



## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

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

**6. Dublin Gateway (Gorden Development) 7270 & 7150 Hyland-Croy Road  
17-061 Rezoning with Preliminary Development Plan**

Proposal: Rezoning ±45.4 acres from Rural District to Planned Unit Development District to facilitate the future development of 91 single-family homes and up to 200 living units for seniors with varying levels of care in one or more buildings and approximately 12.7 acres of open space.

Location: Northeast of the intersection of Hyland-Croy Road and Post Road.

Request: Review and recommendation of approval to City Council under the provisions of Zoning Code Sections 153.050-153.056.

Applicant: Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC

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

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: [www.dublinohiousa.gov/pzc/17-061](http://www.dublinohiousa.gov/pzc/17-061)

**MOTION:** Ms. Kennedy moved, Ms. Call seconded, to recommend approval to City Council for Rezoning with Preliminary Development Plan with 37 conditions:

- 1) For Subarea A, the applicant update the development text to permit Parks and Open Space as permitted uses and Parking as a permitted accessory use;
- 2) That the applicant reduce the proposed GFA per acre of the ACLF use to align with the Community Plan recommendation that the intensity be determined based on the "use and location";
- 3) For Subarea A, the applicant revise the plans and development text to define the lot size and buildable area including two separate building and pavement setbacks;
- 4) In Subarea A, the applicant establish a 1.8-acre-reserve of open space along the Hyland-Croy and Post Road frontages, which should be owned by the City and maintained by the ACLF;
- 5) That the applicant revise all references from 'parking setback' to 'pavement setback', and the applicant revise the development text to prohibit encroachments into pavement setbacks;
- 6) For Subarea A, the development text be revised to prohibit a private drive aisle within the Hyland-Croy Road setback;
- 7) For Subarea A, the applicant revise the development text to prohibit parking forward of a structure along Post Road and Hyland-Croy Road;



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- 8) For Subarea B, the applicant establish lot coverage and setback standards that are generally proportional to lot size;
- 9) For Subarea B, the applicant revise the development text to require corner lots to have a consistent front yard setback along both public rights-of-way, and to require corner lots to have a minimum lot depth equal to or greater than inline lots;
- 10) For Subarea B, the applicant revise the development text to prohibit all encroachments into required setbacks with the exception of 5 feet for at-grade patios in rear yards as it is consistent with Code;
- 11) That the applicant coordinate with Engineering to establish final approved names for the roadways and the applicant update the plans prior to submittal to City Council. Additionally, all references to 'Public Road D' should be removed from the Preliminary Development Plans and replaced with a proposed name coordinated with Engineering;
- 12) That the applicant update the plans to provide sidewalk connections on both sides of Freedom Drive and Grand Gateway Drive to the shared-use path along Hyland-Croy Road;
- 13) That the applicant revise the Holbein Drive street section to match the existing section; specifically, that there is a shared-use path along the south side of Holbein Drive, which should be extended;
- 14) That the applicant revise their plans to provide a shared-use path connection from the south side of Holbein Drive, between lots 58 and 59, to the proposed shared-use path in Reserves C and D;
- 15) That the applicant remove the CBUs from the Preliminary Development Plans prior to City Council review. The development text should be revised to require decorative CBUs with the final units and locations to be defined with the Final Development Plan, subject to coordination with the City Engineer and Staff approval;
- 16) In Subarea B, Lot 40 (also shown as Lot 35 on some plan sheets) be eliminated to provide a continuous open space buffer between uses; and Lot 41 (aka Lot 36) be revised to meet minimum lot standards;
- 17) In Reserve C, the applicant revise the stormwater management basin to allow an adequate maintenance berm, subject to Staff approval;
- 18) That the applicant establish three additional Reserves: one for the 1.8 acres located within Subarea A, one for the Freedom Drive median in Subarea B, and one for the Grand Gateway Drive in Subarea B;
- 19) That the applicant revise the plans and development text to require the HOA to maintain the entire Hyland-Croy Road frontage; and the City to maintain the portions of Reserves C and D containing the stormwater management basins;



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- 20) That the applicant revise the plans and development text to require that a detailed landscape and maintenance plan is provided at the Final Development Plan stage, which clearly identifies the level of maintenance the HOA is responsible for with cost estimates;
- 21) That the applicant revise the plans and development text to clarify the total open space for each of the Subareas A and B, and the combined total of both.
- 22) That the applicant revise the development text to prohibit vinyl as a permitted primary building material in Subareas A and B;
- 23) For Subarea A, the applicant revise the development text to require the appearance of a pitched roof;
- 24) For Subarea A, the applicant revise the development text to require a minimum of 325lbs/sq weight for dimensional shingles for commercial applications, and to only permit EPDM in areas where it is not visible from grade or any public right-of-way or adjacent property;
- 25) For Subarea A, the applicant update the development text to provide standards for accessory garages including maximum height and that the structures be architecturally integrated with the primary structure to be detailed with the Final Development Plan;
- 26) For Subarea A, the applicant revise the development text to require a decorative, open metal fence with masonry piers for sections of fence that exceed the normal Code allowance of 4 feet in height to be approved with the Final Development Plan;
- 27) For Subarea B, the applicant revise the development text to prohibit fences 6 feet in height and permit fences per Code;
- 28) That the applicant revise the development text to permit the maximum number of signs to not more than three and not more than 60 square feet divided across three signs;
- 29) That the applicant revise the plans and development text to eliminate the stone wall that is a maximum of 60 feet in length and 4 feet in height with a 32-square-foot sign;
- 30) That the applicant revise the development text to prohibit wall signs;
- 31) That the applicant update the development text to reflect that a sign for Post Preserve will be substantially similar in character and design to the sign previously approved by City Council;
- 32) That the applicant update all plans to revise incorrect and conflicting line work and labels prior to submittal to City Council;
- 33) That the applicant update the development text to assure a performance guarantee for open space improvements;



**6. Dublin Gateway (Gorden Development) 7270 & 7150 Hyland-Croy Road  
17-061 Rezoning with Preliminary Development Plan**

- 34) That the applicant revise the development text to only permit 50 percent of trees not otherwise required by Code to count as tree replacements;
- 35) That the applicant coordinate with the City's Zoning Inspector to ensure all landscape plan notes that are incorrect are updated prior to submittal to Council;
- 36) That the applicant continue to work with the City and Union County to complete the traffic impact study to the satisfaction of the City Engineer and the Union County Engineer, prior to submitting the rezoning for consideration by City Council; and
- 37) That the applicant work with the City of Dublin and Union County to develop an Infrastructure Agreement for consideration by City Council. This should be submitted in conjunction with the submission of the rezoning to City Council.

**VOTE:** 7 - 0

**RESULT:** The Rezoning with Preliminary Development Plan was recommended for approval to City Council.

**RECORDED VOTES:**

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

**STAFF CERTIFICATION**

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Claudia D. Husak, AICP  
Senior Planner/Current Planning Manager





## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

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

**7. Dublin Gateway (Gorden Development) 7270 & 7150 Hyland-Croy Road  
17-061 Preliminary Plat**

Proposal: Subdivide ±45.4 acres into one lot for a senior care facility and 91 single-family lots, rights-of-way for five public streets, and six open space reserves.

Location: Northeast of the intersection of Hyland-Croy Road and Post Road.

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Sections 153.050-153.056.

Applicant: Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC

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

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: [www.dublinohiousa.gov/pzc/17-061](http://www.dublinohiousa.gov/pzc/17-061)

**MOTION:** Ms. Kennedy moved, Ms. Call seconded, to recommend approval to City Council for a Preliminary Plat with 14 conditions:

- 1) The Preliminary Plat be updated in accordance with any modifications and improvements approved with the rezoning and Preliminary Development Plan application, prior to City Council submittal;
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal;
- 3) That the applicant remove building setbacks and buildable area lines not pertaining to the right-of-way building and pavement setbacks;
- 4) For Subarea A, the applicant revise the plat to define the lot size and buildable area including two separate building and pavement setbacks;
- 5) In Subarea A, the applicant establish a 1.8-acre reserve of open space along the Hyland-Croy and Post Road frontages, which should be owned by the City and maintained by the ACLF;
- 6) That the applicant revise all references from 'parking setback' to 'pavement setback';
- 7) That the applicant coordinate with Engineering to establish final approved street names and the applicant update the plans prior to Council submittal;



**7. Dublin Gateway (Gorden Development)  
17-061**

**7270 & 7150 Hyland-Croy Road  
Preliminary Plat**

- 8) That the applicant update the plat to provide a sidewalk connections on both sides of Freedom Drive and Grand Gateway Drive to the shared-use path along Hyland-Croy Road;
- 9) That the applicant revise the Holbein Drive street section to match the existing section; specifically, that there is a shared-use path along the south side of Holbein Drive, which should be extended;
- 10) That the applicant revise their plat to provide a shared-use path connection from the south side of Holbein Drive, between lots 58 and 59, to the proposed shared-use path in Reserves C and D;
- 11) In Subarea B, Lot 40 (also shown as Lot 35 on some plan sheets) be eliminated to provide a continuous open space buffer between uses; and Lot 41 (aka Lot 36) be revised to meet minimum lot standards;
- 12) That the applicant establish three additional reserves as conditioned in the Planning Report;
- 13) That the applicant revise the plans and development text to require the HOA to maintain the entire Hyland-Croy Road frontage; and the City to maintain the portions of Reserves C and D containing the stormwater management basins; and
- 14) That the applicant revise the plans and development text to clarify the total open space for each of the Subareas A and B, and the combined total of both.

**VOTE:** 7 - 0

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

**RECORDED VOTES:**

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

**STAFF CERTIFICATION**

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Claudia D. Husak, AICP  
Senior Planner/Current Planning Manager





City of Dublin

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## PLANNING AND ZONING COMMISSION

### RECORD OF DISCUSSION

MAY 21, 2015

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

**2. Hyland-Croy Gateway District 7150 and 7270 Hyland-Croy Road  
15-029CP Concept Plan**

**Proposal:** A residential development including empty-nester four-unit buildings, and a retirement facility that includes independent and assisted living units on approximately 45 acres along Hyland-Croy Road.

**Request:** Review and non-binding feedback for a Concept Plan application under the provisions of Zoning Code Section 153.050.

**Applicants:** Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus.

**Representative:** Thomas L. Hart, Esq. Isaac Wiles Burkholder & Teetor, LLC.

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

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

**RESULT:** Adjacent residents voiced concerns regarding road connections through the site and requested the applicant include age restrictions on potential renters. The height of the independent living facility of three stories was also a concern. The Commission shared many of the concerns of the residents and encouraged the applicant to meet with residents and address their concerns prior to moving forward with a Rezoning application.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

  
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 Claudia D. Husak, AICP, Planner II

**2. Hyland-Croy Gateway District  
15-029CP**

**7150 and 7270 Hyland-Croy Road  
Concept Plan**

The Chair, Ms. Newell, said the following application is a request for review and non-binding feedback for a residential development including empty-nester, four-unit buildings, and a retirement facility that includes independent and assisted living units on approximately 45 acres along Hyland-Croy Road.

Claudia Husak said this case is in a similar location, also on the east side of Hyland-Croy Road. She said it is slightly different than the previous one in terms of it being a Concept Plan application, which is the first step in the rezoning process. She said this site is also not annexed into the City of Dublin so the current jurisdiction is within Jerome Township.

Ms. Husak presented the site, which is 45 acres in two parcels. She noted Park Place subdivision to the north and Post Preserve to the east; both are zoned PLR, Planned Low-density Residential District. She said the site is very narrow with 3,300 feet of frontage along Hyland-Croy Road and the depth of the site is only about 500 feet. She said there is a stream tributary that has a Stream Corridor Protection Zone associated with it, which the applicant will be required to study to determine the width of that zone. She said there are tree rows along the stream. She indicated for the most part the site is farmland; there are some single-family homes on it with farm outbuildings.

Ms. Husak reported the applicant had a couple of meetings with adjacent neighborhoods, specifically with the HOA of Post Preserve and Park Place. She said in January there was a meeting where a few residents attended as well as members of the Catholic Diocese as part of the proposal has a senior living component. She said most recently, a meeting was held where about 15 – 20 people from the adjacent neighborhoods attended.

Ms. Husak said the Community Plan has two future land use designations for the site: north of the stream is the Suburban Residential Low Density District (1 – 2 dwelling units per acre) with the remainder as mixed-Residential Low Density (up to 3 dwelling units per acre). She explained that both of those are very similar to residential development patterns within the City of Dublin where the mixed category talks a little bit more about providing buffers to allow more leeway for the type of units provided in that district. She said there have been proposals for more commercial big box type of development on the land in Jerome Township on the west side of Hyland-Croy Road.

Ms. Husak said Hyland-Croy Road has a rural character designation. She said there are major changes proposed by ODOT in conjunction with the City of Dublin to the interchange of SR 161/US 33. She said the limited access area extends towards Post Road from Hyland-Croy Road, which really is dictated by ODOT and access for Post Preserve Boulevard will be required to be eliminated. She said in 2005 – 2007, that project for the interchange was a lot more imminent than it is currently. She said there were numerous neighborhood meetings at that time on how the access would be handled in the future.

Ms. Husak presented what Council approved as the method for access management going into the future, which takes part on this particular property under consideration this evening. She said Springview Lane and Stillhouse Lane within Post Preserve are intended to be extended to current stub streets, through this property and out to Hyland-Croy Road to provide full access into the neighborhood. Upon urging of Staff, she said the applicant has incorporated this public street into their proposal. She reported the extensive update to the Community Plan also occurred in 2007 that included one of the street extensions but not both. She said the Northwest Area Plan is the same, which shows single-family development to the north of the stream at a 1 – 2 units to the acre for density with an extension of a street called Holbein Drive to provide access and distribution of traffic. She said a row of single-family houses adjacent to Post Preserve and multiple housing types to buffer the residential area to the west from whatever might happen west of Hyland-Croy Road.

Ms. Husak said there were also considerations for protecting the stream providing entry to the neighborhood and making sure to be sensitive to the existing trees on the site.

Ms. Husak said the Concept Plan proposed is divided into two subareas. She explained there are 50 assisted living (AL) units and 75 independent living (IL) units at the south end of the site. She said both facilities are connected at the entry porte-cochere but serve different residents. She said the southernmost building is the AL facility designed as a single-story building with four quadrants of care and the IL facility is a three-story building with an open courtyard in the center including parking areas to the north and east and detached garages along the east border with Post Preserve. She said the balance of the site has four-unit residential buildings, which, according to the applicant, are targeted for empty-nesters. She said there are 17 buildings consisting of 68 units shown in the center of the site, south of the stream. She said there is an additional 15 four-unit buildings consisting of 60 units north of the stream.

Ms. Husak said stormwater management is shown throughout the site with retention ponds. She stated the plan includes an eight-foot asphalt multi-use path along Hyland-Croy Road with connections from the site to the path.

Ms. Husak read the discussion questions:

1. Is the proposed land use appropriate?
2. Is the proposed greater density warranted relative to the quality of the proposal?

Bob Miller asked what has been proposed in the past on the west side of Hyland-Croy Road all the way up to Post Road.

Ms. Husak indicated she knew of two proposals for retail development south of Weldon Road. She said the most recent proposal, which Jerome Township requested the City to weigh in on, had larger store-type of development without parcels on Hyland-Croy Road with a potential hotel or some sort of multi-family units north of Weldon for the future.

Steve Langworthy said there has only been one major proposal that the township had approved. He said it was originally called Hall's Corner that had a pretty intense retail development, a couple of big box retail developments along with restaurants and the other outlots. He said there were some concerns expressed by the City to the Township about the relative density and intensity of that product at the time. He said there were discussions about sewer systems, traffic, road improvements, and the like. He said that proposal has since gone away and a new company has come in from Indianapolis that has proposed an application that has not been submitted for anything by that company but the concept plans we have seen recently are much less intense than the original plan.

Mr. Miller asked if an auto dealership had been proposed.

Ms. Husak said there is a site approved for an auto dealership in the township as a conditional use and Costco has received a lot of press.

Mr. Miller asked what has been proposed on this existing Gordon Farm site. Ms. Husak answered no applications have come forward.

Amy Salay asked if the roundabout at Hyland-Croy Road and Post Road is the anticipated solution.

Tina Wawzkiewicz said Ms. Salay was seeing the long-term picture idea. She said if this were to become annexed and became the City's intersection the City could evaluate stepping to this level and could be a discussion with City Council during the CIP process. She noted the ultimate build with the ramp.

Ms. Husak clarified that at this point, this area of Hyland-Croy Road is not under the jurisdiction of the City.

Don Hunter, Schottenstein Real Estate Group, said he resides in Dublin. He thanked the Commission for the opportunity to share information and receive feedback. He explained there are two applicants today: the Roman Catholic Diocese of Columbus; and the Diocesan Retirement Community Corporation and mentioned all the team members in attendance to answer questions.

Mr. Hunter said he has a great respect for the process. He explained he reached a land purchase agreement in August 2012. He said they met with Marsha Grigsby in October 2012. He said they met with Land Use and Long Range Planning in February and started meeting with HOA leadership of Park Place/Post Preserve in May 2013 and have continued that dialogue. He said this particular plan is a result of three to four reiterations in receiving feedback from the leadership of the HOA group. He said the first neighborhood meeting took place in January and most recently, this week. He presented the plan with the senior retirement community to the south that the Diocese will own and the northern two-thirds of the site is the empty-nester community.

Mike Cuddy said they have been in the senior housing business since 1977. He said they have 16 facilities in 10 counties. He said they are open to residents of all faiths and they are replicating their Villas of St. Therese concept. He said this is a high-quality architecturally compatible with the neighborhood. He said this is a mission-based goal of serving seniors providing safe well-appointed housing for seniors in a continuum of care that runs from independent living to assisted living and building a retirement community where people have the ability to move from one level to the next. He said they have done this very successfully out on the east side of Columbus at the Villas at St. Therese and the goal is to do the same thing here in Dublin, Ohio.

Mr. Cuddy said they have done a study to ensure that there is market demand for this type of facility and had a great deal of interest as expressed by Dublin residents. He said prior to the Villas of St. Therese facility, there were people on the east side of Columbus who were really looking to maintain residence in their own community. He said part of the mission is to provide a facility where they could retire, have independent living as long as that was possible for them, and transition in the same community to a higher level of care to assisted living. He reported they are a non-for-profit corporation and able to deliver a higher quality product at a lower price. He presented the 75 units of IL facility and 50 units of AL in the lower portion of the graphic.

James Michael Milligan, JMM Architects, 4685 Larwell Drive, Columbus, Ohio, 43220, said his firm is a senior living design specialty firm and have designed over 1000 retirement communities around the nation. He said this is not subsidized housing. He said the Roman Catholic Diocese of Columbus provide a niche that is compatible with the highest quality facility but in a much lower cost. He said these facilities will be 1 or 2 bedroom apartments with washers/dryers in the IL areas and garages for their cars, brick/stone cement fiber siding and use residential style materials with pitched roofs. He said between the AL and IL, there will be a main street facility/common area where folks can have dining opportunities, library, etc. an indoor/outdoor space with a lot of light. He said the AL is all private rooms and operated by the diocese. He said the Villas at St. Therese are 15 years old and have held up quite well. He said the apartments are a three-floor concept and on the site plan, garages are a buffer with four-sided design. He said there is a wet pond on the south side for stormwater management and site amenities and controlled parking.

Brian Schottenstein, Schottenstein Real Estate Group, 600 W. Goodale, Columbus, Ohio said Dublin has the highest standards of any community around. He said they believe their attached homes will be the nicest in the state of Ohio. He said they have been voted the BIA Developer of the year three times.

Mr. Schottenstein presented images on the screen and on boards. He said there are four units in each building and each unit has 2-car garages, a screened in porch, and two first floor bedrooms geared towards empty-nesters. He said there will not be a clubhouse, bar, or trash cans outside. He said trash pick-up service will be provided to go into a central compactor including a mail center in that building as well. He said there are 128 units and density is 3.9 units per acre. He indicated the average age of someone moving into AL facility is 84 years old. He said they want to capture the market of people in their 50s, 60s, and 70s before they would go into the community right next to us. He said we would even provide opportunities for them to get into the community sooner if they live in ours first because they believe there will be a waiting list. He pointed out that on two-thirds of the plan, on the north side is their four-unit empty-nester homes. He noted the nice buffering of trees. He said they plan to respect the Stream Corridor Protection Zone.

Mr. Hunter summarized there are two fundamental but related uses: senior retirement community and empty-nesters. He said 30 years ago, the average age of entry into IL was 65 years of age. He reiterated that now the age is 83, more and more services have to be provided (meals, transportation). He recited statistics about population growth in Ohio to demonstrate the need for this type of housing. He said there is a "silver tsunami" coming. He presented 17 objectives from the Community Plan and stated how his plan addresses some of these. After spending a lot of time in this community analyzing economic development issues, he suggested we are at a crossroads and asked if Dublin was a generational community. He indicated they are going to enhance the Park Place/Post Preserve neighborhoods with the transitional use. He said Hyland Croy Road will become five lanes. He said his plan will insulate the community from that noise as a quiet, compatible neighbor. He noted the 360 degree architecture they will provide and how this site is a challenging property and not appropriate for single-family homes. He concluded they are proposing high-quality, low-density development.

Bob Miller asked what the square footage is for the empty-nester units.

Mr. Schottenstein responded there are four different floor plans, going up to 1,900 square feet.

Mr. Miller asked what the rent range is. Mr. Schottenstein answered high teens would be the amount for rent.

Ms. Salay asked if the empty-nester products were all for rent. Mr. Schottenstein said they could be for sale; it is market driven.

Mr. Hunter said they are trying to meet the needs of the community by offering flexibility.

Ms. Salay asked if some of the units were two-stories. Mr. Schottenstein said all have two bedrooms on the first floor and some have loft above, which make those a story and a half.

The Chair invited public comment.

Jeffrey Smith, 7226 Springview Lane, said the concept of putting the empty-nester community along that track of land makes a lot of sense and would be supportive with some exceptions. He said it meets the demand within the City and provides a nice buffer to whatever goes in on the west side. However, he said it does not appear to be any mechanisms in place to enforce the stated objectives of empty-nester housing. In his research, he said there is federal legislation known as the Housing for Older Persons Act in 1995, that would allow the developer to designate a community as housing for residents that are 55 years and older. He said that stipulation requires 80% of the units are occupied by at least one person who is 55 years old. He asked if that was considered and if it was, why that designation is not going to be in place.

The Chair said she would entertain those Commission questions as they proceed.

Mr. Smith said 3.9 units per acre for density is higher than what is shown in the Community Plan. To make that exception on the density he said, for supposed improvement in quality to address an unforeseen demographic shift back when the Community Plan was completed, is unjust. He indicated there are no assurances that given the higher density space that those needs are going to be met. He said without some designation through the Bylaws or in the deed restriction, potentially, those units are occupied by non-empty-nesters, which would bring in over-crowding of schools. He said then there is the issue of rent vs own. He asked if the City is going to be responsible for maintaining the landscaping of that Post Preserve entrance once it is closed off. As a founding board member of the HOA, he said it is costly to maintain that entrance. He said once it is closed off, it is no longer the enjoyment specific to just the HOA but rather open to the public.

The Chair announced over 13 people have signed up to speak and asked that the comments be brief and not repetitive.

Bill Razor, 6857 Holbein Drive, said he has lived in this Post Preserve neighborhood since it was built. He indicated the applicant is proposing an apartment complex and trying to put an empty-nester label on it. He said the developer is not willing to put any stipulations on who may live there. He said if \$1,700 a month is the rent, they will attract families that want to get into Jerome High School. He said the key thing the Schottenstein folks said was this was a Concept Plan and a lot of these issues are going to be market driven. He indicated he suspects that if the market is not going to be there for the empty-nesters then the market will be filled with whoever will pay the rent and we will not end up with a quiet community. He said that is further complicated as City Council had previously ruled that our entrance will go through this neighborhood. Currently, according to the plan he said, it appears we will drive past the trash compactor on the way to our house. He said when Council originally ruled on the entrance closing, they specified that the intention of the new entrance would be along the same lines as our existing entrance and would have the same character. He said he believes the City made a mistake with the planning in that area and feels strongly that the community is owed more than just having our neighborhood go through an apartment complex.

Mr. Razor said he did not receive any notice that any meetings were taking place until the one that occurred last Tuesday and at that meeting, he was told that the purpose was not for the developer to hear the thoughts of the residents but to answer questions about what they planned to build on this site. He asked if these people are going to manage an apartment complex next to my house, how cooperative of a neighbor are they going to be. He concluded maybe they are not the right developer for that land.

Alycia Cassini, 7545 Marston Lane, said she appreciated the Commission's comments earlier about getting the HOA more involved in these meetings with the notifications. She said the applicant said they met with HOA leadership from May 2013 – May 2015. She said meeting with one individual who did not share any information with the community does not constitute neighborhood feedback. She said once we were made aware of this situation this past Tuesday, the neighborhood has responded with how they feel about this development. She said this is really two separate concepts: the retirement home and 128 rentals that will be in our backyard. She said there are no restrictions on who can rent these units regardless of age and family size. She said the rentals will be designated as Suburban Residential low density, outside the design concept and the Post Preserve entrance will be closed. She said this is unacceptable for Post Preserve and for the rental agency or renters because there will be a high volume of traffic coming through their neighborhood. She said the Conservation Design Principals and support of the rural feel of this neighborhood has not been applied to this concept. She indicated it is interesting that Schottenstein is taking these two very separate concepts and bundle into one proposal; these should be two separate independent plans. She said Schottenstein is trying to say what the market is through charts, quotes, and the emotional heartstrings to get approval for their highly profitable business of rentals. She encouraged the Commission to do their own independent research and not rely on the carefully crafted information presented by Schottenstein.

Eileen Corson, 6717 Monticello Lane, reiterated the stress that could be put upon the school district if we have this many rentals this close to our homes; there is no elementary in our area but good access to Jerome and Karrer. She said if the apartments are not age restricted, there will be the potential for a lot of school bus traffic. She said HOA representation had no communication with them. She indicated there were three members: one is leaving, the other said during the meeting with the developer yesterday that she has been shopping for these homes. She said there are two new members on the board and has serious ethical issues with their board. She requested additional time for review of this proposal for the residents.

Kumar Vemuri, 7021 Post Preserve Blvd, said he has been a resident of Post Preserve since February 2006 and was never told there was an entry issue by the builder. He said as soon as he entered his new home, he started getting letters about this proposed entry closure and he attended meetings that were well organized in those days (2006 & 2007). He said they were given five or six options and finally narrowed it down to one or two. He said during that time they were promised there would be a layer of single-family homes just to their backyards of Post Preserve and that there would be a similar entrance on the other side. He said with this proposal, we do not see any of that happening. He asked what will be the size of the entry roads if there will be any coming into Post Preserve. He asked what would happen to backyard fences or if there would be any fences between these two properties.

Marian Vordermark, 6834 Stilhouse Lane, said she is the president of Park Place/Post Preserve HOA. She referenced the timeline presented by Mr. Hunter. She confirmed the three previous board members did have a couple of meetings in 2013 and they were told they had contingency contract with Mr. Gordon, which was going to expire in November 2013, which it did. She indicated they were told it was not going to be extended so the HOA members did not publicize their meeting. She said she was not given any further information until much later on. She said we do not correspond with our community on a regular basis because it costs our HOA a lot of money and they have not seen an extreme amount of interest from their residents. She said apparently there are interested people in the community. She presented several pictures: the Post Preserve entry, the ponds, the street that will be closed off, and Post Perimeter Road. She said she is concerned about the replacement entrances surrounding their community. She said the quality of the Gateway project significantly impacts their neighborhood and the valuation of 145 residences of Post Preserve and potentially, Park Place because they are viewed by realtors as a joint M/I neighborhood. She said the residents are requesting an engineering study be completed to determine if a right in/right out entry into Post Preserve could be allowed by ODOT. She said other exceptions to that rule within the state have been made. She said there are a total of 292 home sites in the Park Place/Post Preserve are affected by this decision. She said there will be a high interest in getting to Costco and OU development that will contribute to additional traffic.

Keith Hammond, 6965 Post Preserve Blvd, said his biggest concern is his master bedroom and back windows face west so immediately out his backyard he will see a three-story apartment complex. He said he agrees the retirement facility at one story is a good idea but the third-story building will be right in their faces and the garages will back up to their property line.

Parminder Rooprai, 7035 Blakemore Lane, said that he strongly opposes this plan. He said the builders already indicated this is going to be offered at a low cost around 1,900 square feet as the biggest unit. He said the average home in Post Preserve is 3,000 square feet. He asked why they are trying to integrate a low cost product with high cost homes. He indicated the builder has probably already figured the appreciation they would gain as well as the depreciation the current homeowners are going to see. He asked who would compensate the current homeowners for that depreciation. He said Hyland-Croy Road already has high traffic congestion and asked what the plan is to address that.

Carmine Spada, 7012 Post Preserve Blvd., said he has resided there since 2006. He said the word "rentals" was not presented by the developers at the meeting. He said 20 - 25 residents took a vote on Tuesday and all but one stated they did not want rentals in their community. He said they were told they

were rentals because it is not feasible otherwise but this evening they said they could be for sale at some time.

Lora Boukheir, 6957 Post Preserve Blvd., said they moved there to raise their children and are looking to the Commission to represent them. She said she lives in the fourth house and when she walks out her front door to sit on her porch, she already looks at a parking lot and a church that is at least three stories high and an apartment complex. She said less than a mile away is a healthcare facility and now she is to expect another three-story building in her backyard. She said she is looking to the Commission to protect her home so it does not depreciate in value. She said the moment she received the letter she asked why she should stay in this community and asked how she could sell it with no backyard. She said this proposal does not represent family or the Dublin she committed to for her children. She pleaded with the Commission to put themselves in her position as this is not good planning and zoning.

Jerry Merrell, 8742 Craigston, said he is a member of St. Brigid of Kildare and wanted to share the view from the seniors of that church. He said there are over 100 members and they are all looking for a "St. Therese of the north". He said he is very familiar with the Villas of St. Therese on the east side and to duplicate that in Dublin would be a plus for the community. He said he is not certain about the Schottenstein part of this proposal. He said a lot of people in his age group who are not ready to commit to moving into an assisted living or independent living facility and need something that they can step into short-term and then eventually move over to the St. Therese north area. He said he has been in the Columbus area since 1970 and has watched this city grow as well as the population of seniors increase. He said the age of people speaking against this appear to be younger than those with gray hair. He said he may be the only person speaking for the gray-haired group. He said they would like to stay in Dublin and the only way they can do that is if they have these kinds of facilities.

Eileen Martin, 5509 Villas Drive, Dublin, 43017, said she wanted to speak on behalf of the seniors in the community. She said she believes she is the oldest person in attendance but having a retirement community in Dublin is definitely needed. She said she moved here five years ago because she had to downsize and had children who lived here. She said most people her age, when widowed or with a spouse but is up in years, that is where you go, particularly if there are grandkids. She said you want to be close to them so they can visit you. She said she had considered Erikson when it was time for her to move but they were in Hilliard, and then the recession hit. She said she took a condominium because there was nothing else available. She asked that this proposal be considered. She said to the young folks, this may be someplace they will want to go in 30 years so they do not have to leave the community.

Jeffrey Smith, who spoke earlier, said he did not get a sense from anyone from the Post Preserve/Park Place that they do not want a retirement community there. However, he said they are looking for restrictions on the development to ensure that the older people have access to that community. He clarified that this land is not owned by Dublin but rather Jerome Township to ask Dublin to annex this land. He said if that does not happen, because we are not pragmatic about this, we could end up with something far worse. He said there are certain issues that need to be addressed like the three-story building, density, and rent vs owned.

The Chair closed the public portion of the meeting.

Amy Salay said the presentation by the developer was compelling in terms of the need for empty-nester housing as well as the apartments and assisted living. She said there is a lot of work to be done between the developers and the neighbors. She stated there is no way she could support this application in its present form. She indicated she assumed this was a 55 and older community and asked why that is not a part of it by placing restrictions on it. She said character based planning is important – creating a sense of place. She said the seniors and the current single-family neighbors will need to be well integrated so they can feel like this will be an enhancement to their community and not a detriment.

Ms. Salay said she was looking at the entryways and improvements need to be made. She said this neighborhood is losing their very attractive front door, essentially, because of the ODOT restrictions. She said the City made concrete expectations for the entrance. She said traffic calming is also important.

Ms. Salay asked if there is a way to reduce the height of the St. Therese portion, possibly spreading it out and taking away some from the apartment portion as this is very jarring for the neighbors that back up to it. She indicated she is generally ok with the architecture with the primary materials being brick and stone. She said she likes the idea of the connection with the atrium.

Ms. Salay said the apartments are not conducive to people living together as the way they are structured, turning their backs on each other. She said she would prefer to see where folks can be interactive and front porches are important. She said there is a lot of time between 55 and 80. She said there is no central park and asked where people are supposed to gather. She suggested moving this across the street and adding a mixed-use environment as opposed to big-box retail that is offensive.

Bob Miller said he is in agreement with Ms. Salay as the analytics are solid. He said this is really good land use. He indicated he was uncertain that single-family homes on a five-lane road would be appropriate. He looks at this as a buffer and could be an enhancement for the existing subdivisions. He suggested that the Schottenstein folks go the condominium route to solve the big problem with the neighbors or the 55-year old designation is worthwhile. He said he struggled with the height proposed as he views this as a gateway project. He indicated from the Hyland-Croy side, a lot could be done to make this property pop for people entering from the SR161/US 33 interchange. On the other hand, he said he is sympathetic or empathetic with the residents. He said he does not have a northern elevation so he is not certain what he is looking at. He said he appreciates the protection of the stream but would like to see a little more diversity in terms of how the empty-nester housing is aligned to create that connectivity. He understands this is not easy to do on this very thin piece of land but would like to see more connectivity, which would be appreciated by the neighborhood as well. He said he would like to see pictures of the existing properties at the Villas at St. Therese as they are 15 years old.

Cathy De Rosa said she agreed with her two colleagues that if it is going to be a retirement community, it should be designated as such. She said she does not see evidence that a person that starts in one end would actually move to the other end, speaking from her personal experience and the resident that stated they would want to stay near their children/grandchildren. She said the Villas at St. Therese appear to be one or two-stories on the website but the applicant confirmed they are three stories. She asked if consideration could be made for the height. She said she is concerned that if it is going to be a 55-year old designation if there would be some mobility. She said there is a need for this but for active seniors. She said this is an opportunity for families to be next to seniors and this needs to be figured out as a community but there is a lot of work to be done for this one to fit that bill. She said this works on this piece of property but there is a ways to go with the application.

Chris Brown said he is supportive of the retirement community overall. He said three separate neighborhoods should be designed: the Villas; the new entry to Post Preserve/Park Place; and then the northern section. He said it is crucial that the new entry to Post Preserve respects the community nature of Post Preserve as a whole. He said he agrees with Ms. Salay's comment that the units tend to turn their backs to each other; he likes a front porch presence if appealing to empty-nesters. He said he looked at Friendship Village, Villas at St. Therese, and First Community Village, which are all very low impact on the areas with very little traffic and few people walking about. However, he said there should be the opportunity to walk about as Ms. De Rosa just said; there is still a lot of vitality in these seniors. He noted there is no interconnectivity other than that bike path along Hyland-Croy Road and the community within needs to be engaged. He said the stream green space was respected but it disconnects the central portion to the north section. He said he understands we do not control Hyland-Croy Road but by living in a community east of Dublin Road, taking a left in the morning is brutal. He asked if there may be a roundabout opportunity, how to get people actually turning south on Hyland-Croy Road with 292 homes

in that community plus this particular community. He said the height on the north, west, and south portions do not terribly bother him but the part that engages Post Preserve are really looming over those properties and needs to be addressed. He said the eastern wing has the most impact. He stated anything this high of density has to be designated as 55 plus and could not support something that did not have that definition. He said everything we have learned through current market trends through what we are doing with the Bridge Street District and everything else, it does not bother him tremendously if they are rentals vs condominiums; he said there is incentive to keep standards up if there is one singular owner as opposed to elderly people that are wearing down and might not maintain the property as well.

Steve Stidhem said he agrees with almost everything that was said here. He said he appreciates the neighbors coming in and voicing their opinions. He indicated he is frustrated with the lack of leadership it seems in this neighborhood but that is another topic. He said it is way too dense, there is no community space, and the entrance to the neighborhood was not accommodated given the upcoming closure of Post Preserve. He said he visited the St. Therese AL website, which looked like a two-story building so he needs to physically visit the Villas. He said he hopes the community is maintained better than the website.

Victoria Newell said many of her comments mirror Mr. Brown's comments. She said she is not in favor of the three-story assisted living area next to the residents and suggested stair-stepping those elevations. She stated the overall land use is appropriate. She indicated the residents could end up with something substantially far worse so she hopes for willingness within this community to work with applicants that are considering developing this property. She said if it is developed within Jerome Township and outside Dublin's borders, the residents will have no control. She said with the closures, the residents are going to feel like they are driving through an apartment complex per the current layout. She said this really needs to be addressed better. She said the site is broken into three parts and maybe there could be a variety in the units for the center section to make this feel more like a community. She said the entry structure described, which houses the trash compactor kind of looks like a gatehouse and reminded the applicants this will be the first thing seen when arriving to this site and better served someplace else. She would like to see the SPCZ expanded upon. She noted a presentation was made very compassionately for senior citizen housing and yet there does not seem to be a limitation to restrict it to that. She asked the applicant is they were or were not going to place that age targeted restriction on this.

Mr. Hunter said the short answer is they had not contemplated doing that and it is not their intention to do that. He said they could go back and study it. He said sometimes you get unintended consequences when doing that such as restricting highly educated people in the age bracket of 45 – 53.

Mr. Schottenstein added the example of a person having a child in their 30's when the spouse passes away, in between creating a life for themselves, they have to come back and live with their 55 – 60 year old parent, they would not have the opportunity to be in here even for a short period of time.

Ms. Newell said there have been recent proposals in front of the Commission that were for elderly housing and could approach the limitations tonight's developer is looking at. She encouraged the applicant to research this further.

Mr. Hunter asked for clarity.

Ms. Newell said recent applicants were willing to put those restrictions upon those age limitations. She indicated there have been some conversations about a child that moves back home with you for a period of time so she thinks there are entities that are able to address that. She suggested there is something the applicant tonight could do in that instance.

Mr. Hunter said he would explore that before returning.

Mr. Stidhem inquired about a barrier or fencing between this and the housing on the behalf of the residents. Mr. Hunter responded there are no plans for a fence.

Mr. Schottenstein said the entry feature has not been designed yet and promised to work with the neighbors. He said they are considering a community garden, also where the residents can plant their own vegetables on individual plots.

For another resident, Mr. Stidhem asked what stage is this designed because it appears to have been presented to the residents as a final design and it is clearly not the case.

Mr. Hunter confirmed this is a Concept Plan.

Mr. Brown said the Commission is representing the residents but at the same time, it is an opportunity to create a nice buffer between you and what Hyland-Croy Road is going to be. He encouraged the residents to keep an open mind and work with the developers. He encouraged the developers to work with the residents particularly on the entrance and what it means to their neighborhood; it is not just their backyard, this is the entry because of the situation with ODOT.

Ms. Salay encouraged the developers to be sensitive to the neighbors considering your own home and what you would want to live next to.

The Chair called for a five minute recess.

**3. Ballantrae Woods Cosgray Road  
15-004Z/PDP/PP Rezoning/Preliminary Development Plan/Preliminary Plat**

~~The Chair, Ms. Newell, said the following application is a request for review and recommendation of approval to City Council for a rezoning to a Planned Unit Development District for a single-family residential development on a 49-acre site, east of Cosgray Road and north of the Conrail railroad tracks. She said this is also a request for review and recommendation of approval to City Council for a Preliminary Plat for the lots, reserves, and rights-of-way.~~

~~Devayani Puranik presented the site and said this development has been reviewed several times. She noted a Cosgray Rings Road connector is proposed along eastern property line - Churchman Road. She said east of Churchman Road is the Links at Ballantrae, a multi-family development and further east is the Woodlands at Ballantrae. She said parcels along southwest corner of the property are within Washington Township in the Village of Amlin, which is outside of the Dublin corporate boundary. She described the character of this area as village residential with limited commercial activity along Rings Road where a pizza shop is located. She said the existing tree cover is present within the northern section and mature tree rows are present along the railroad tracks.~~

~~Ms. Puranik stated this case was presented informally to the PZC on September 18, 2014. She said the Concept Plan was presented on April 2, 2015. She said today's stage is the first formal stage to establish a Planned Unit Development. She said depending on the Commission action this evening, it could move forward to City Council for final approval.~~

~~Ms. Puranik explained there are two zoning classifications for this site. She said the northern portion of the property is zoned PLR-Planned Low Density Residential and the southern portion of the site is zoned R-Rural.~~

~~Ms. Puranik presented the Future Land Use/Southwest Area Plan maps. She said the Community Plan recommends "Mixed residential- Medium Density" for this site, which is meant for walkable, pedestrian~~