, and Development Text for open space reserves and area numbers prior to City Council review for Final Plat;~~
- ~~5) That the applicant work with Staff in all areas that require disturbances in the reserve areas to locate the amenities in the least impactful manner; and~~
- ~~6) That the applicant provides a diversity matrix for the condominium subarea.~~

~~The vote was as follows: Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 4 – 0)~~

#### **~~Motion and Vote~~**

~~Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for a Final Plat with two conditions:~~

- ~~1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal; and~~
- ~~2) That the applicant revises the plat and summary table to include "Reserve R" for landmark tree protection and reserve area numbers and ownership details per approved Development Text.~~

~~Mr. McClintock agreed to the two conditions.~~

~~The vote was as follows: Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Mitchell, and Ms. Newell, yes. (Approved 4 – 0)~~

#### **4. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 9 (Lots 203-216, Lots 236 and 237, and Lots 250-257) and Section 10 (Lots 217-235, and Lots 238-249) Wyandotte Woods Boulevard 15-108FDP/FP Final Development Plan/Final Plat**

The Chair, Ms. Newell, said the following application is for the subdivision and development of 55 single-family lots as part of the Wyandotte Woods neighborhood in Subarea 2 of the NE Quad Planned Unit Development. She said the site is north of the eastern portion of Wyandotte Woods Boulevard, south and west of the existing stub at Kelly Drive. She said this is a request for review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and a request for review and recommendation of approval to City Council of a Final Plat under the provisions of the Subdivision Regulations. She noted the Commission will be required to vote on these requests separately. She said

the Commission is the final authority on Minor Modifications to the Development Text and the Final Development Plan and anyone intending to address the Commission will need to be sworn-in.

The Chair swore in anyone intending to address the Commission with regard to this case.

Claudia Husak reported Logan Stang did all the hard work on this case but was on vacation so she would present on his behalf.

Ms. Husak said this is the last single-family portion of the Wyandotte Woods neighborhood. She presented an aerial picture of the site. She explained the Final Development Plan is the last step for the Planning and Zoning Commission along with a recommendation for the Final Plat to be approved by City Council. She presented the two sections contemplated for approval. She said the connection of Kelly Drive from the north to the roundabout is proposed along with the creation of Domnall Drive and Kelly Court within the site. She reported all of the development requirements have been met in terms of front building lines, and rear and side yard setbacks, etc. She said the applicant has been asked to provide additional details for driveway spacing, which they have submitted satisfactorily.

Ms. Husak said there are conditions for the pond landscaping, which includes the north side of the pond. She presented the landscape plan, which is included with this application. She explained tree removal is also being addressed that has taken place over time. She said staff is working to ensure all the number of trees that were approved to be removed in the previous sections were replaced. She said Wyandotte Woods was approved for a Tree Waiver in the early 2000s so all the tree replacements planned for this area are under a Waiver approved by City Council. She indicated trees were removed last week including one tree to the north of Section 9 that was removed as there was a discrepancy on the survey and on table whether it was slated for removal or not. She said there are utilities being installed near there so the survival of this tree would not be great in any event.

Ms. Husak presented the Final Plat for Section 9. She said the applicant had included a tree preservation zone, noted in green. She said there are no tree preservation zones whatsoever within Wyandotte Woods and the Plat does not include any language for what the definition of a tree preservation zone would be nor does the City have such language in the Subdivision Regulations or the Zoning Code. She said the applicant has been asked to remove that zone from the Plat. She presented the Final Plat for Section 10. She said Staff has assumed that as this application moves forward that it would get approved by City Council potentially as two separate actions.

Ms. Husak said approval is recommended with seven conditions:

- 1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;
- 2) That the applicant pay a Fee-in-Lieu of replacement for the remaining tree removal balance prior to building permitting;
- 3) That the portion of landscaping located around the pond be completed by fall 2016 or with the completion of the retention basin grading, whichever occurs first;
- 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;
- 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family project;



- 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and
- 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and demonstrate all stormwater requirements are met as defined in Chapter 53.

Ms. Husak said approval to City Council is recommended for a Final Plat with two conditions:

- 1) That the applicant revise the tree protection zone along Lots 211 to 215 to a No-Disturb Zone prior to City Council submittal; and
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Victoria Newell asked if a "Do Not Disturb" area could replace the tree preservation zone. Ms. Husak said there is going to be disturbance for the utilities to be installed. Steve Stidhem further questioned the reasoning for not permitting a tree preservation zone. Ms. Husak explained the setback is more than that area in any event. She indicated the setbacks are 50 feet. Ms. Newell said nothing could be built there but the land is owned by the respective landowners and they could remove trees.

Cathy De Rosa asked if the trees have all been cut and the area graded. Ms. Husak said the trees have been cut but the land has not been graded.

The Chair invited the applicant to come forward.

Jim Lipnos, Homewood Corporation, 2700 E. Dublin-Granville Road, reiterated these are the last two sections of Wyandotte Woods. He indicated he was present to answer questions.

Cathy De Rosa inquired about stormwater management. Mr. Lipnos said the overall stormwater management is for the entire site. He explained that in Section 3, most of the water goes to that basin. He added Sections 8, 9, & part of 10 come to this basin.

Steve Stidhem inquired about the pond that was discussed for two cases this evening. Mr. Lipnos said the pond needs to be completed prior to the homes being built.

The Chair invited public comments.

Jerry Kosicki, 4313 Wyandotte Woods Boulevard, indicated this process has exposed some weaknesses in the City's development regulations or policies/procedures. He asked how hundreds of trees can be removed in different phases without Final Development Plans and there are no penalties involved. He asked the Commission to address the issues with City Council. He inquired about the really big pond that is supposed to serve a large area for stormwater management; the process is not transparent enough so prospective buyers know what they are really getting into.

Kathy Harter, 7825 Holiston Court, said she has been in contact with Jim Lipnos about some of the neighbors' concerns and he relayed information about the site. She said there is a lot going on in their neighborhood and communication is very important. She said they like the idea of being connected with the bike path but the entrance to the bike path needs landscaping and Homewood does not feel that is their obligation. She asked who would be responsible for that and the bike path. She indicated that the neighbors would like to be involved when decisions are being sought about the entrance. She inquired about the cost of maintenance of the pond, once it is completed because then it is the responsibility of the HOA. She estimates the cost to be \$2,000 for each pond and there are two in this area. She expressed concern about the trees that will be planted around the pond. She said she lives at the

beginning of the development where there is a detention pond that works well but the trees that were planted around it have not done well and a one-year warranty is not enough. She asked that the entrance be reconfigured: the sign is too far back, the landscaping is not appropriate for a proper entrance, and the roundabout needs something planted in the center or perhaps stones added. She asked if all the cul-de-sacs could be coordinated and all the mailboxes be painted the same color.

Brett Paige, 763 Kelly Drive, said his lot is the closest to the northeast corner and has resided there for 10 years. He said until 2013 there was a wetland in that area. He reported he called the Ohio EPA and his Webelos did a conservation project back there as ducks, coyotes, and all kinds of animals that considered that area their home along with a 26-inch Cottonwood tree, a 20-inch Cottonwood both at about 80 feet high. He said they had hoped that would be kept as a beautiful feature of that area as development went in but that was the first area to be cut down. He questioned how beautiful majestic trees could be cut down before a Final Development Plan was approved. He said after consulting pictures, there was a beautiful buffer in the tree preservation area that is now completely gone that lined a walkway going north and south that many of the neighbors use that wraps around Emerald Fields Park. He said he can now view the entire park from the back of his home. Now that seven or eight trees have been removed, he said they now have a lot of cut-through traffic through their backyards from the park. He thought there was a connected path in previous plans from Section 9 to the park. He asked that a unit be eliminated to put in a walkway to the park. He said there was a twin maple right next to his property that supposedly was in the way of the utilities to be installed but it is not on the buildable part of the land. He reported he called Mr. Hiatt to ask him to look at that tree as they were scraping the land and he indicated it was marked to be preserved. Mr. Paige said it was removed. He questioned the usefulness of tree surveys if something like that can happen and with no communication with the neighbors that have been living there for years; they have been stewards of the land for the past 10-plus years. He requested a lot of replacement trees since the area is now barren and all buffers gone. He said it has been a shocking change in Sections 9 & 10. He asked that landscaping be provided to soften the area and have it blend in with the rest of the neighborhood. He requested that construction traffic not be permitted on Kelly Drive.

Daniel Zupnick, 4080 Wyandotte Woods Boulevard, pointed out his house, which was purchased in 2014 and indicated they knew this land was going to be raised. He reported the trees that were replaced in his yard are now dead and he is responsible for replacement now. He asked if the one-year warranty could be extended. He explained trees were planted, staked, and mulched in his yard before the house was completed and before the builder could put the grass in, they had to move the trees and they died. He said they were replaced but kept falling over 45 degrees. He said at that point, it was passed the one-year warranty and became his responsibility. He asked that scenario be prevented from happening to the new owners.

The Chair asked for further public comment. [Hearing none.] She closed the public portion of the meeting. She requested to see the review process slide. She emphasized this application has gone through Concept Plan approval, through Rezoning and the Preliminary Development Plan, and now the process is in the final stage – the Final Development Plan approval. She explained the Commission's task is to compare the Final Development Plan with the Preliminary Development Plan. She requested that anything that has significantly changed to be highlighted by Staff.

Ms. Husak explained there are a couple of areas in the City where large areas were included in Preliminary Development Plans that have taken a long time to finish out. She provided an example where it takes time to fill out hundreds and hundreds of houses – Ballantrae Woods is a 500-acre zoning district.

Ms. Newell inquired about the detention pond. She said it is sad there is not a way to regulate a temporary basin when it is in that form for so long. She indicated she feels the adjacent homeowner's frustration as nobody wants to live next to that. She said it is really unfortunate it has taken this long to get to the point. She indicated she understands the function of detention and retention ponds. She

explained a pond completely draining out is a detention pond. She said what is proposed on these sites are retention ponds. She said the City has struggled with detention ponds, getting grass to grow in them because they remain wet enough. She said retention ponds are easier to maintain. She asked if the HOAs normally maintain those.

Ms. Husak said the HOA would be expected to maintain that open space. She said the City sometimes maintains the structural integrity of the ponds. In terms of how many houses there are in Wyandotte Woods and how little manicured open space there is to maintain, she stated the City has taken on over maintenance for maybe three neighborhoods over the years that have asked and that is in the last 20 years.

Ms. Newell asked if there is an ability to regulate time for tree replacement. She said she knows that one-year is a standard warranty.

Ms. Rauch added that is a standard practice with every development. Ms. Newell said she just wanted to make sure there was not a way to address it. She said there is one landmark tree that was taken down.

Ms. Husak said that one was shown on the survey to be preserved and in the table to be removed, which was then removed. She clarified she did not say all the landmark trees are being preserved.

Ms. Newell said she has heard from residents this evening that trees were cut down that they believed were supposed to remain. She said her understanding of Staff's presentation is that only one tree that was supposed to remain was cut down and asked if that was an accurate statement.

Ms. Husak said it is close because there was discrepancy in the information. She said Staff has written a condition that is requesting the reconciliation of all of these documents. She said after discussions with Staff, the tree was not expected to survive, anyways.

Ms. Newell asked why any of the other trees were approved to get cut down. Ms. Husak said it happened with the tree removal permit.

Ms. Husak stated the US Fish and Wildlife Service has a deadline for tree removal that is March 31<sup>st</sup> to protect the Indiana Bat as an endangered species in our habitat.

Ms. Newell said she wanted to ensure that we are not left with a situation where trees have been removed that should not have been. She said we have the ability to address it and hopes the people responsible will be held accountable.

Ms. Husak said the City does not have a tree preservation requirement; there is a tree replacement requirement. Ms. De Rosa asked if that applied to the landmark trees to which Ms. Husak replied affirmatively. Ms. Newell said it becomes the Commission's task to enforce the removals/replacements.

Ms. De Rosa asked if the tree permit was issued because this was a Fee-in-Lieu situation. Ms. Newell answered no it was not. She explained a permit is filed to get a foundation started. She said if it was already approved that those trees could come down and the applicant filed the appropriate permit, they were permitted to take those trees down. Ms. Newell emphasized she feels for all of the residents. She indicated part of the trees on that side of the river made it spectacular. She apologized for the Commission being held to the previous zoning.

Mr. Stidhem asked about the cost to the HOA. Ms. Newell encouraged the residents to go to City Council to ask for assistance.

Mr. Stidhem agreed with the earlier comment about the end of the bike path and that landscaping should be added.



Ms. De Rosa inquired about the tree replacement proposed for some of those homes as a buffer.

Mr. Lipnos reiterated that the land around the existing pond is owned by the City of Dublin. He said the HOA takes care of the landscaping and trees; the City treats the pond, currently. He said there is a table for the tree replacements. He said in Sections 9 & 10, trees that are required to be replaced are a certain caliper of six inches or greater. He said in Section 9, there are 14 trees removed and in Section 10, there are 50 trees. He said the applicant is replacing 50 trees along Summit View along the Section 3 side. He said landscaping will be done all around the pond. He explained the buffer landscaping between the lots, there is a build reserve zone typically but the electric, phone/cable, and storm lines usually run along that. He said they are required to replant so many trees and there are 37 trees remaining that they do not have room for but have to plant the trees prior to them receiving their development approval. He said they have to plant those trees as part of the development. He said when they go in and are accepted, the lots are turned over to the builders. He said in this case, his lot was sold to a different builder and depending on house size, those trees could be moved. He said they are going to replace as many trees as possible in the buffer zones and those they cannot they will pay the Fee-in-Lieu.

Ms. De Rosa inquired about the statement "replace as many as we possibly can". She asked if that was worked out with the City. Ms. Husak clarified the applicant either finds room for the trees with the City's assistance or they pay the Fee-in-Lieu.

Ms. Newell said in the past, Staff will normally walk the sites because the true picture cannot be realized on paper - where to plant ten trees, for example.

Mr. Lipnos said the applicant has replaced over 300 trees in Sections 3 through 8 and paid the Fee-in-Lieu for the outstanding 200 trees. He said the homes that are there, went through the same process.

The Chair asked to review the conditions.

Ms. Husak said no changes were made to the Final Development Plan conditions and for the Final Plat, #1 was changed to state "The applicant revised the tree protection zone along Lots 211 to 215 to a "No Disturb Zone" prior to City Council submittal.

Mr. Lipnos asked what the language is for the "No Disturb Zone". Ms. Husak said it means no playground equipment plus no mowing, etc. Mr. Lipnos indicated when there is a large area that cannot be mowed, all that is achieved is gaining snakes, mice, and deer tick complaints. He said he is not going to object to the condition although it is not desirable.

Ms. Newell said she is happy to discuss that. She said wildlife and ticks are part of Ohio's environment. She indicated the naturalized areas in Dublin are what makes Dublin so fabulous. She said she is on the side of saving natural areas. She said she can support the No Disturb Zones.

Ms. Husak said a tree preservation zone would have been the same thing.

Mr. Lipnos said with a tree preservation zone, the developer can go in there, grade it, and seed it but not with a No Disturb Zone. Ms. Newell restated the City does not have any regulations for tree preservation zones. Ms. Husak said she assumes the lawn stops where the zone starts.

Mr. Lipnos said he would need a condition to ensure there were no utilities in that area. Ms. Newell said she supports that idea.

Ms. De Rosa asked if it was possible to add a condition about landscaping to make the entry and the bike path appear as they should instead of a driveway.

Mr. Lipnos said he was corrected; that area is part of the Final Development Plan for Section 8 and there is a landscape plan for that area of which the applicant will comply.

Ms. Newell asked the applicant if he was in agreement with the seven conditions for the Final Development Plan:

- 1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;
- 2) That the applicant pay a Fee-in-Lieu of replacement for the remaining tree removal balance prior to building permitting;
- 3) That the portion of landscaping located around the pond be completed by fall 2016 or with the completion of the retention basin grading, whichever occurs first;
- 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;
- 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family project;
- 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and
- 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and demonstrate all stormwater requirements are met as defined in Chapter 53.

Mr. Lipnos questioned #4. He said if Treplus development does not get approved and Homewood takes the land back, they would submit their plan for landscaping on the multi-family side which could take a couple years to get approval. He said there are no homeowners to the south; it is basically the school and vacant land so he is not buffering it from anybody. He said the plan could significantly change; he does not know what that future application would look like.

Ms. Husak said we have to get this done because we just do not know what the future brings.

The Chair said she realized that but clarified that if the applicant needs to change the design in the future because the other development does not happen, the applicant has to return to the Commission, starting a new application. She said what is being put into place tonight is continuing what was there. She said the residents have lived long enough with a sediment basin that is not functioning properly. She said we need some guarantee this is going to get resolved and this condition is the only way to ensure that as a Commission.

Mr. Lipnos said he understands her point and agrees to the landscaping to the north.

Mr. Stidhem asked Ms. Husak if there was going to be a plan either way. Ms. Husak said she was trying.

Mr. Lipnos agreed to the conditions.

#### **Motion and Vote**

Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan with seven conditions as written. The vote was as follows: Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 4 – 0)

### **Motion and Vote**

Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for a Final Plat with two conditions:

- 1) That the applicant revise the tree protection zone along Lots 211 to 215 to a No-Disturb Zone prior to City Council submittal; and
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Mr. Lipnos agreed to the conditions.

The vote was as follows: Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 4 – 0)

### **Planning Items**

~~[There were none.]~~

### **Communications**

~~Ms. Husak introduced Lori Burchett, Planner II, as the most recent addition to the Planning Department. The Commission welcomed her aboard.~~

~~Ms. Husak congratulated Ms. Newell on her re-appointment by City Council. She said the swearing in will take place at the first Commission meeting in April and the elections for Chair and Vice Chair will also occur.~~

~~Ms. Newell adjourned the meeting at 10:24 p.m.~~

~~As approved by the Planning and Zoning Commission on April 21, 2016.~~

# Planning Report

Thursday, March 10, 2016

## NE Quad – Subarea 2 – Wyandotte Woods Sections 9 and 10

### Case Summary

|                         |  |
|-------------------------|--|
| Agenda Item             | 4  |
| Case Number             | 15-108FDP/FP   |
| Proposal                | The subdivision and development of 55 single-family lots as part of the Wyandotte Woods neighborhood in Subarea 2 of the NE Quad Planned Unit Development.   |
| Request                 | Review and approval of a final development plan under the provisions of Code Section 153.050 and request for review and recommendation of approval to City Council of final plats under the provisions of the Subdivision Regulations.   |
| Site Location           | North of the eastern portion of Wyandotte Woods Boulevard, south and west of the existing stub at Kelly Drive within Subarea 2 of the Northeast Quadrant Planned Unit Development District.  |
| Applicant               | Jim Lipnos, Homewood Corporation   |
| Representative          | Kevin Kershner, Stantec Consulting Services Inc.   |
| Case Manager            | Logan Stang, Planner I   (614) 410-4652   <a href="mailto:lstang@dublin.oh.us">lstang@dublin.oh.us</a>   |
| Planning Recommendation | <p><u>Approval of a Final Development Plan</u></p> <p>Planning recommends approval of the proposal because it complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with seven conditions.</p> <ol style="list-style-type: none"><li>1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;</li><li>2) That the applicant pay a fee in lieu of replacement for the remaining tree removal balance prior to building permitting;</li><li>3) That the portion of landscaping located around the pond be completed by Fall 2016 or with the completion of the retention basin grading, whichever occurs first;</li></ol> |



- 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;
- 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family development;
- 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and,
- 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.

Approval to City Council of a Final Plat

Planning recommends approval of the proposal because it complies with the final plat criteria and the existing development standards. Planning recommends approval of this request to City Council with two conditions.

- 1) That the applicant remove the tree protection zone from Section 9 prior to City Council submittal; and,
- 2) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.



| Facts                       |   |
|-----------------------------|---|
| Site Area                   | ±20.05-acre site  |
| Zoning                      | PUD, Planned Unit Development, NE Quad  |
| Surrounding Zoning and Uses | <p>North: PUD; Planned Unit Development District, NE Quad, Subarea 2, Wyandotte Woods Sections 4 and 6 (Single-family Residential)</p> <p>South: PUD; Planned Unit Development District, NE Quad, Subarea 3 (Multi-family Residential, Case 15-118FDP)</p> <p>East: PUD; Planned Unit Development District, NE Quad, Subarea 2 (Emerald Fields Park)</p> <p>West: PUD; Planned Unit Development District, NE Quad, Subarea 2, Wyandotte Woods Section 5 (Single-family Residential)</p>   |
| Site Features               | <ul style="list-style-type: none"> <li>• Heavily wooded along the western and eastern edges of the site</li> <li>• Stub street off Kelly Drive on the north and south property lines</li> <li>• Off-site Stormwater retention pond located south of Wyandotte Woods Section 8, adjacent to the proposed multi-family project</li> <li>• Substantial grade change sloping downward from east to west</li> </ul>  |
| Site History                | <p>City Council approved Ordinance #76-89 for the rezoning of approximately 489 acres from R-1: Restricted Suburban Residential and R-12: Urban Residential to PUD: Planned Unit Development District, NE Quad, in June of 1989. Since then the NE Quad has undergone a number of revisions regarding the subareas outlined in the development text.</p> <p>The Wyandotte Woods subdivision, located in Subareas 1 and 2, began construction in 1992 with the approval of Section 1 located on the east side of Riverside Drive. Section 8 located south of Sections 9 and 10 was the most recent phase and received approval of a final development plan in 2009. Sections 9 and 10 are the last single-family phase of Wyandotte Woods with the multi-family, Case 15-118FDP (in Subarea 3), being the final phase of the entire development.</p> |

| Details  |   | Final Development Plan |
|----------|---|------------------------|
| Process  | The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.   |                        |
| Proposal | The proposal includes 55 single-family residential lots, dedication of public rights-of-way for three streets, and modifications to an existing stormwater pond. The connection of Kelly Drive from the north to the roundabout is proposed along with the creation of Domnall Drive and Kelly Court within the site. This application is for the final phase of the Wyandotte Woods single-family residential development. |                        |
| Layout   | Section 9 contains 24 lots along with the extension of Kelly Drive to the existing  |                        |



| Details                           |   | Final Development Plan                              |  |
|-----------------------------------|---|---|--|
|                                   | stubs north of Wyandotte Woods Boulevard, the cul-de-sac Kelly Court, and the intersections for Domnall Drive. Section 10 contains 31 single-family lots along with right-of-way for the remainder of Domnall Drive which connects to the Section 9 stubs.  |   |  |
| Development Standards             | Minimum lot width   | 80 feet   |  |
|                                   | Minimum lot size  | 10,000 square feet                                  |  |
|                                   | Front yard setback  | 35 feet   |  |
|                                   | Side yard setback   | 8 feet min, with a total of 18 feet                 |  |
|                                   | Rear yard setback   | 25 percent of lot depth, up to a maximum of 50 feet |  |
|                                   | All of the proposed lots meet these requirements.   |   |  |
| Driveway Location                 | Due to the location of the proposed intersections a number of lots may have conflicts with ramp connections and driveway locations. The applicant has provided a Driveway Location Exhibit for Lot 208 in Section 9 to clarify the appropriate driveway location and to verify at least 5 feet of separation between the driveway and sidewalk ramp.  |   |  |
| Tree Preservation and Replacement | <p>The applicant has provided a tree impact plan for Sections 9 and 10 in addition to a summary table (right) regarding tree replacement requirements from previous sections. Since this is the final phase of development for the Wyandotte Woods single-family portion the applicant is required to address tree replacement deficiencies from previous sections as part of this final development plan. The table outlines all removed and replaced trees from Sections 3 thru 10 and the remaining balance that will result in a fee in lieu of replacement. Wyandotte Woods received a tree waiver requiring that trees between 6 – 23 caliper inches be replaced tree-for-tree and landmark trees (24 inches or greater) be replaced inch-for-inch.</p> |   |  |
|                                   | <p>The tree impact plan was based off an original tree survey which has since been updated by the applicant to address current conditions. Many of the trees listed in the table are marked as missing which is due to a removal of 96 trees from Section 9 when surrounding sections were under construction. These 96 trees are listed under the “stockpile area” and have been included for replacement with this application. The applicant has also entered into an agreement to replace and plant 50 trees within Reserves A and B, along Summit View Road, which will take</p>   |   |  |



| Details               | Final Development Plan   |
|-----------------------|--|
|                       | <p>place by the end of 2016. The remaining deficiencies are within Sections 9 and 10 as outlined in the table with the 21 replacement trees being planted as part of the pond landscaping and the final balance of 47 trees that will require a fee in lieu.</p> <p>Many of the original trees listed in the tree survey were Ash and based on their condition have been identified as dead and do not require replacement. The applicant will continue to work with the City to locate potential areas for the outstanding tree balance and the remainder paid for with a fee in lieu.</p>  |
| Landscaping           | <p>The proposal includes landscaping for the northern portion of the off-site retention basin south of Wyandotte Woods Section 8, north of the proposed multi-family site, NE Quad Subarea 3. The applicant will be required to install the northern portion of landscaping by Fall 2016 or the completion of the retention basin grading, whichever occurs first. The developers of the multi-family site are required to install landscaping along the southern portion of the pond as part of their final development plan (refer to Case 15-118FDP for more details). In the event the multi-family project remains undeveloped, the applicant will be responsible for providing landscaping around the entire retention basin by the deadline outlined above to ensure that necessary improvements to the pond are completed.</p> <p>The applicant is proposing a tree line along the southern edge of Wyandotte Woods Section 7 in addition to substantial buffering along the roundabout. A total of 56 trees containing a mix of evergreen and deciduous will be planted around the pond greatly enhancing the aesthetics from public right-of-way. The applicant has worked with staff to maximize the landscaping around the pond with 21 of the proposed trees being counted for tree replacement for Sections 9 and 10. The applicant will be required to continue working with staff on the grading, site components, and other final details for this retention basin to ensure all components of the basin are coordinated with the multi-family development.</p> |
| Stormwater Management | <p>A portion of the site drains to the existing retention basin south of Wyandotte Woods Boulevard that was constructed as part of the Section 8 project. Proposed stormwater management for Sections 9 and 10 includes the extension of this existing retention basin to the south as well as modifying the outlet control structure. These modifications will lower the normal water elevation to provide additional storage to accommodate the development of Sections 9 and 10 and grading for the proposed multi-family development. The remaining portion of the Sections 9 and 10 site not tributary to the existing retention basin adjacent to the multi-family development drains to the existing retention basin constructed as part of the Section 4 development and requires no modification.</p> <p>The applicant will be required to provide a fountain to the retention basin south of Wyandotte Woods Section 8 adjacent to the multi-family project. The applicant will also be required to work with engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater</p>   |

| Details                         | Final Development Plan  |
|---------------------------------|---|
|                                 | requirements as defined in Chapter 53 are being met as well as not adversely impacting the school property.   |
| Utilities, Lighting and Grading | <p>The development will include proposed public utilities either within public right of way or proposed permanent utility easements. Proposed waterlines will connect to the existing waterline at the stubs of Kelly Drive. Proposed sanitary sewer will connect to the existing sanitary sewer along Kelly Drive and Clifton Court.</p> <p>Lighting is not proposed as part of this project. The proposed site has substantial grading with a roadway lowpoint along the northwest section of Domnall Drive to best match existing site grading while still providing compliant roadway vertical profiles. The grading required for the retention basin to ensure sufficient stormwater management will predominately occur on the south portion of the basin with no grading impact to the existing residential, Wyandotte Woods Sections 7 and 8.</p> |

| Analysis  | Final Development Plan  |
|---|---|
| Process   | Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.   |
| 1) Consistency with the approved preliminary development plan.        | <b>Criterion met:</b> The proposal is consistent with the requirements of the Zoning Code and the NE Quad development text.   |
| 2) Traffic and pedestrian safety                                      | <b>Criterion met:</b> The proposed street network meets all applicable construction standards and regulations outlined in the development text. The connection points of Kelly Drive have been defined by the stub's located in the adjacent sections. A sidewalk is required on both sides of every public street and appropriate crosswalks have been identified at the three intersections. The driveway exhibit also outlines the correlation between the drive locations and crosswalk locations to ensure enough separation has been provided.                                |
| 3) Adequate public services and open space                            | <b>Criterion met:</b> The site has access to adequate utilities and has defined appropriate future services for the development. Additional open space dedication is not required with this proposal.   |
| 4) Protection of natural features and resources<br>Conditions 1 and 2 | <b>Criterion met with conditions:</b> Due to this application containing the final single-family phases of Wyandotte Woods the applicant is required to address any deficiencies from previous sections. The development of the site will result in the majority of the existing trees to be removed. The applicant has been working with staff to identify appropriate areas for replacements including within the reserves along Summit View Road. Additional tree replacement will be around the retention basin south of the site. The applicant has agreed to continue working |

| Analysis   | Final Development Plan  |
|--|---|
|  | with staff to identify potential planting areas throughout the site to reduce the remaining tree replacement balance. A fee in lieu will be required for any remaining inches to be paid prior to submitting for building permitting.   |
| 5) Adequacy of lighting  | <i>Not Applicable.</i>  |
| 6) Signs consistent with preliminary development plan  | <i>Not Applicable.</i>  |
| 7) Appropriate landscaping to enhance, buffer, and soften the building and site<br><br>Conditions 3, 4, 5, and 6 | <b>Criterion met with conditions:</b> The proposal meets the buffering requirements and site planting requirements. The applicant will be required to install landscaping around the northern portion of the retention basin by Fall 2016 or the completion of the retention basin grading, whichever occurs first. The applicant will continue working with staff on the grading, site components, and other final details for the retention basin to ensure all components are coordinated with the multi-family development. In the event the multi-family development remains undeveloped then the applicant will be required to install landscaping for the entire retention basin in addition to installing a fountain within the pond. |
| 8) Compliant Stormwater management<br><br>Condition 7  | <b>Criterion met with condition:</b> The proposal included a detailed stormwater management plan. The applicant will be required to continue working with engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.   |
| 9) All phases comply with the previous criteria.   | <i>Not Applicable.</i>  |
| 10) Compliance with other laws and regulations.  | <b>Criterion met:</b> The proposal meets all other applicable laws and regulations.   |

| Recommendation | Final Development Plan   |
|----------------|--|
| Approval       | In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with seven conditions.   |
| Conditions     | <ol style="list-style-type: none"> <li>1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;</li> <li>2) That the applicant pay a fee in lieu of replacement for the remaining tree removal balance prior to building permitting;</li> <li>3) That the portion of landscaping located around the pond be completed by Fall 2016 or with the completion of the retention basin grading, whichever</li> </ol> |

| Recommendation | Final Development Plan  |
|----------------|---|
|                | <p>occurs first;</p> <ol style="list-style-type: none"> <li>4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;</li> <li>5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family development;</li> <li>6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and,</li> <li>7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.</li> </ol> |

| Details       | Final Plat   |
|---------------|--|
| Process       | <p>The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.</p>   |
| Plat Overview | <p>The proposed plats subdivide approximately 20.05 acres of land into 55 single-family lots with right-of-way dedication for three public streets. Section 9 contains 24 lots along with the extension of Kelly Drive to the existing stubs, the cul-de-sac Kelly Court, and the intersections for Domnall Drive. Section 10 contains 31 single-family lots along with right-of-way for the remainder of Domnall Drive which connects to the Section 9 stubs. A number of existing drainage and utility easements exist on the site and have been incorporated into the proposed plats alongside additional easements. A tree protection zone is shown in Section 9 on Lots 212-215 which staff is requesting the applicant remove prior to City Council submittal.</p> <p>The lot sizes range from approximately 0.230 acres up to 0.474 acres in size with the majority staying around the 0.230 acre minimum. These lot sizes are consistent with previous phases of Wyandotte Woods and meet all applicable development standards. The plats contain all applicable development requirements.</p> |
| Streets       | <p>The plats include the dedication of public rights-of-way for three streets as part of the final phase of the Wyandotte Woods development. Two stubs for Kelly Drive exist on the north and south property lines at varying widths. The Section 9 plat includes the portion of Kelly Drive that will connect to the existing stubs and provide connections for Domnall Drive located in Section 10. Kelly Court is a proposed cul-de-sac which services 7 lots in Section 9 at a right-of-way width of 50 feet per the development text. Domnall Drive is the only right-of-way located in section 10 at a width of 50 feet meeting the development text requirement.</p>  |



| Details              |  | Final Plat |
|----------------------|--|------------|
| Tree Protection Zone | <p>The applicant has proposed a tree protection zone in the rear of Lots 212-215 for the nine trees identified to remain in Section 9. The tree protection zone is inconsistent with previous sections of Wyandotte Woods. Previous sections were approved with No Build Zones and No Disturb Zones in order to protect natural features. Both contain language that outline specific regulations for the established zone and are consistent among the entire section. The proposed tree protection zone contains no regulation language that can permit or prohibit development. Protecting existing natural features is the basis for this regulation, however the only area identified contains nine trees on 4 lots. The applicant has indicated tree protection fencing will be installed during construction to ensure the existing trees remain unharmed. The establishment of the zone is unnecessary to the protection of the remaining natural features and is inconsistent among the final sections. Staff is requesting that the applicant remove the zone from the plat prior to City Council submittal.</p> |            |

| Analysis  |   | Final Plat |
|---|---|------------|
| Process   | <p>Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.</p>   |            |
| 1) Plat Information and Construction Requirements<br><br>Conditions 1 and 2 | <p><b>Criterion met with condition:</b> This proposal is consistent with the requirements of the Zoning Code and all required information is provided on the plat. The tree protection zone located in Section 9 should be removed from the plat entirely prior to City Council submittal. The applicant should ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.</p> |            |
| 2) Street, Sidewalk, and Bikepath Standards                                 | <p><b>Criterion met:</b> Street widths, grades, curvatures, and intersections comply with the appropriate Code sections and City standards. Sidewalks are required on both sides of all public streets in compliance with City construction standards.</p>  |            |
| 3) Utilities  | <p><b>Criterion met:</b> This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.</p>   |            |
| 4) Open Space Requirements  | <p><b>Criterion met:</b> No additional open space dedication is required with this application as open space requirements have been met with previous sections within Subarea 2.</p>  |            |

| Recommendation |  | Final Plat |
|----------------|--|------------|
| Summary        | <p>This proposal complies with the final plat review criteria and approval of this request is recommended with two conditions.</p> |            |
| Conditions     | <p>1) That the applicant remove the tree protection zone from Section 9 prior to</p>   |            |

| Recommendation | Final Plat  |
|----------------|---|
|                | <p>City Council submittal; and,</p> <p>2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.</p> |

## FINAL DEVELOPMENT PLAN REVIEW CRITERIA

### Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

## FINAL PLAT REVIEW CRITERIA

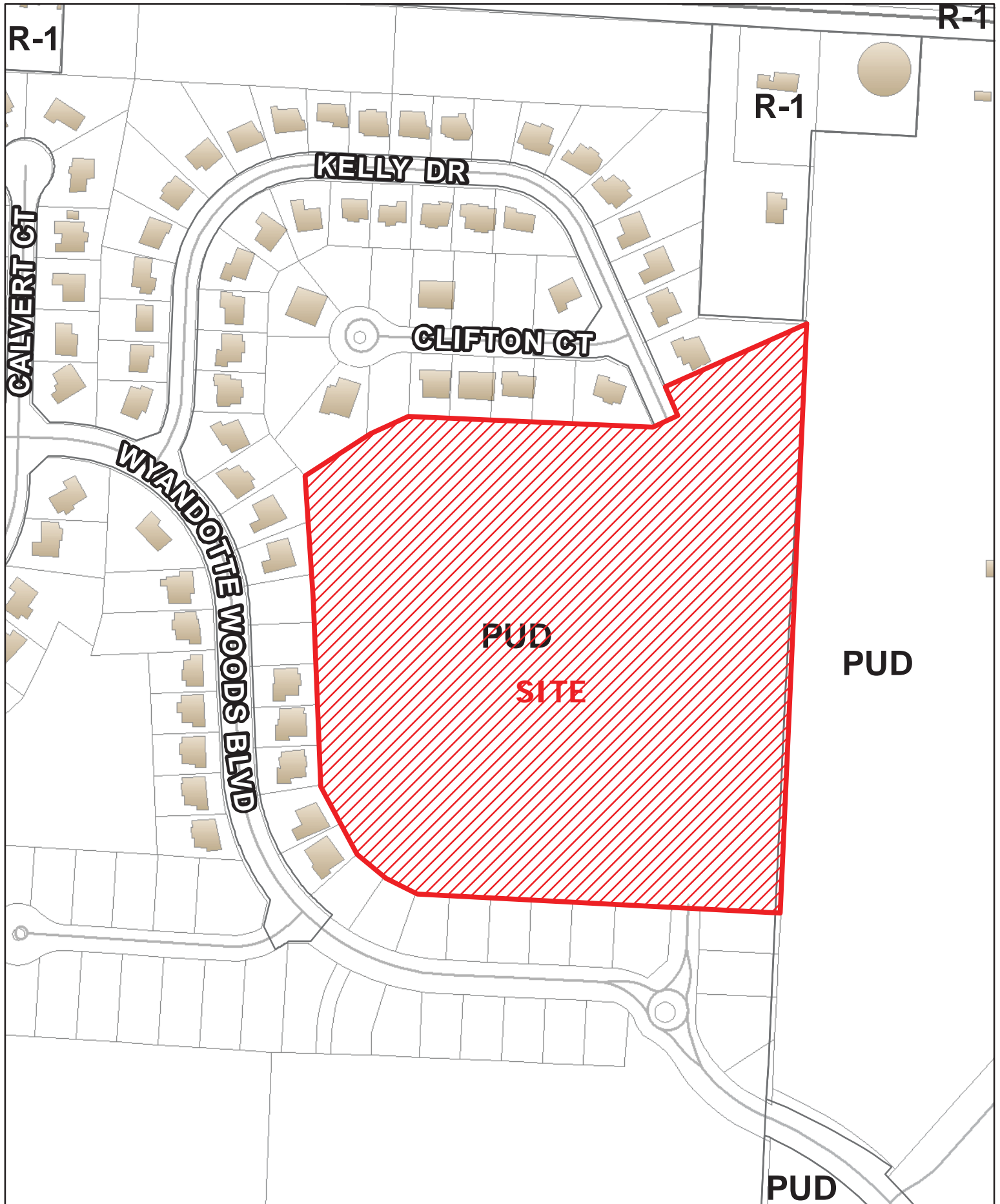
The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.

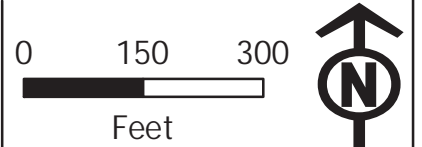
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.



15-108FDP/FP  
Final Development Plan/Final Plat  
NE Quad, Subarea 2-Wyandotte Woods Sec 9 & 10  
4091 Summit View Road







**CITY OF DUBLIN**

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Long Range Planning  
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Fax: 614-410-4747  
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*Creating a Legacy*

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 4, 2010**

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

**1. Wyandotte Woods - Section 8  
09-019FDP/FP**

**Wyandotte Woods Boulevard  
Final Development Plan/Final Plat**

**Proposal:** 20 single-family lots and the extension of Wyandotte Woods Boulevard within Subarea 2 of the NE Quad Planned Unit Development District. The site is located within the Wyandotte Woods subdivision and will be located on the north and south sides of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.

**Request:** Review and approval of a final development plan under the Planned District provisions of Code Section 153.050 and a final plat under the provisions of Code Sections 152.085.

**Applicant:** Jim Lipnos, Homewood Corporation.

**Planning Contact:** Claudia D. Husak, AICP, Planner II.

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

**MOTION#1:** To approve this Final Development Plan application because it complies with the development text, the final development plan criteria and the existing development standards within the area, with three conditions:

- 1) That the landscape plans be revised to indicate the correct lot numbering prior to review by City Council;
- 2) The applicant constructs the required stormwater facilities prior to the submission of building permits for Section 8; and
- 3) City Forester consider a different type of street tree along Wyandotte Woods Boulevard of more columnar and shade tree form.

\* Ben Hale Jr., representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Final Development Plan application was approved.

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 4, 2010**

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

**1. Wyandotte Woods - Section 8  
09-019FDP/FP**

**Wyandotte Woods Boulevard  
Final Development Plan/Final Plat**

**MOTION#2:** To approve this Final Plat application because it complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions:


- 1) Any minor technical adjustments to the plat should be made prior to City Council submittal; and
- 2) The plat be revised to ensure the driveways for lots 200 and 199 be located within five feet of the locations of the driveway exhibit.

\* Ben Hale Jr., representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Final Plat application was approved.

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planner II

**Administrative Business  
Communications**

Jennifer Rauch announced that Claudia Husak had a baby boy named Julian Alexander on Monday.

Steve Langworthy pointed out that he had distributed a survey for the Commissioners to complete anonymously. He asked the Commissioners to let him know if the survey was easy to fill out, whether the questions were relevant, and to make any other comments. He assured them the result would not be tabulated and published. Ms. Amorose Groomes requested a reminder be sent tomorrow to the Commissioners to email Mr. Langworthy with their comments.

Ms. Amorose Groomes announced the potential consent cases were Cases 1, 3, 4, and 5. Ms. Kramb requested Case 1 be pulled. Mr. Zimmerman said he had a question about Case 4. Ms. Amorose Groomes announced the amended agenda order: Cases 3, 5, 4, 1, and 2. [The minutes are in the order of the published agenda.]

Ms. Amorose Groomes briefly explained the rules and procedures of the Commission.

**1. Wyandotte Woods - Section 8  
09-019FDP/FP**

**Wyandotte Woods Boulevard  
Final Development Plan/Final Plat**

Chris Amorose Groomes introduced this request for a final development plan and a final plat for 20 single-family Lots and an extension of Wyandotte Woods Boulevard within Subarea 2 of the NE Quad Planned Unit Development District. She said the site is within the Wyandotte Woods subdivision, and will be located on the north and south sides of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.

Ms. Amorose Groomes swore in those who wished to testify in regards to this case, including Ben Hale, Jr., attorney for the applicant, Jim Lipnos, Homewood Corporation, and City representatives.

Amy Kramb said that she did not need a presentation for this consent item, but she had questions for Engineering. She asked whether Engineering was satisfied with the information provided by the applicant regarding the roundabout location, the trees and planting location within the roundabout and sight visibility, and the design of the roundabout for school buses and large trucks to maneuver.

Aaron Stanford said the roundabout includes an 8 to 10-foot brick band around the outside of the roundabout for buses and trucks to maneuver. He presented a new exhibit from the applicant's engineering firm, Stantec, which showed adjacent access points to the roundabout with stopping sight distances. He explained it showed the lengths needed to see and anticipate any conflicts when leaving a particular driveway adjacent to the roundabout. He said main advantages of a roundabout and the purpose of the geometry are the length of splitter islands and its ability to slow traffic through the intersection. He said the anticipated speed is 15 to 20 mph through the roundabout, which is a main advantage of the roundabout. He said the driveway locations have been modified beyond all the crosswalks and splitter islands which enable drivers to have full



movement onto the roadways. He said the applicant revised the plans to more clearly identify the No Vehicular Access (NVA) notations on the plat, which restrict the driveway locations.

Mr. Stanford said after the last meeting, staff and the applicant studied the location of the roundabout to determine whether there was another location that worked better for the roadway layout. He said given the site constraints regarding the locations of the existing stubs for Wyandotte Woods Boulevard and Kelly Drive, and the location of the future entry drive for Subarea 3, the proposed roundabout location is the best location. Mr. Stanford said Engineering is satisfied within the information provided regarding the roundabout location, the access restrictions, and all safety of the access points shown are safe.

Ms. Kramb asked what had been done about the discrepancy between the width of the proposed roadway extension and the existing Wyandotte Woods Boulevard stub.

Mr. Stanford said the existing right-of-way width incorporates the width required for utilities on the north side of that roadway. He said this was done instead of obtaining a separate easement outside of the right-of-way, which is typically seen on a private development.

Ms. Kramb asked if the difference in roadway width would gradually be connected, or just be several feet different. Ms. Stanford explained the roadway design will be consistent and tie in smoothly so a driver will not know there is a discrepancy in the right-of-way widths. Mr. Stanford presented the sanitary sewer plans and showed where the existing curb line was located on the proposal. He said it could be seen how the roadway would be tied in and that it was straight with a smooth transition.

Mr. Walter noted the driveway access as Note 2 on the plat was not the same distance and dimension shown on the driveway exhibit. He stated the distances indicated on the driveway exhibit were appropriate, but he wanted to make sure that they were correctly transferred onto the plat for Lot 199.

Mr. Stanford suggested the applicant adjust the line on the plat to reflect the NVA shown on the driveway exhibit.

Ms. Kramb said Lot 200 should also match what was shown on the driveway exhibit. Mr. Stanford agreed.

Ms. Kramb suggested a condition be added: That the plat be revised to match the driveway exhibit.

John Hardt noted the Planning Report referenced the stormwater management for Section 8 is expected to be handled by the retention ponds in the Villages at Wyandotte Woods. He asked if that was a reference to the runoff from the single-family Lots themselves, or from the Lots and the public street. Mr. Stanford said it was both and the ponds shown in Subarea 3 account for all the stormwater needs for Section 8 and the remaining single-family sections north of Section 8.



Mr. Hardt asked if the remaining piece of Wyandotte Woods Boulevard could be built before the multi-family is built. Mr. Stanford said the applicant would need to build the necessary stormwater ponds to accommodate the development of Section 8.

Ms. Rauch said it was a condition of the Final Development Plan that the applicant construct the required stormwater facilities prior to the submission of building permits for Section 8.

Mr. Hardt asked what happened if they did that, and the ultimately approved Villages at Wyandotte Woods required some other version of those ponds in a different location, shape, and size. Mr. Stanford said it would be the applicant's responsibility to rework whatever stormwater management system they came up with to meet the requirements.

Mr. Hardt asked if the applicant knew that. (The applicant acknowledged this requirement.)

Ms. Amorose Groomes referred to the street tree selection of the Lindens, which was an ornamental tree with a broader head rather than a taller head. She asked what thought went into selecting the Lindens. She said it appeared from the scale of the drawings that it was about a five-foot distance from the edge of the sidewalk to the back of the curb. Ms. Amorose Groomes pointed out that a Linden at mature height of around 42 feet is going to be about 25 to 30 feet wide.

Ms. Rauch explained that the plans showing the street trees are meant to be illustrative in terms of where the street trees are located. She said it does not indicate the final location, as they are typically field located. She said the City Forester determines the specific trees planned for each street and the Silver Linden is used on the existing portions of Wyandotte Woods.

Ms. Amorose Groomes said in a Lot of the other parts of Wyandotte Woods, there is a much wider street that does not require traffic to be as close to the curb as in this section of Wyandotte Woods. She said she thought it was appropriate they change the variety of tree for this section. Ms. Rauch explained it was within the City Forester's jurisdiction to make the decision.

Ms. Amorose Groomes said she would like to condition the City Forester revisit the proposed tree type and a more columnar than broad tree be selected that is more of a shade tree than an ornamental tree. Ms. Kramb said that would help with the site distance issue with the roundabout.

Mr. Hardt asked if it was the distance from the curb to the sidewalk was only a five-foot strip that Ms. Amorose Groomes was concerned about. Ms. Amorose Groomes said her concern was centering a tree 2½ feet behind the back of the curb, with an ultimate canopy width of 30 feet. She said she would like a condition that the City Forester take a second look at this and request a different tree of a different habit and ultimate scale.

Ms. Amorose Groomes invited public comments with respect to this application. [There were none.]

Mr. Langworthy said Planning would provide the City Forester a copy of the minutes for reference.

**Motion #1 and Vote – Final Development Plan**

Richard Taylor made the motion to approve this Final Development Plan application because it complies with the development text, the final development plan criteria and the existing development standards within the area, with three conditions:

- 1) That the landscape plans be revised to indicate the correct Lot numbering prior to review by City Council;
- 2) The applicant constructs the required stormwater facilities prior to the submission of building permits for Section 8; and
- 3) City Forester consider a different type of street tree along Wyandotte Woods Boulevard of more columnar and shade tree form.

Todd Zimmerman seconded the motion. The vote was as follows: Mr. Walter, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Mr. Hale said regarding the driveway restrictions for Lots 199 and 200, they would like to have five feet of leeway since the final Lot layout is unknown.

Ms. Rauch read Condition 2: The plat be revised to ensure that the driveways be located within five feet of the locations as shown on the Stantec driveway exhibit.

**Motion #2 and Vote – Final Plat**

Mr. Taylor made the motion to approve this Final Plat application because it complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions:

- 1) Any minor technical adjustments to the plat should be made prior to City Council submittal; and
- 2) The plat be revised to ensure the driveways for Lots 200 and 199 be located within five feet of the locations shown on the driveway exhibit.

Ben Hale, Jr. attorney, representing the applicant, agreed to the conditions listed above.

Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Walter, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

SEPTEMBER 16, 2010

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

**3. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 8 Wyandotte Woods Blvd.  
09-019FDP/FP Final Development Plan/Final Plat**

**Proposal:** 20 single-family lots and the extension of Wyandotte Woods Boulevard within Subarea 2 of the NE Quad Planned Unit Development District. The site is located within the Wyandotte Woods subdivision and will be located on the north and south sides of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.

**Request:** Review and approval of a final development plan under the Planned District provisions of Code Section 153.050 and a final plat under the provisions of Code Sections 152.085.

**Applicant:** Jim Lipnos, Homewood Corporation; represented by Lenell Sniechowski, P.E., Stantec Consulting Services, Inc.

**Planning Contact:** Claudia D. Husak, AICP, Planner II.


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

**MOTION:** To table this Final Development Plan/Final Plat application as requested by the applicant.

**VOTE:** 7 – 0.

**RESULT:** This Final Development Plan/Final Plat was tabled.

### STAFF CERTIFICATION

  
Claudia D. Husak, AICP  
Planner II

09-019FDP/FP  
Final Development Plan/Final Plat  
NE Quad, Subarea 2  
Wyandotte Woods, Section 8  
Wyandotte Woods Boulevard



**3. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 8 Wyandotte Woods Blvd.  
09-019FDP/FP Final Development Plan/Final Plat**

Chris Amorose Groomes introduced this application for approval for 20 single-family lots and the extension of Wyandotte Woods Boulevard within Subarea 2 of the Northeast Quad PUD, located within the Wyandotte Woods subdivision, approximately 1,000 feet west of Emerald Parkway. She explained that this application consists of two components, the final development plan and the final plat. She said two motions are required and the final plat will go to City Council for a final decision.

Claudia Husak said the site is an important portion of Wyandotte Woods as it requires the completion of Wyandotte Woods Boulevard, which currently extends from Riverside Drive to the northeast and from Emerald Parkway on the east side toward the west.

Ms. Husak said this is Section 8 of Wyandotte Woods and there have been seven Sections approved, the most recent were Sections 6 and 7, which were processed together. She said Section 6 has been approved by City Council and Section 7 still requires Council approval.

Ms. Husak said this includes 20 single-family lots and the development text requirements 35-foot front yard setbacks. She said that the plat includes two reserves, one at the center of the roundabout and the other is an access easement. She said it is to be maintained by the Wyandotte Woods homeowners association which is inappropriate since it will serve the multi-family units to the south.

Ms. Husak said the access easement has landscaping proposed on either sides, it is proposed to be an 18 foot wide driveway to be used only by the fire department. She said the roundabout also includes landscaping, there appears to be a sign indicated in the middle, which is not detailed on the plans. She said that a sign is not to be permitted in this area so the plan needs revised.

Ms. Husak said there is concern about Lots 200 and 201 located in the southeastern portion of the neighborhood. She said the concern has been shared with the applicant on several occasions but no modifications were made. Lot 200 is shaped awkwardly and it does not appear as though a home can be built on the lot within the required setbacks. She said that driveway locations for both Lots 200 and 201 are restricted due to the roundabout splitter island and curb inlets. She said that the applicant has submitted a footprint intended to show the lot can be built upon. She said that Planning does not agree with that assessment and that the plan does not give any consideration to outdoor amenities.

Mr. Hardt asked if there are side yard setback requirements

Ms. Husak said that the requirement is a 15-foot total side yard with a minimum of eight feet on one side. She said that this is not indicated on the graphics as it depends where house is set.

Ms. Husak said that Planning is proposing the following six conditions for approval of the final development plan to which the applicant has agreed:

- 1) The applicant provide a site layout for Lot 200 that meets the rear yard setback requirement or be combined with the adjoining lot or set aside as a reserve;



- 2) The location of all access points for the proposed lots are located behind the splitter islands for the roundabout and designed to the satisfaction of Planning and Engineering, prior to the submission of the plat to City Council;
- 3) If Condition 1 is not met, the siting of the home for Lot 200 and the required site work should preserve the existing trees, to the extent possible, subject to Planning approval;
- 4) The entry sign be eliminated from the center of the roundabout and the roundabout be restricted to only plant material and low-lying walls;
- 5) The plans be revised prior to the building permitting to show the fence delineating the emergency access area between Lots 184 and 185 as inside of the easement; and
- 6) The applicant constructs the required storm water facilities prior to the submission of building permits for Section 8.

She said Planning recommends the following two conditions for approval of final plat to which applicant has also agreed:

- 1) Any minor technical adjustments to the plat should be made prior to City Council submittal, and;
- 2) The plat should be corrected to state that the owner of the multiple family development is responsible for the maintenance of Reserve "F".

Jim Lipnos, representing Homewood Corporation, agreed to the conditions. He said the configuration of Lots 200 and 201 are the biggest issues. He said he will come up with an acceptable modification or combine the lots and create a reserve area in the front of the development and relocate any entry feature that was in the roundabout.

Gerald Kosicki, 4313 Wyandotte Woods Boulevard, said he wrote a letter concerning this case and he received a response from Steve Langworthy, Director of Land Use and Long Range Planning. He said his main concern was not answered.

Mr. Kosicki said the new section of Wyandotte Woods Boulevard should be made wide enough to include a median to narrow the road, discouraging speeding and indicate traffic is entering a development. He said the original plans were developed 20 years ago and the roads had the development standards for that time. He said requiring a median will help slow traffic tremendously; this change would cost the City nothing and would reduce road maintenance and the total amount of road surface.

Brett Page, 7638 Kelly Drive, said he was concerned about Lots 200 and 201 because small lots that are difficult to be built on may not get sold and will not be finished. He said the lots are located in the front of the development and are still undeveloped lots along his street that need landscaping to keep the debris from flying around.

Mr. Zimmerman said there are many unanswered items in the Planning Report. He said Lots 200 and 201 will have variance problems for decks or patios. He said he wants to see the landscaping and how the driveways are going to be lined up. He said he would like to see this done and reviewed before being sent to Council.

Mr. Hardt said that Lot 200 is not buildable or livable.

Mr. Walter said Lots 200 and 201 need to be combined. He said the maintenance for the roundabout and right-of-way need to be the responsibility of the City.

Ms. Husak said the plat states the maintenance is the responsibility of the Homeowners Association.

Mr. Walter said the expectation that the Homeowners Association is going to maintain the area is not a good expectation. He said the entry feature has a lack of signage and needs to be compatible with the expectation of Wyandotte Woods.

Mr. Walter said the fire entrance on Lots 184 and 185 is a missed opportunity and should be opened up as a functioning drive. He said if the parcel develops from the south it will need to be open. He said more can be done to add connectivity as it is a narrow corridor dropping into a neighborhood. He said he would like to see a neighborhood amenity in the space as it would allow for active use of that area.

Ms. Kramb said there is concern this is going to be a major cut-through street and too much is trying to be squeezed into this Section. She said asked if adequate traffic studies have been completed for this area.

Aaron Stanford said there was not a separate traffic study from the original rezoning. Ms. Kramb asked if the original study was for the 110 units included. Mr. Stanford said yes

Ms. Kramb asked if the speed limit was studied. Mr. Stanford said currently real time measurements are being taken to determine a what speed drivers are traveling to have a baseline. He said once the results have been reviewed there will be a better understanding of what the real speeds are rather than make assumptions.

Mr. Kramb asked about modeling for the roundabout. Mr. Stanford said with access to the roundabout and volume on the side streets a problem is not foreseen regarding this roundabout.

Ms. Kramb asked if the future traffic for this roundabout has been modeled. Mr. Stanford said no

Ms. Kramb said she would like to see one done in conjunction with location of the driveways. She said she has issues with Lots 191, 199, 200, 201, 202 and 203.

Mr. Stanford said there is restricted access to certain portions of the lots with the intent of addressing access points.

Mr. Kramb said this is going to be a big cut-through street and she would like to see traffic data in more detail.

Mr. Fishman said the roundabout should be the City's responsibility. He foresees a hardship for the neighborhood to try to maintain the space. He said Lots 191, 199, 200, 201 and 202 should be eliminated. He said until the roundabout is used the appropriate size is unknown. He said he would recommend tabling this case.

Mr. Walter said the entry from the east is 88 feet wide then drops to 66 feet. He said Lots 199 and 203 should be kept but to shift the roundabout towards the southeast, as Wyandotte Woods



Boulevard gets to the roundabout it should be widened to 88 feet then narrowed on the other side. He said it would make the transition safer.

Mr. Taylor said to improve Lots 200 and 201 and shift the roundabout to the south. He said to take the peninsula belonging to Homewood and shift the roundabout up to 100 feet to the south, fixing the entrance from Lot 201 and fix the size of Lot 200. He said it would decrease the radius of the Wyandotte Woods Boulevard as it comes from the east heading towards the roundabout and would slow traffic as it enters the roundabout, which would not take any value from the apartment complex below.

Mr. Taylor asked what types of houses are planned to for the lots. Mr. Lipnos said Trinity Homes are currently on 80-foot wide lots.

Mr. Taylor said the roundabout needs to be moved and the road needs improved. He said Lots 189, 190 and 191 have a 10-foot drop into a retention pond which poses a danger for the residents.

Ms. Amorose Groomes said the idea of moving the roundabout to the southeast is fantastic it would eliminate Lot 200, which would give ample placement for signage and the entry feature.

She said the landscaping materials for the roundabout need to be reconsidered; there are six different variety of plant material proposed for less than 20 feet and the tree is too big for the roundabout. She said the roundabout should belong to the City.

Mr. Lipnos said he would like to table the application.

Ms. Amorose Groomes said there are solutions to all of the comments and she encouraged the applicant to be creative.

Mr. Taylor made the motion, seconded by Mr. Zimmerman, to table this Final Development Plan/Final Plat application.

The vote was as follows: Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Tabled 7 – 0.)

**4. Shamrock Crossing PUD, Subarea A  
Leo Alfred Jewelers  
10-054CDD**

**4115 West Dublin-Granville Road  
Corridor Development District**

Chris Amorose Groomes introduced this application for an approximately 100-square-foot covered entry for an existing 3495-square-foot retail space located on the south side of Sharp Lane, west of Shamrock Boulevard within the Shamrock Crossing Planned Unit Development.

Ms. Amorose Groomes asked if there was anyone from the audience that wanted to speak with respect to this application. [No one responded.]

Mr. Taylor made a motion to approve this CDD application because it complies with the applicable review criteria and the existing development standards in the

**09-019FDP/FP**  
Final Development Plan/Final Plat  
NE Quad, Subarea 2  
Wyandotte Woods, Section 8  
Wyandotte Woods Boulevard