



City of Dublin

**Office of the City Manager**

5555 Perimeter Drive • 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:** March 2, 2021  
**Initiated** Jennifer M. Rauch, AICP, Planning Director  
**By:** Zachary C. Hounshell, Planner I  
**Re:** Amended Ord. 02-21  
Rezoning approximately 11.37 acres from R, Rural district to PUD, Planned Unit Development district for development of 30 single-family lots with 2.62 acres of open space, located at the southeast corner of the intersection of Shier Rings and Cosgray Roads the provisions of Zoning Code Section 153.050 (Case #20-092Z/PDP).

## Summary

Ordinance 02-21 is a request for review and approval of a rezoning from R, Rural District, to PUD, Planned Unit Development District, for 11.37 acres located in Franklin County to allow for the future development of 30 single-family homes with 2.62 acres of open space.

## Updates

At the first reading of Ordinance 02-21 on February 8, 2021, City Council members raised several items including: open space maintenance responsibilities and costs, foundation materials, rear egress stair and patio details, air conditioner locations, fence requirements, and garage door percentages. In response to the questions and concerns, the applicant has updated the development text and provided additional supporting documentation for City Council's consideration. The Open Space and Architectural Requirements sections of the development text have been updated, as detailed below:

- Section C(8) is updated to require a cost sharing agreement between the HOA and City Engineer, to be determined with the Final Development Plan, for the long term care and maintenance of the two stormwater management basins (Page 3). Additionally, the applicant has provided anticipated HOA fees estimating the maintenance costs for care of reserves (A-C) and the two stormwater basins.
- Section G(3) to require stone-clad foundations (Page 5), weatherproof composite board materials for rear door landings (Page 6), rear yard air conditioner locations for lots 23-30 (Page 6), and patios be constructed by the developer for lots 23-30 (Page 6). Fence provisions have been removed from the development text.
- Section G(3)(e) is updated to clarify the calculation of garage openings, stating that the opening widths of garage doors (excluding any posts or areas between the garage doors) may occupy no more than 48 percent of the front elevation, or alternatively 64 percent of the front elevation when including the posts and all areas around the garage doors (Page 6). Additionally, Exhibit L0.05 has been provided to graphically depict the

garage opening calculation for each proposed front elevation.

- Exhibit L2.00 has also been provided to display permissible patio areas for each lot within the development. The exhibit is required to be presented to each home purchaser to clearly identify parameters of rear yard patio areas per Section G(3)(i)(3) (Page 6).

## **Background**

The Planning and Zoning Commission reviewed an application for a Rezoning/Preliminary Development Plan and made a recommendation of approval with conditions to City Council on December 10, 2020 finding the proposal meets the review criteria. This application was reviewed in conjunction with the Preliminary Plat for which the Commission also recommended approval. Prior to this review, the Commission reviewed and provided non-binding feedback on an Informal Review of this application on September 17, 2020. The initial proposal included 34 single-family lots with 2.25 acres of open space. At the Informal Review, Commission members expressed concerns regarding the lack of usable open space on the site, and requested that the density of the development be decreased. The applicant addressed the comments with the Rezoning/Preliminary Development Plan application.

## **Community Plan**

### *Future Land Use & Density*

The Future Land Use Map in the Community Plan designates the site as a Mixed Residential Low Density (2-3 dwelling units per acre). This designation is intended to allow for a mix of housing options and a transition from existing single-family neighborhoods. Larger sites are expected to incorporate a mix of housing types and are to be designed to look, feel and function as a cohesive neighborhood. Smaller sites, such as the site under consideration, may include a single housing type, appropriately scaled to the surrounding development context, and consistent with Special Area Plan recommendations, where applicable. The site is not contemplated under any Special Area Plan.

In accordance with the Community Plan recommendation, a density of 2.63 dwellings per acre is proposed with the development. The proposed density provides a transition from Ballantrae – Subarea E (2.09 dwellings per acre) to the West Innovation District.

### *Thoroughfare Plan*

Adjacent to the site, Shier Rings Road and Cosgray Road are designated as Collector Streets. Collector streets provide both access to property and traffic circulation within residential neighborhoods and commercial or industrial areas. Shier Rings Road, from Cosgray Road to Eiterman Road, is two lanes with a 50-foot right-of-way. The Thoroughfare Plan calls for improvements to the right-of-way by extending the width of the right-of-way from 50 feet to 60 feet. Cosgray Road, from Tuttle Crossing Boulevard to Shier Rings Road, is two lanes and has a 60-foot right-of-way. The Thoroughfare Plan calls for improvements to the right-of-way by potentially expanding to three lanes, and extending the width of the right-of-way from 60 feet to 70 feet.

The proposed development provides additional right-of-way to expand the width of Shier Rings Road to the north to accompany a westbound left turn lane into the site.

## Overview

### *Site*

The 11.37-acre site has approximately 580 feet of frontage along Cosgray Road and 450 feet of frontage along Shier Rings Road. The site is comprised of one 6.77 acres parcel plus two partial parcels totaling 4.60 acres. Presently, the western portion of the site is used for agriculture and contains minimal natural features. The eastern portion of the site contains a tree stand. The site borders the Ballentrae Subdivision – Subarea E to the south and east.

### *Preliminary Development Plan*

The development is comprised of 30 single-family lots, 2.62 acres of open space, and three new public streets. The proposed development provides a variety of lot sizes, ranging from 0.16-acre to 0.52-acre. All lots will be internally oriented towards the new public streets.

The single access into the site is from Shier Rings Road onto Lockroy Drive accessing two public streets terminating in cul-de-sacs. All proposed streets are public. The street names proposed have been approved by the City, following the Planning and Zoning Commission meeting in December.

2.62 acres of open space are provided across reserves (A-C). Reserves A and C will each contain a stormwater management basin.

## Details

### *Uses*

The development text permits single-family residential with one principal structure per lot. Model homes and sales offices are permitted in accordance with the Zoning Code.

### *Lot Requirements*

Development Standard	Requirement
Minimum Lot Width	64 feet
Front Setback	20 feet
Side Yard Setback	Lots 1-15: 6-foot minimum per side with a minimum 14-foot separation between structures.
	Lots 16-30: 6-foot minimum per side with a minimum 16-foot separation between structures.
Rear Yard Setback	Lots 1-5: 45 feet
	Lots 6-22: 30 feet
	Lots 23-30: 20 feet (Patios may encroach 10 feet into rear setback)
Lot Coverage	60%

### *Architecture and Building Materials*

The development text permits single-family homes at a maximum of 35 feet in height, per Zoning Code requirements. The development text permits a variety of primary materials and trim materials. Primary materials include: stone, manufactured stone, wood, stucco, cementitious siding, or any combination of the choices; and trim materials include: cementitious board wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement

products. Permitted roof materials are dimensional asphalt shingles, wood shingles, slate shingles, copper, standing seam metal, and/or tile. The development text requires homes with chimneys be clad with stone or manufactured stone. The proposed garages will be designed with a decorative carriage style. The opening widths of the garage doors (excluding any posts or areas between the garage doors) will occupy no more than 48 percent of the front elevation, or alternatively 64 percent of the front elevation when including the posts and all areas around the garage doors, as defined in the updated development text.

The development text was updated to include requirements of stone-clad foundations for all homes, and weatherproof composite board materials for rear door landings. Air conditioner units will be located to the rear of homes on lots 23-30. Additionally, lots 23-30 will have preprogrammed patios to the rear of the home with the construction of each home. The developer will not preprogram patios for lots 1-22, but will present each home purchaser an exhibit locating the parameters of rear yard patio area for each lot. Fencing is subject to the requirements of the zoning code.

#### *Open Space and Landscaping*

Three reserves of open space are proposed to be established. Details are as follows:

Reserve	Description	Acres	Ownership	Maintenance
A	Intersection of Shier Rings Road and Cosgray Road may include pond, gazebo, shelter, paths, and entry feature.	1.48	City of Dublin	HOA*
B	East of the entry drive for entry feature (passive area).	0.28	City of Dublin	HOA
C	Southeast corner of development may include pond and benches (passive area).	0.86	City of Dublin	HOA*

\*Maintenance of the Stormwater Management basins in Reserves A & C will be the responsibility of the City of Dublin, with a cost-sharing agreement between the City of Dublin and the HOA for the maintenance and care of the basins.

#### *Transportation Analysis*

The applicant submitted a Traffic Impact Study (TIS) as required for a rezoning application. The study provides analysis of the anticipated traffic generated by the proposed development and models the traffic on the existing roadways. The TIS analyzed the Shier Rings Road & Cosgray Road, Shier Rings Road & Eiterman Road, and Shier Rings Road & Site Access Point intersections. The TIS also incorporates the future Shier Rings Road realignment project (University Boulevard) into the analysis.

As identified in the TIS, the proposal includes the construction of a westbound left turn lane on Shier Rings Road to serve the development. This left turn lane will be constructed at the same time as the local street construction for the development. The TIS has been accepted by the City of Dublin Engineering Division. The applicant continues to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane, and has identify the appropriate conveyance mechanism for necessary right-of-way to the City.

#### *Stormwater Management and Utilities*

The proposal is required to meet City of Dublin Chapter 53 Stormwater Management and Stream Protection Code by constructing multiple stormwater management retention basins,



storm sewer pipes, and associated structures. The applicant has located and sized these facilities based on a stormwater management report that analyzed the existing and anticipated drainage and provided calculations for the sizing of the retention basins and storm sewer pipes.

### **Recommendation of the Planning and Zoning Commission**

At the December 10, 2020 meeting, the Planning and Zoning Commission recommended approval with the following conditions. The applicant has addressed conditions 1, 6, 7, 9, and 10. The remainder of the conditions will be addressed at the time of final development plan.

#### Staff Rezoning/Preliminary Development Plan Conditions:

- 1) That the applicant continues to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal;
- 2) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 3) That the applicant continues to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal;
- 4) That the applicant work with Staff to correct inconsistencies in the tree survey and development plan prior to final development plan submittal;
- 5) That the applicant should continue to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer;
- 6) The applicant should revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan;
- 7) The applicant maintain lot 18 until the lot is sold for development;
- 8) That the applicant provide open space amenities in accordance to the Commission comments with the final development plan;
- 9) The text be revised to eliminate asphalt drives; and,
- 10) The applicant change the fencing height from 6 feet to 4 feet and provide a consistent fence detail with the FDP.

### **City Council Recommendation**

Recommendation of approval of Ordinance 02-21 at the second reading/public hearing on March 8, 2021.

RECORD OF ORDINANCES

BARRETT BROTHERS - DAYTON, OHIO

Form 6220S

Ordinance No. 02-21

Passed \_\_\_\_\_, \_\_\_\_\_

**REZONING APPROXIMATELY 11.37 ACRES FROM R, RURAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR DEVELOPMENT OF 30 SINGLE-FAMILY LOTS WITH 2.62 ACRES OF OPEN SPACE, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SHIER RINGS AND COSGRAY ROADS UNDER THE PROVISIONS OF ZONING CODE SECTION 153.050 (CASE #20-092Z/PDP).**

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

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

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

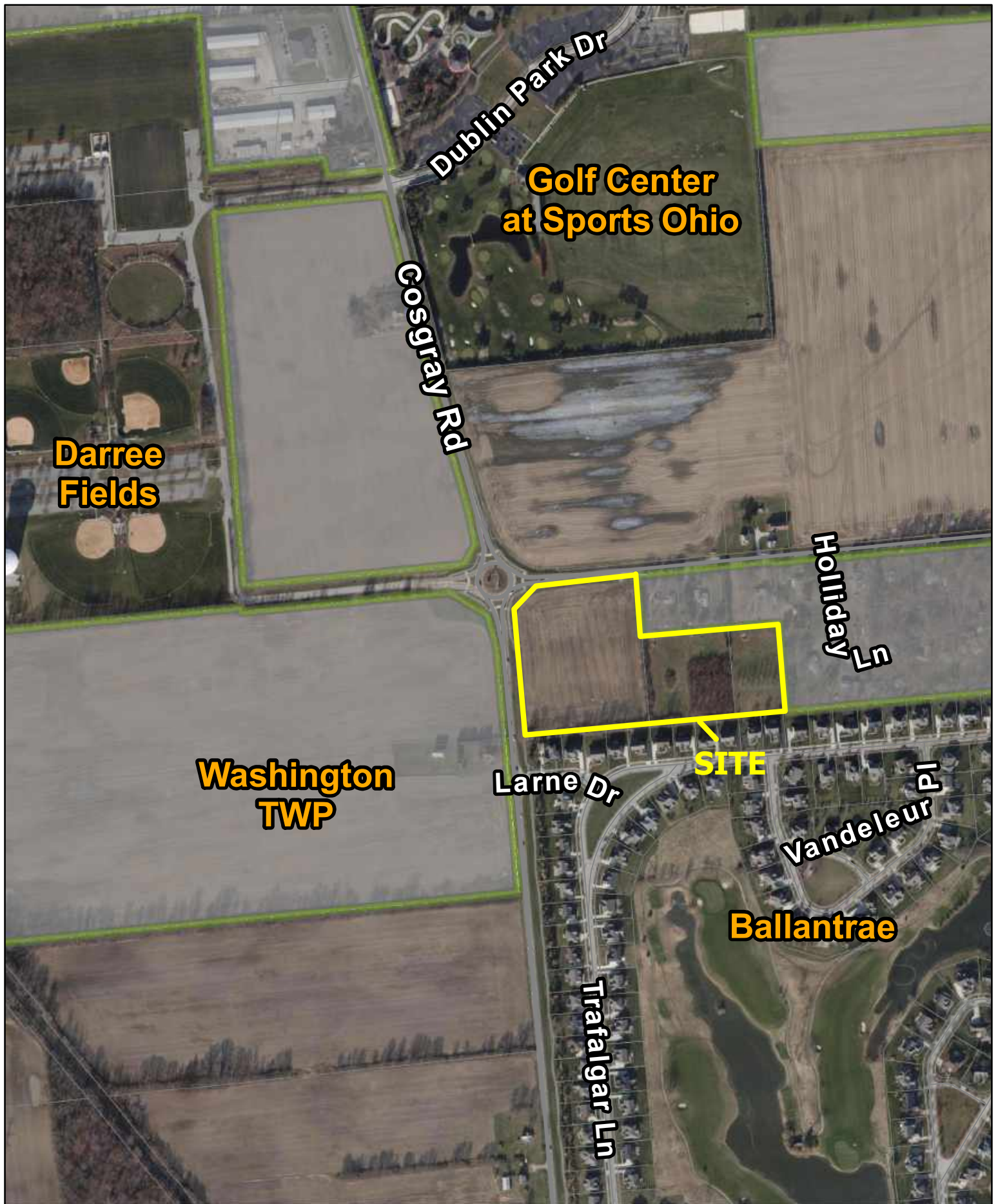
Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor - Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council



20-092Z-PDP  
Rezoning/Preliminary Development Plan  
Ayreshire Farms  
PID: 272-000166

0 230 460  
Feet





By for Date 8/22/19

PROPOSED ANNEXATION  
OF 11± ACRES  
FROM WASHINGTON TOWNSHIP  
TO THE CITY OF DUBLIN

RECEIVED

AUG 28 2019

Franklin County Engineer  
Cornell R. Robertson, P.E., P.S.

Situated in the State of Ohio, County of Franklin, Township of Washington, and being all of a 6.808 acre tract conveyed to MC Shier Rings LLC, by deed of record in Instrument Number 201808140109233, all of a 2.878 acre tract conveyed to MC Shier Rings LLC, by deed of record in Instrument Number 201907090083345, and all of a 1.700 acre tract conveyed to MC Shier Rings LLC, by deed of record in Instrument Number 201907090083346, all being in Parcel No. 272-000166, being bounded and more particularly described as follows:

Beginning, at the southeasterly corner of the City of Dublin corporation line, established by Ordinance Number 12-13 and recorded in Instrument Number 201305160081017, on the northerly City of Dublin corporation line, established by Ordinance Number 27-00 and recorded in Instrument Number 200004270082022, and being the southwesterly corner of said 6.808 acre tract, and the southeasterly corner of a 1.192 acre tract conveyed to the City of Dublin, by deed of record in Instrument Number 201207160101496, and on the northerly line of Ballantrae Section 8, Part 1, as shown and delineated in Plat Book 109, Page 46, and being the easterly line of Cosgray Road (width varies);

Thence with the following two (2) angles and distances, along the lines common to said existing City of Dublin corporation line (Ord. No. 12-13), and the lines common to said 6.808 acre and 1.192 acre tracts, and the easterly line of said Cosgray Road:

- 1) Northerly, a distance of approximately 505 feet, to a point;
- 2) Northerly, a distance of approximately 135 feet, to a point, on the southerly line of said existing City of Dublin corporation line (Ord. No. 12-13), on the northerly line of said 6.808 acre tract, the southerly line of said 1.192 acre tract and the southerly line of Shier Rings Road (50 feet wide);

Thence with the following two (2) angles and distances, along the lines common to said existing City of Dublin corporation line (Ord. No. 12-13), and the lines common to said 6.808 acre and 1.192 acre tracts, and the southerly line of said Shier Rings Road:

- 1) Easterly, a distance of approximately 128 feet, to a point;
- 2) Easterly, a distance of approximately 274 feet, to a point, at the easterly common corner of said 6.808 acre and 1.192 acre tracts, the southwesterly corner of a 0.093 acre tract conveyed to the City of Dublin, by deed of record in Instrument Number 201206110082412, and the westerly line of an original 1.00 acre tract conveyed to Jason R. Huffman, by deed of record in Instrument Number 199802270044542;

Thence Southerly, a distance of approximately 243 feet, along the line common to said 6.808 acre tract and said 1.00 acre tract, to a point, at the southwesterly corner of said 1.00 acre tract, and the northwesterly corner of said 4.033 acre tract;

Thence Easterly, a distance of approximately 558 feet, along the northerly line of said 2.878 acre and said 1.700 acre tracts, and along the southerly line of said 1.00 acre tract, and along the southerly residual lines of an original 4.033 acre tract conveyed to Ima Moore, by deed of record in Instrument Number 199811200299909, and an original 3.000 acre tract conveyed to Beatrice L. Brogan, by deed of record in Instrument Number 200802260028751, to a point at the northeasterly corner of said 1.700 acre tract, and on the westerly line of Oak-Shier Estates, as shown and delineated in Plat Book 45, Page 120;

Thence Southerly, a distance of approximately 359 feet, along the line common to said 1.700 acre tract and said Oak-Shier, to a point, on the said existing northerly City of Dublin corporation line (Ord. No. 27-00), the southeasterly corner of said 1.700 acre tract, and on the northerly line of Ballantrae Section 7, as shown and delineated in Plat Book 106, Page 16;

Thence Westerly, a distance of approximately 1060 feet, along the said existing northerly City of Dublin corporation line (Ord. No. 27-00), the southerly lines of said 1.700 acre, 2.878 acre and 6.808 acre tracts, and the northerly line of said Ballantrae Section 7 and said Ballantrae Section 8, Part 1, to the Point of Beginning, containing approximately 11 acres, more or less.

The total perimeter of Annexation is 3262 feet, of which 2101 feet is contiguous with the City of Dublin, giving 64.4 percent perimeter contiguity.

The above description was prepared from record information, and is for annexation purposes only. A field survey is not required for annexation purposes.



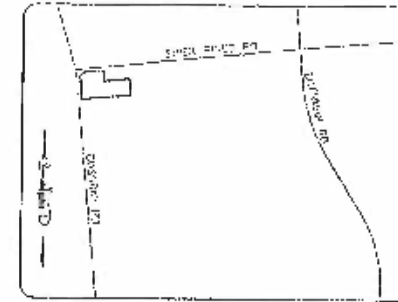
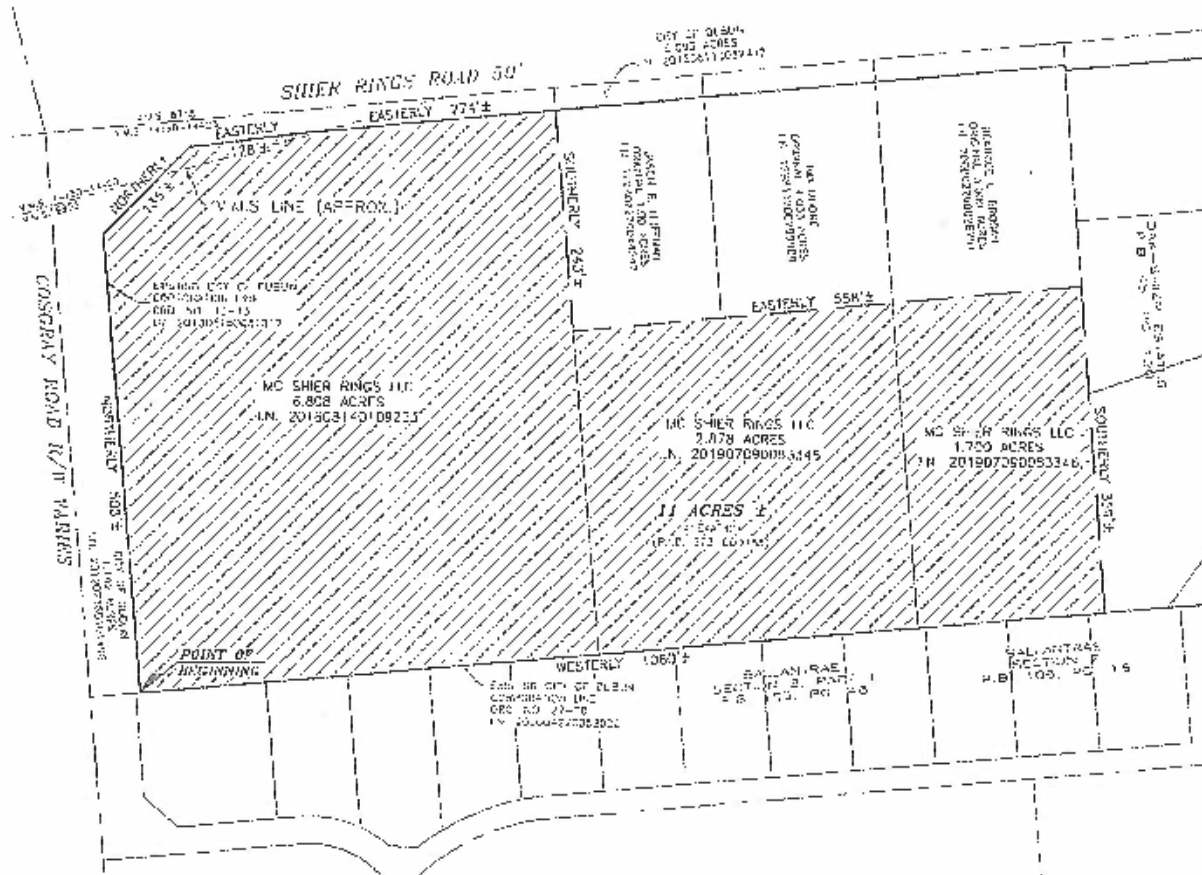
LANDMARK SURVEY GROUP, INC.

Scott D. Grundei  
Scott D. Grundei, P.S.

Registered Surveyor No. 8047

Date 8/22/19

PROPOSED ANNEXATION OF  
11± ACRES  
FROM TOWNSHIP OF WASHINGTON  
TO THE CITY OF DUBLIN  
VIRGINIA MILITARY SURVEY  
NUMBERS 6861 AND 14150-14400  
TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN  
STATE OF OHIO



LEGEND

EXISTING CITY OF DUBLIN

CONTRIBUTION LINE

PROPOSED CITY OF DUBLIN

CONTRIBUTION LINE

AREA TO BE ANNEXED

TOTAL PERIMETER OF ANNEXATION IS  
3362 FT. OF WHICH 1704 FT. IS  
CONSIDERED WITH TOWN OF DUBLIN  
2658 FT. BEING PERIMETER  
TOWNSHIP.

NOTE:

THIS SURVEY WAS PREPARED FROM RECORD INFORMATION AND FIELD  
ADJUSTMENT SURVEYS ONLY.

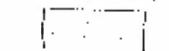
*Scott D. Brundage* 9/24/19  
SCOTT D. BRUNDAGE, P.E.  
REGISTERED SURVEYOR NO. 2617

**US LANDMARK SURVEY**  
**GMI GROUP, INCORPORATED**

200 WEST 11TH AVENUE, COVINGTON, OHIO 43001  
PHONE (614) 459-1000 FAX (614) 459-1000

THIS FILE NO. 237001  
DATE 9/24/19

RECEIVED



THIS SURVEY WAS PREPARED  
FOR THE CITY OF DUBLIN, OHIO

ANNEXATION  
PLAN OF SUBDIVISION  
IN CLEVELAND  
COUNTY, OHIO, BY THE  
FRANKLIN COUNTY ENGINEERS

By *Scott D. Brundage* Date *9/24/19*

JEFFREY L. BROWN  
GLEN A. DUGGER  
JACKSON B. REYNOLDS, III

**SMITH & HALE LLC**  
ATTORNEYS AND COUNSELORS AT LAW  
37 WEST BROAD STREET  
COLUMBUS, OHIO 43215-4199  
www.smithandhale.com

HARRISON W. SMITH, JR.  
1926-2009  
BEN W. HALE, JR.  
1944-2018

614/221-4255

February 19, 2021

The City of Dublin City Council  
5200 Emerald Parkway  
Dublin, OH 43017

RE: Ayrshire Farms Text Amendments – Ordinance 02-21

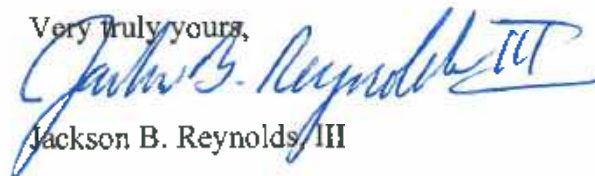
Dear City Council Members:

In response to comments and discussions at your February 8, 2021 Public Hearing on the Introduction/First Reading of the rezoning of approximately 11.37 acres from R, Rural District to PUD Planned Unit Development District the following amendments have been made to the text:

- Patios and egress stairs details have been added in Section G(3)(i).
- Garage door opening width have been further defined in Section G(3)(e) and the Exhibit L0.05 has been added to the materials.
- Fencing has been removed from the text.
- Air Conditioner Unit locations have been provided for lots 23 – 30 in Section G(j).
- Pond Maintenance language has been added to Section C(8).
- Exterior foundation materials have been added to Section G(e).
- Maintenance costs for ponds and landscaping have been submitted separately for illustrative purposes to show estimated costs to be assessed to each of the 30 homeowners located within the subdivision.

We look forward to providing you with this information at your March 8, 2021 City Council meeting and to answer any additional questions you may have concerning our rezoning request.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct  
mcshier-rings.ltr (nct)  
2/19/21 S:Docs

## I. OVERALL DEVELOPMENT STANDARDS

This development shall be in accordance with Dublin Code at the time of development unless noted otherwise in the overall development standards or subarea standards. Where conflicts occur between the Dublin Code and the Development Standards, the Development Standards shall be applied over the Code.

The following standards shall be applicable to subareas as noted.

**A. Density:** Total site gross density shall not exceed 3 dwelling units per acre (2.63 du/ac) based on 11.37± acres for a total of 30 dwelling units.

**B. Property Perimeter Setbacks:** Shared use paths and/or sidewalks may be located within the perimeter setback.

1. North Property Line – 20' building setback.
2. Shier Rings – 45' building and pavement setback.
3. West Property Line (Cosgray Road) – 45' building and pavement setback.
4. South Property Line – 20' building setback.
5. East Property Line – 20' building setback.

### C. Open Space:

1. Open space shall be provided, owned & maintained as follows:

Reserve	Acres	Ownership	Maintained By
A	1.48	City of Dublin	HOA
B	0.28	City of Dublin	HOA
C	0.86	City of Dublin	HOA

HOA = Homeowners Association

2. Summary of Reserve Maintenance Acreage:

Homeowner's Owners Association 2.62± acres

3. Cosgray Road/Shier Rings Road Open Space (Reserve A):

- a. Within the setback along Cosgray/Shier Rings Road a landscape buffer extending along the rear (approximately 25') of Lots 1 thru 5 along the Cosgray Road frontage. Existing healthy trees shall be incorporated into the buffer where feasible, subject to staff approval.

- b. A landscape buffer adjacent to Cosgray Road shall be installed during the first phase of development. The buffer design will mimic the Ballantrae buffer along Cosgray Road and will contain a mixture of deciduous and evergreen trees and shrubs, along with ornamental grasses and/or perennial plantings. Landscaping shall be placed on an undulating mound and all elements of the landscape buffer shall be arranged in a manner that not only provides a visual buffer (minimum 6' height) for residents but compliments the visual experience along Cosgray Road. The final design shall be approved with the Final Development Plan.
  - c. An 8-foot shared use path connection is provided along Cosgray Road and shall be extended easterly along the Shier Rings Road frontage as generally shown on the Preliminary Development Plan. This shared use path shall extend and connect with the existing 8-foot shared use path located along Cosgray Road as well as with a link thru Reserve A to provide direct access to the subdivision.
  - d. A landscape plan for the buffer and shared use path alignment will be finalized at the time of Final Development Plan and will be patterned on the existing buffer found south of the site along the Ballantrae subdivision frontage along Cosgray Road.
4. Entry Feature - Reserve A & B
- a. An entry feature is permitted at the entry point designated in the PDP with final design, location and landscape to be submitted for approval at time of Final Development Plan. The Conceptual Landscape Plan provides an entry feature location and conceptual imagery.
  - b. Entry feature may be located within the setbacks but shall not prohibit clear sight distance, interfere with utilities, or cause safety concerns. An 8-foot setback from the right-of-way is required.
  - c. Entry feature may include fences, posts, columns, walls, trellises, gazebos, signs, and/or landscaping.
  - d. Entry feature signage, unless otherwise set forth herein or approved as a part of a final development plan for this subarea, shall comply with the City of Dublin Signage Code, Sections 153.150 through 153.164.
  - e. The entry feature design and open space frontage along Shier Rings shall be landscaped in a manner reflective of the character of the adjacent Ballantrae development.
  - f. Detailed landscape plans for the entry feature open space will be finalized at time of Final Development Plan.
5. Reserve A – A green space of approximately 1.48 acres shall be provided in Subarea A and shown on the Preliminary Development Plan. This open may include a retention pond, gazebo or 4-post shelter, path, entry feature and will be landscaped for active use.
6. Reserve B - A green space of approximately 0.28 acres shall be provided in Subarea B as shown on the Preliminary Development Plan. This green may include an entry feature and be landscaped for primarily passive use.



7. Reserve C – A green space of approximately 0.86 acres shall be provided in Subarea C and shown on the Preliminary Development Plan. This open space shall have a retention pond, benches and be landscaped for passive use.
8. To be agreed upon between the Home Owners Association and the City Engineer a Cost Sharing Agreement for the costs of care and maintenance of the two (2) storm water ponds.

**D. Residents Association:**

1. Applicant will establish a forced and funded Home Owners Association responsible for maintenance of Reserves A, B & C.
2. Unless otherwise provided by Ohio law, control of the Home Owner Association will be turned over to the residents when determined by the developer. Until such time, the developer will pay dues and fees on the property owned by it and subsidize budget shortfalls. All budgets will include line items for maintaining improvements and the owners' association budget shall include a reserve for repairing and replacing all private drives.

**E. Tree Replacement:**

1. A detailed tree replacement plan shall be provided at time of Final Development Plan.
2. With the exception of required street tree plantings and landscape requirements for single family lots, all other deciduous and evergreen tree plantings may be counted toward tree replacement.

**F. Tree Protection:**

1. The dimension for the critical root protection zones and fence details to protect existing trees during construction shall be subject to the approval of the city Zoning Inspector.

**G. Tree & Landscaping Buffer:**

1. No building, structure, patio, recreational or athletic facility or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as "Tree & Landscaping Buffer", nor shall any work be performed thereon which would damage any of the trees therein; provided, however, that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy trees removed shall be replaced per Dublin City Code. Otherwise, no trees may be removed from the zone, except for the removal of dead, diseased, decayed, or noxious trees or as may be required for conservation or aesthetic purposes or in keeping with good forest management practices. Nothing may be planted in the zone except vegetation and trees native to the area provided that nothing herein shall prohibit planting non-native turfgrasses throughout said zone. Protected trees shall be replaced per Dublin City Code.

**II. DEVELOPMENT STANDARDS**

The site is comprised of approximately 11.37 acres of single family homes located at the intersection of Cosgray Road and Shier Rings Road.

**A. Permitted Uses:**

1. Single Family Residential, one principle structure per lot, open space.  
Model homes and sale offices shall be permitted in accordance with Dublin Code requirements.

**B. Density:** A maximum of 30 residential lots.

**C. Setbacks:**

1. The front yard building setback shall be 20' from the right of way and shall not be required to be staggered.
2. Corner lots shall have a 20' front yard building setback from both rights of way.
3. The side yard building setback shall be a 6' per side with a minimum 14' separation between principal structures for Lots 1 - 15 and 6' setback with a minimum of 16' separation between principal structures for lots 16 - 30.
4. The rear yard building setback shall be 45' for lots 1 - 5 and 20' for lots 23 - 30 and for lots 6 - 22 it shall be 30' and at grade patios may be permitted to encroach a maximum of 10' for lots 23 to 30 into the required rear yard provided no walls greater than 36 inches are incorporated into the patio design.
5. A temporary easement will be created for lot 18 and that temporary easement will be in place until released which occurs upon the sale of the abutting house (7055 Shier Rings Road), abandonment of the existing leach field, or the tie into the central sewer service then the lot will be used and developed as a home lot. The developer shall be responsible for the maintenance of the lot until sold for development.

**D. Lot Width:** Minimum 64' at the road right of way line. Varied lot widths shall not be required.

**E. Lot Coverage:** Maximum lot coverage shall be 60% including the principal structure, accessory structures, and all impervious surfaces.

**F. Traffic, Access and Pedestrian Connectivity:**

1. Open space and sidewalks shall be provided per the Preliminary Development Plan.
2. Stakes/Posts shall be provided between the lots and shared use path to show the limits of the single family lots and open space. Detailed plan shall be provided at time of Final Development Plan.
3. The rights of way serving the single family homes shall be 50 feet. The pavement width shall be 28 feet as indicated on the plat.
4. Minimum centerline radii shall be 100 feet.
5. The minimum width of the service walk between the driveway and front porch/stoop shall be 3 feet.

6. There will be one curbcut to access the subdivision on Shier Rings Road. Both the Dublin Engineering Department and the Washington Fire Department will review and approve the proposed curbcut.
7. 4-foot sidewalks shall be permitted on both sides of all internal public streets.
8. Driveways shall meet all Dublin Design Standards and shall be constructed on concrete, stamped concrete or pavers as asphalt is a prohibited material.

**G. Architectural Requirements:**

1. Architectural shall meet the requirements for the City of Dublin Appearance Code unless noted otherwise herein.

2. Character Statement:

The single-family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability. The architectural character shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity.

3. Architectural Standard:

- a. Depictions of the architectural scheme for this subarea accompany this text and are intended to provide general illustrations of the materials, colors, and scale of the product in the development.

- b. Exterior materials:

- 1) Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as stone, manufactured stone, wood, stucco, and cementitious board, or any combination thereof.
- 2) Trim materials: Permitted exterior trim materials shall include cementitious board wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.
- 3) Paint/Color Selection: The colors shall be white, earth tones and other muted colors that complement the surrounding neighborhoods.
- 4) Roofing materials: All homes shall have dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile.
- 5) Open/Exposed Façade Treatment: Lots 1, 22, 23, 26, 27 and 30 will have added three (3) additional architectural elements as well as extra landscaping to the open/exposed façade that will be detailed with the Final Development Plan.

- c. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure. Rear and side elevations of dwellings shall include quantities of stone that are comparable to the quantity of stone found on the front elevation of the same structure, unless otherwise approved by the Planning Commission as a part of the final development plan. The exposed foundations for the homes

shall be clad in stone and extend from the siding to grade.

- d. Chimneys: All exterior portions of chimneys shall be finished masonry consisting of stone, or manufactured stone. Cantilevered chimneys are not permitted.
- e. Garages: Decorative garage doors shall be provided on all units. Garage door opening widths (excluding any posts or areas between the garage doors) may make up to 48% of the linear distance of the front elevation as defined in Section 153.190(E)(f)(4)(c) or alternatively 64% of the front elevation when including the posts and all areas around the garage doors as shown on Exhibit L0.05.
- f. Lighting: Each unit shall no more than one (1) approved yard post light near the sidewalk at the front entry and one (1) wall-mounted porch light at the front door. Lamp locations shall be consistent from unit to unit.
- g. Architectural Diversity: With respect to a home on any particular lot, the same or similar front elevations and/or color treatment shall not be repeated for any home located within one lot on either side, directly across the street from the subject home. For corner lots the requirements shall apply to both streets on which the home is situated.
- h. Special Landscaping Screening: A low headlight screening hedge shall be planted along the front of the lot 10 to minimize light intrusion on the front of the house.
- i. Patios:
  - 1. Patios shall be built by the developer with construction of the houses (prior to closing) located on lots 23-30. Patios on Lots 1 to 22 will be built by the home owner at their discretion.
  - 2. Rear door landing and steps down to the patio area shall be installed by developer at the time of construction of the house for all homes in the subdivision and in conformance with the building code and to the full width of the egress opening. The landing and steps shall be constructed of weatherproof composite boards to insure consistency among the homes.
  - 3. Permissible patio areas will be described on Exhibit "L.2.00" and presented by the developer to each home purchaser to establish future parameters of rear yard patio areas.
- j. Air Conditioner Locations: For lots 23 – 30 the air conditioners shall be located to the rear of the home at the time of construction of the homes.

# Ayrshire Farms

## Dublin, Ohio

DATE: November 19, 2020

### Preliminary Development Plan Submittal

PROJECT NO. 19053

#### SHEET INDEX

L0.00	Cover Page
L0.01	Existing Conditions Plan
L0.02	Illustrative Site Plan
L0.03	Architectural Elevations
L0.04	Architectural Elevations
L1.00	Preliminary Development Plan
L1.01	Preliminary Development Plan Enlargement NW
L1.02	Preliminary Development Plan Enlargement SW
L1.03	Preliminary Development Plan Enlargement East
L1.04	Preliminary Development Landscape Plan NW
L1.05	Preliminary Development Landscape Plan SW
L1.06	Preliminary Development Landscape Plan East
L1.07	Pond Site Layout Plans
L1.08	Maintenance Responsibility Plan NW
L1.09	Maintenance Responsibility Plan SW
L1.10	Maintenance Responsibility Plan East
L2.00	Preliminary Conceptual Home Development Plan
L3.00	Preliminary Tree Removal Plan
C100	Grading Plan
C101	Road Profiles & Typical Section
C200	Utility Plan
C300	Preliminary Survey Plat
C400	Turn Lane Schematic
C500	Autoturn Exhibit

#### PREPARED FOR

MC Shier Rings LLC  
P.O. Box 3001  
Dublin, Ohio 43016

#### PREPARED BY



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p 614.255.3399

**Cincinnati**  
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Floor 3  
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p 614.360.3066

**POD**design.net



2550 Corporate Exchange Dr.  
Suite 300  
Columbus, Ohio 43231  
p 614.901.2235

#### VICINITY MAP

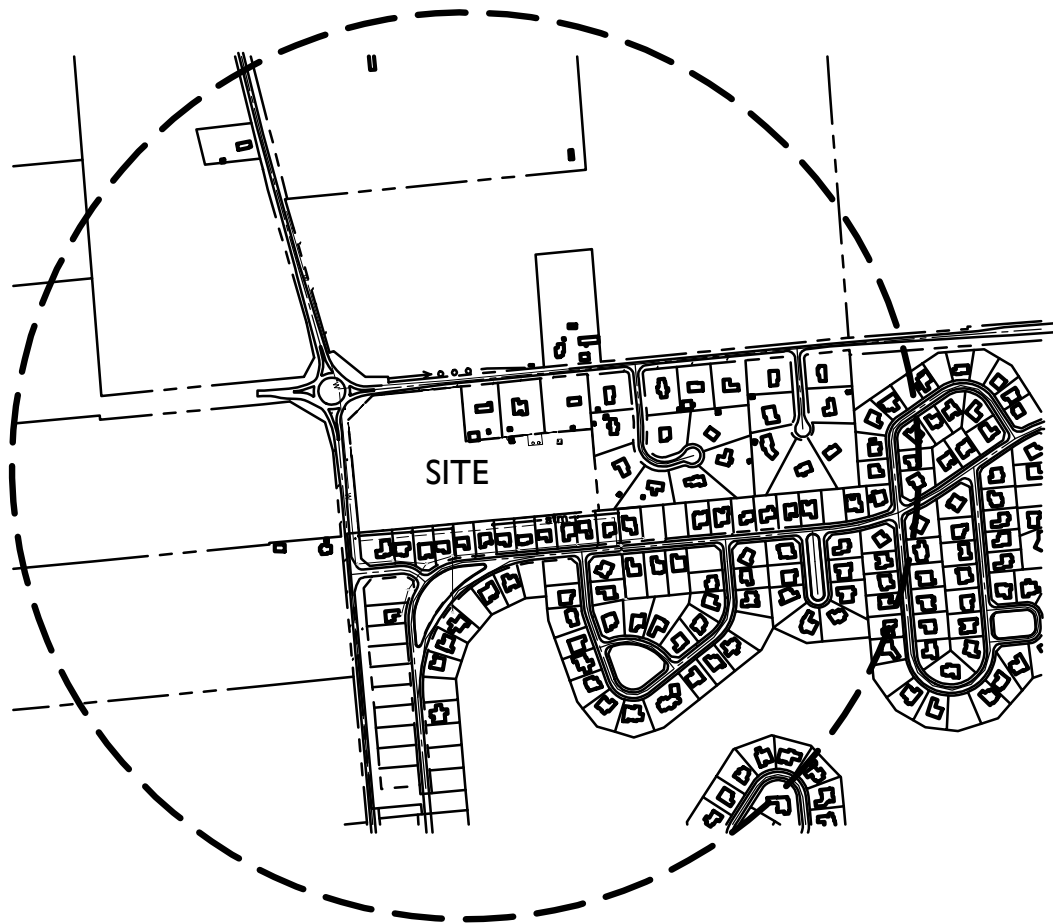


SCALE: 1" = 1000'





REGIONAL CONTEXT MAP



VICINITY MAP



UTILITIES



LEGEND

INTERMEDIATE CONTOUR LINE  
INDEX CONTOUR LINE

NOTE:  
BASE FILES GENERATED FROM  
COUNTY AND CITY GIS FILES.

UTILITY PROVIDER NOTE:  
ELECTRIC SERVICE - AEP  
TELEPHONE SERVICE - AT&T  
WATER SERVICE - CITY OF DUBLIN  
SANITARY SERVICE - CITY OF DUBLIN  
NATURAL GAS - COLUMBIA GAS OF OHIO

DRAINAGE NOTE:  
THE SITE IS LOCATED IN THE COSGRAY  
CREEK WATERSHED AND GENERALLY DRAINS  
FROM NORTHWEST AND SOUTHEAST AWAY  
FROM THE CENTER OF THE SITE. THE SITE IS  
ENTIRELY OUT OF THE 100-YEAR  
FLOODPLAIN



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**Project Name**  
**Ayrshire Farms**

Dublin, Ohio

**Prepared For**

MC Shier Rings LLC  
P.O. Box 3001  
Dublin, OH 43016

**Project Info**

Project # 19053  
Date 11/19/20  
By GB/TF  
Scale As Noted

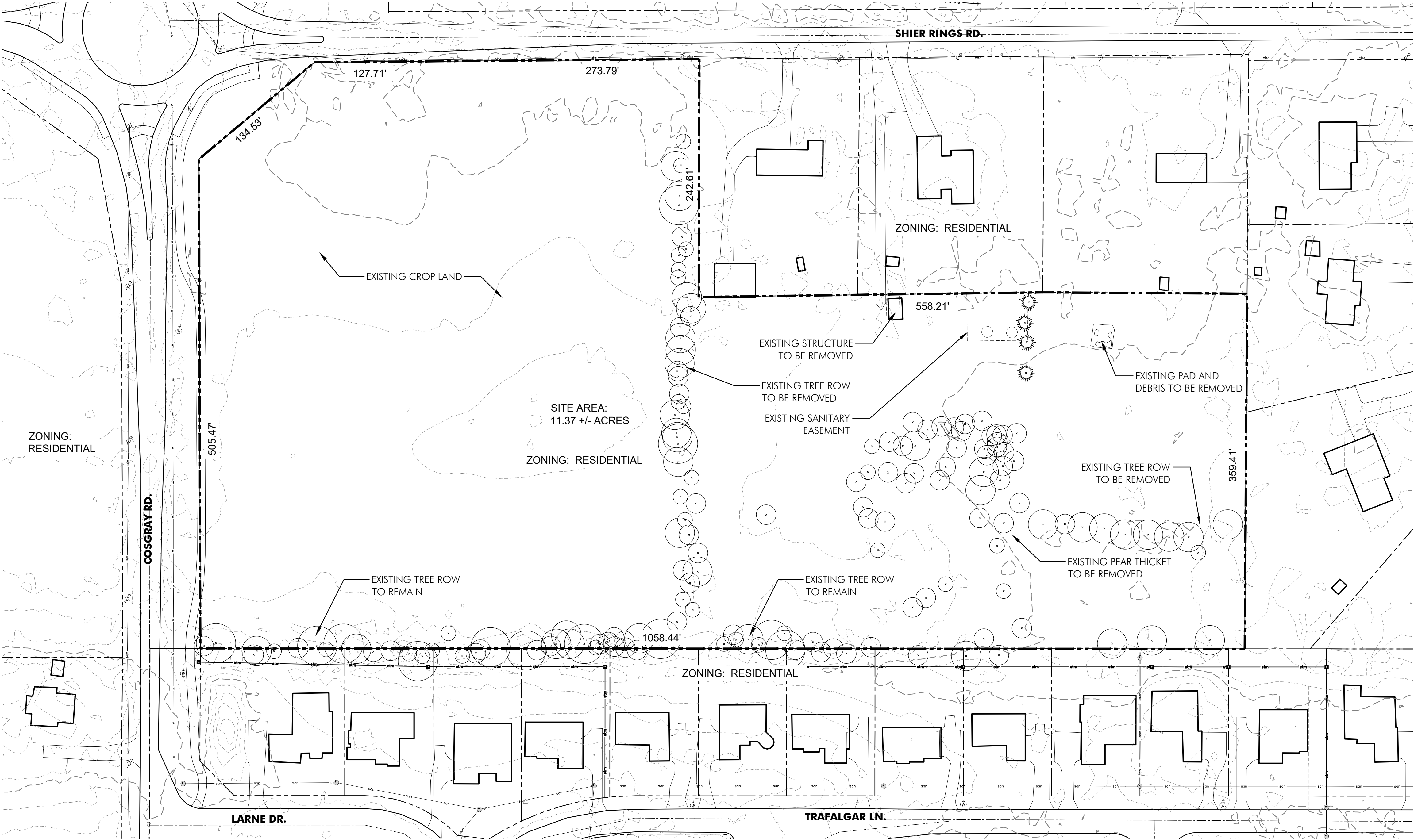
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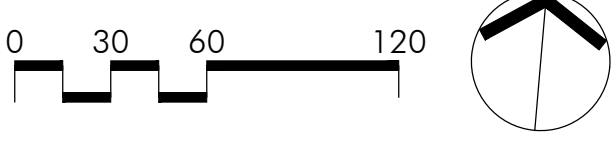
**Existing  
Conditions  
Plan**

**Sheet #**

**L0.01**



Existing Conditions Plan  
SCALE: 1" = 60'-0"







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**Revisions**

**Sheet Title**  
**Illustrative  
Site Plan**

**Sheet #**  
**L0.02**





Front Elevation

The Bristol I



Front Elevation

The Bristol II



Rear Elevation

The Bristol I



Rear Elevation

The Bristol II

**NOTE:**  
**ARCHITECTURAL ELEVATIONS ARE CONCEPTUAL ONLY.**  
**FINAL BUILDING ELEVATIONS WILL BE SUPPLIED AS PART**  
**OF INDIVIDUAL HOME OWNER BUILDING PERMIT PROCESS**



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**Revisions**

**Sheet Title**  
**Architectural**  
**Elevations**

**Sheet #**  
**L0.03**





Front Elevation

## The Aberdeen



Front Elevation

## The Carrick



Front Elevation

## The Redding



Rear Elevation

## The Aberdeen



Rear Elevation

## The Carrick



Rear Elevation

## The Redding

### NOTE:

ARCHITECTURAL  
ELEVATIONS ARE  
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FINAL BUILDING  
ELEVATIONS WILL BE  
SUPPLIED AS PART OF  
INDIVIDUAL HOME  
OWNER BUILDING  
PERMIT PROCESS

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### Prepared For

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### Project Info

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Date 11/19/20  
By GB/TF  
Scale As Noted

### Revisions

### Sheet Title

## Architectural Elevations

### Sheet #

# L0.04





Front Elevation

The Aberdeen

64%



Front Elevation

The Bristol I

60%



Front Elevation

The Carrick

58.6%



Front Elevation

The Bristol II

60%



Front Elevation

The Redding

60%

**NOTE:**

ARCHITECTURAL  
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FINAL BUILDING  
ELEVATIONS WILL BE  
SUPPLIED AS PART OF  
INDIVIDUAL HOME  
OWNER BUILDING  
PERMIT PROCESS



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**Prepared For**  
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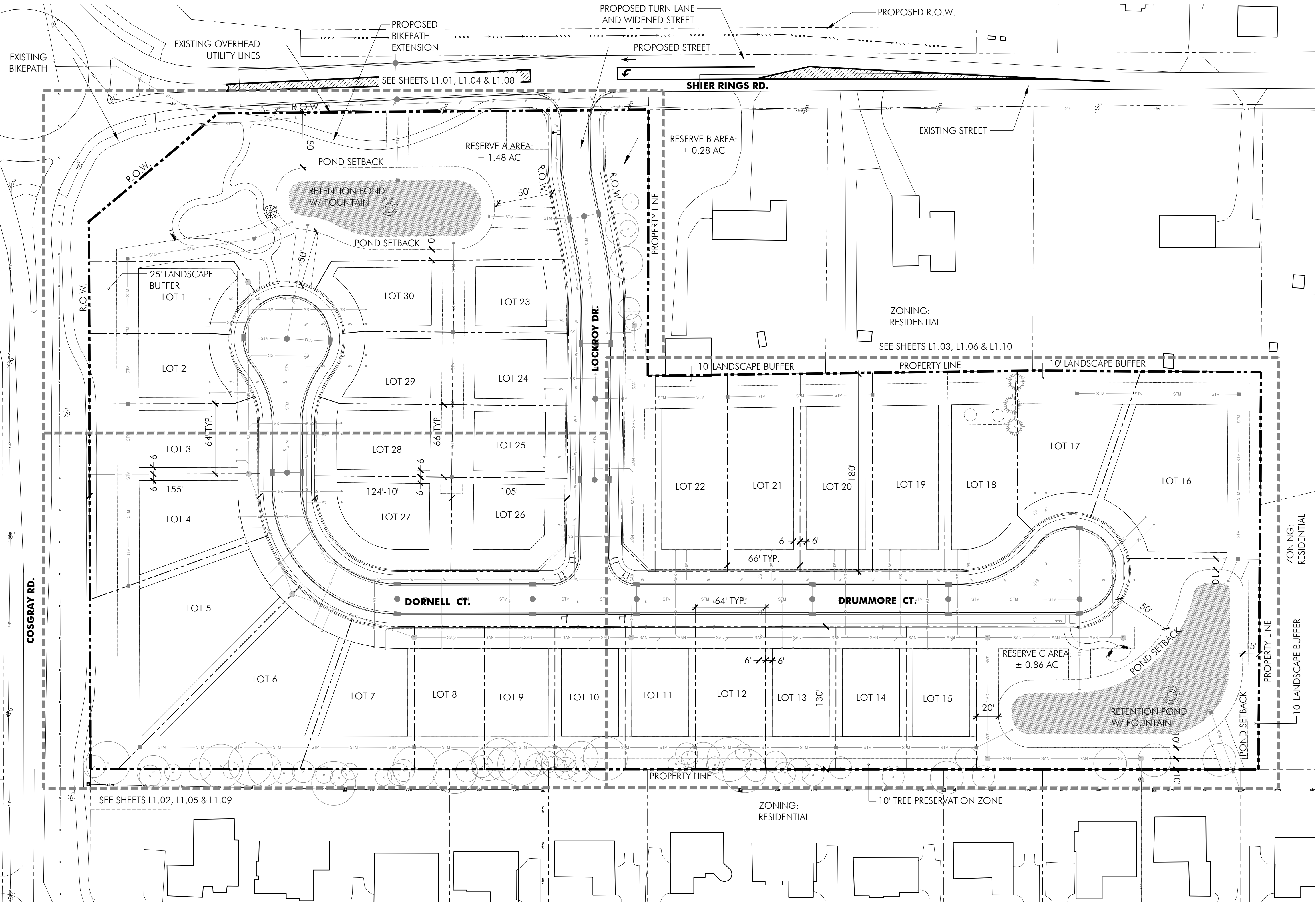
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By CB/TF  
Scale As Noted

**Revisions**

**Sheet Title**  
**Conceptual  
Building  
Frontage  
Calculations**

**Sheet #**  
**L0.05**





LEGEND

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

SITE DATA:	
TOTAL AREA OF SITE	11.37 AC
TOTAL UNITS OVERALL	30 SINGLE FAMILY HOMES
TOTAL GROSS OVERALL DENSITY	+/- 2.63 DU/AC
RESERVE AREA A	+/- 1.48 AC
RESERVE AREA B	+/- 0.28 AC
RESERVE AREA C	+/- 0.86 AC
PARKING	MIN. 2 CAR GARAGE + 2 DRIVEWAY SPACES
PROVIDED PER EACH SINGLE FAMILY HOME	



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**Project Info**  
Project # 19053  
Date 11/19/20  
By GB/TF  
Scale As Noted

**Revisions**

**Sheet Title**  
**Preliminary Development Plan**

**Sheet #**

**L1.00**

**Preliminary Development Plan**  
SCALE: 1" = 50'-0"

SIGNATURES:

APPLICANT

DATE

PLANNING & ZONING COMMISSION SECRETARY, CITY OF DUBLIN, OHIO  
NAME

DATE

PLANNING & ZONING COMMISSION MEETING

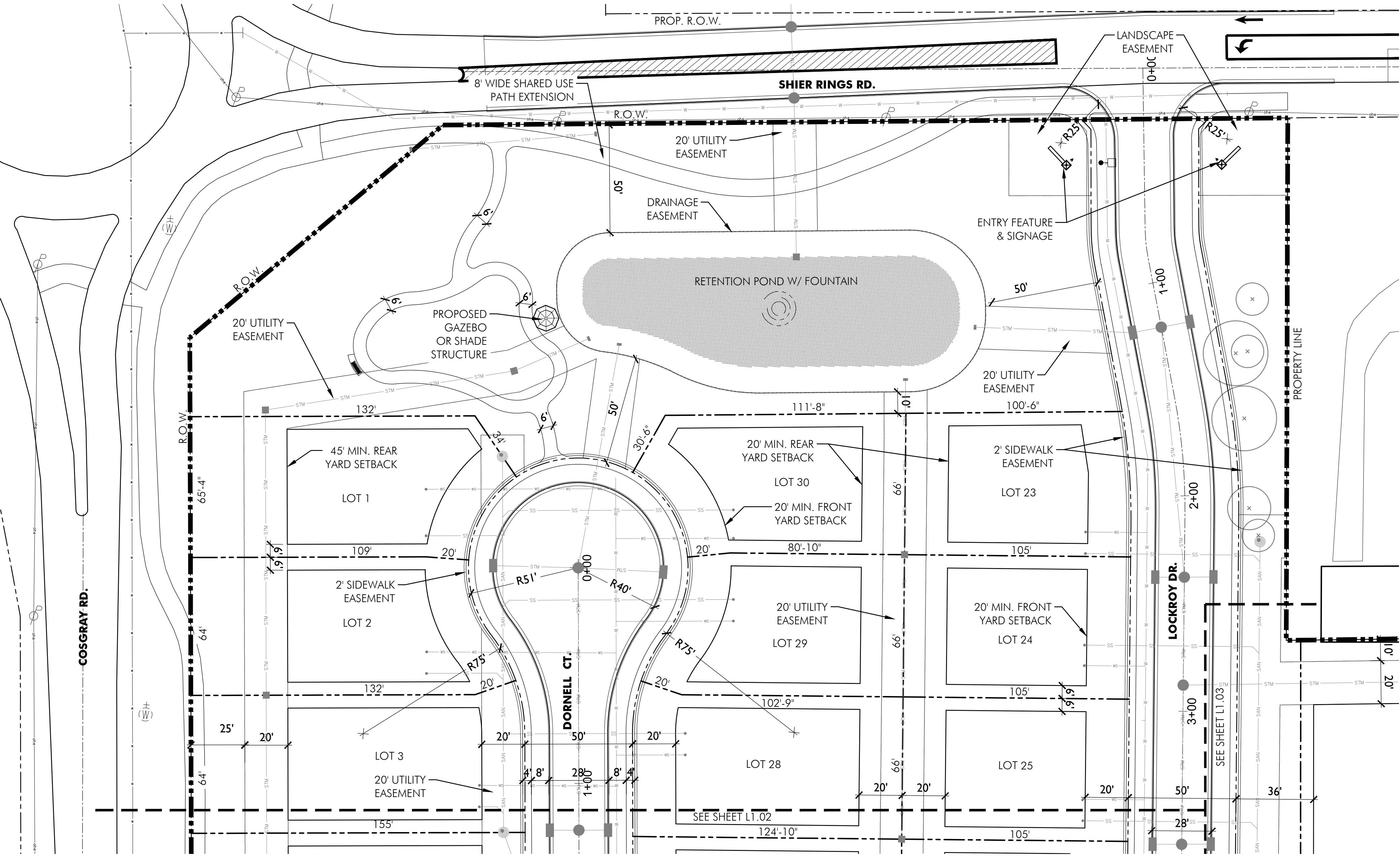
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CITY COUNCIL APPROVAL

DATE

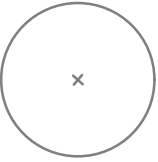






**Preliminary Development Plan Enlargement NW**  
SCALE: 1" = 30'-0"

LEGEND



EXISTING  
DECIDUOUS  
TREE

NOTE: TYPICAL DIMENSIONS ARE  
TAKEN TO BACK OF CURB PER CITY  
OF DUBLIN STANDARD DETAILS



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Project Name

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Project Info

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Date 11/19/20  
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Scale As Noted

Revisions

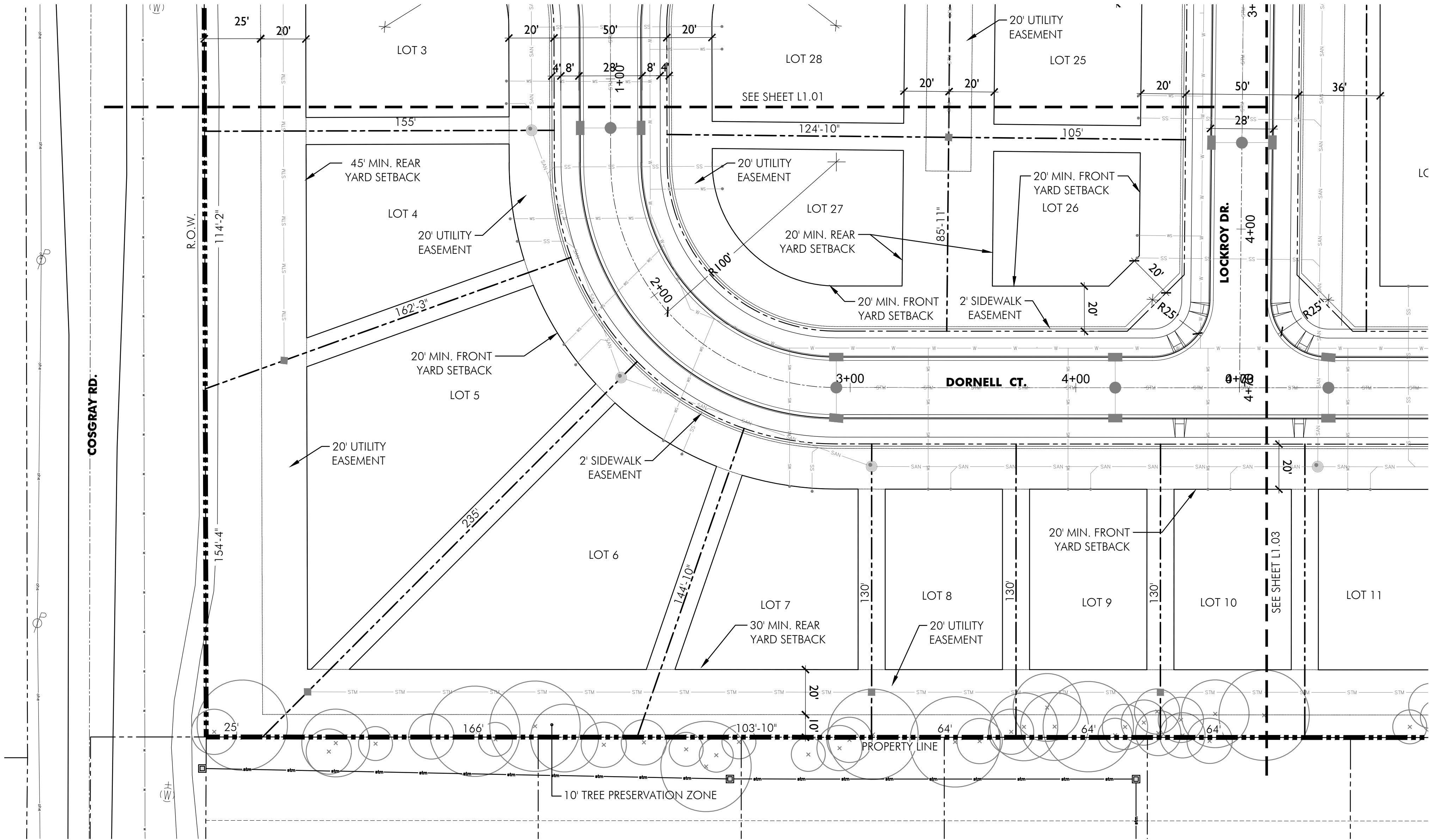
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**Preliminary  
Development  
Plan  
Enlargement  
NW**

Sheet #

**L1.01**

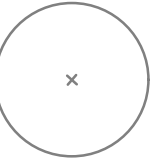




**Preliminary Development Plan Enlargement SW**  
SCALE: 1" = 30'-0"

0 15 30 60

LEGEND



EXISTING  
DECIDUOUS  
TREE

NOTE: TYPICAL DIMENSIONS ARE  
TAKEN TO BACK OF CURB PER CITY  
OF DUBLIN STANDARD DETAILS



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Project Name

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P.O. Box 3001  
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Project Info

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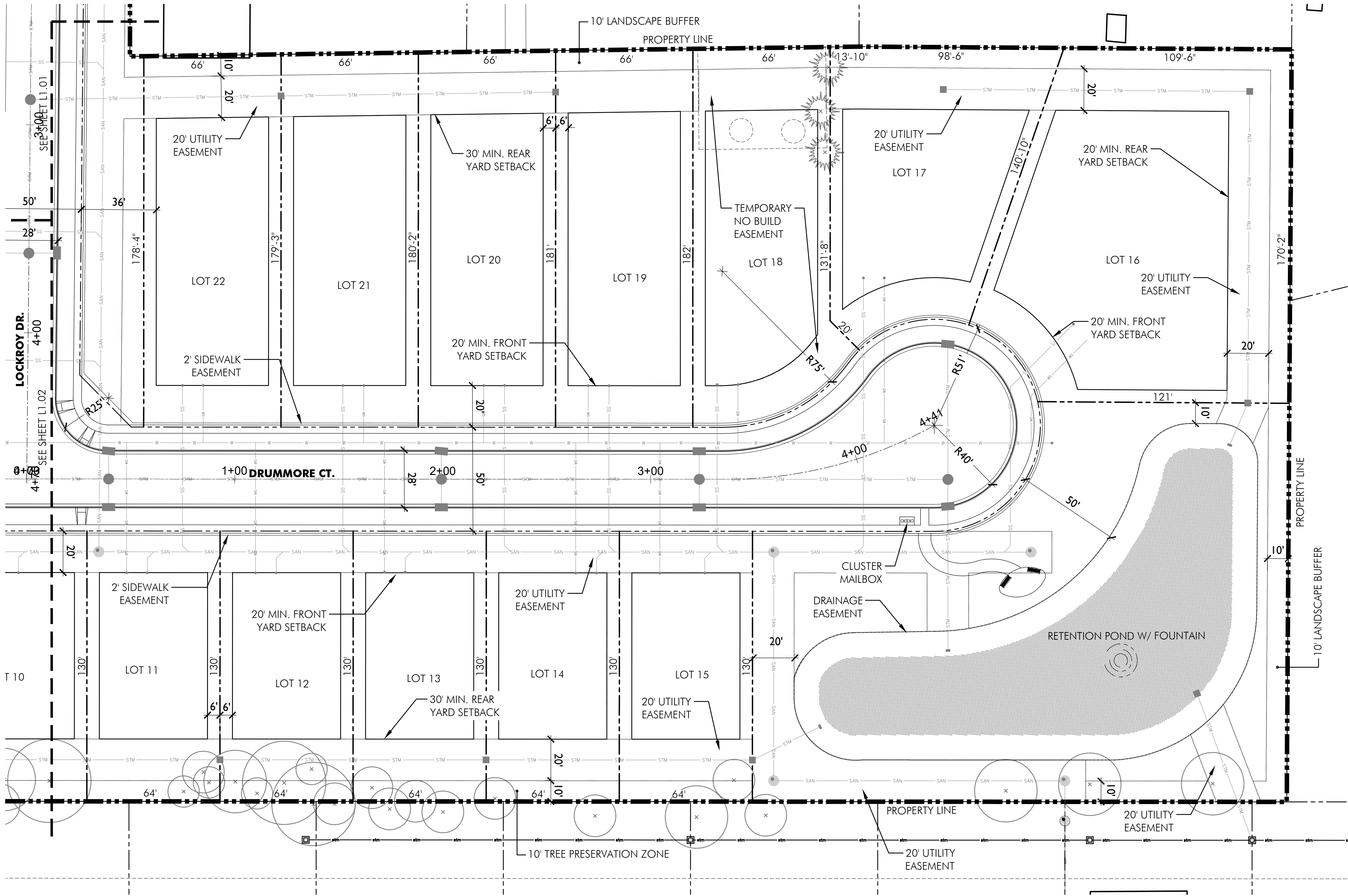
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**Preliminary  
Development  
Plan  
Enlargement  
SW**

Sheet #

**L1.02**





**Preliminary Development Plan Enlargement East**  
SCALE: 1" = 30'-0"

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

NOTE: TYPICAL DIMENSIONS ARE TAKEN TO BACK OF CURB PER CITY OF DUBLIN STANDARD DETAILS



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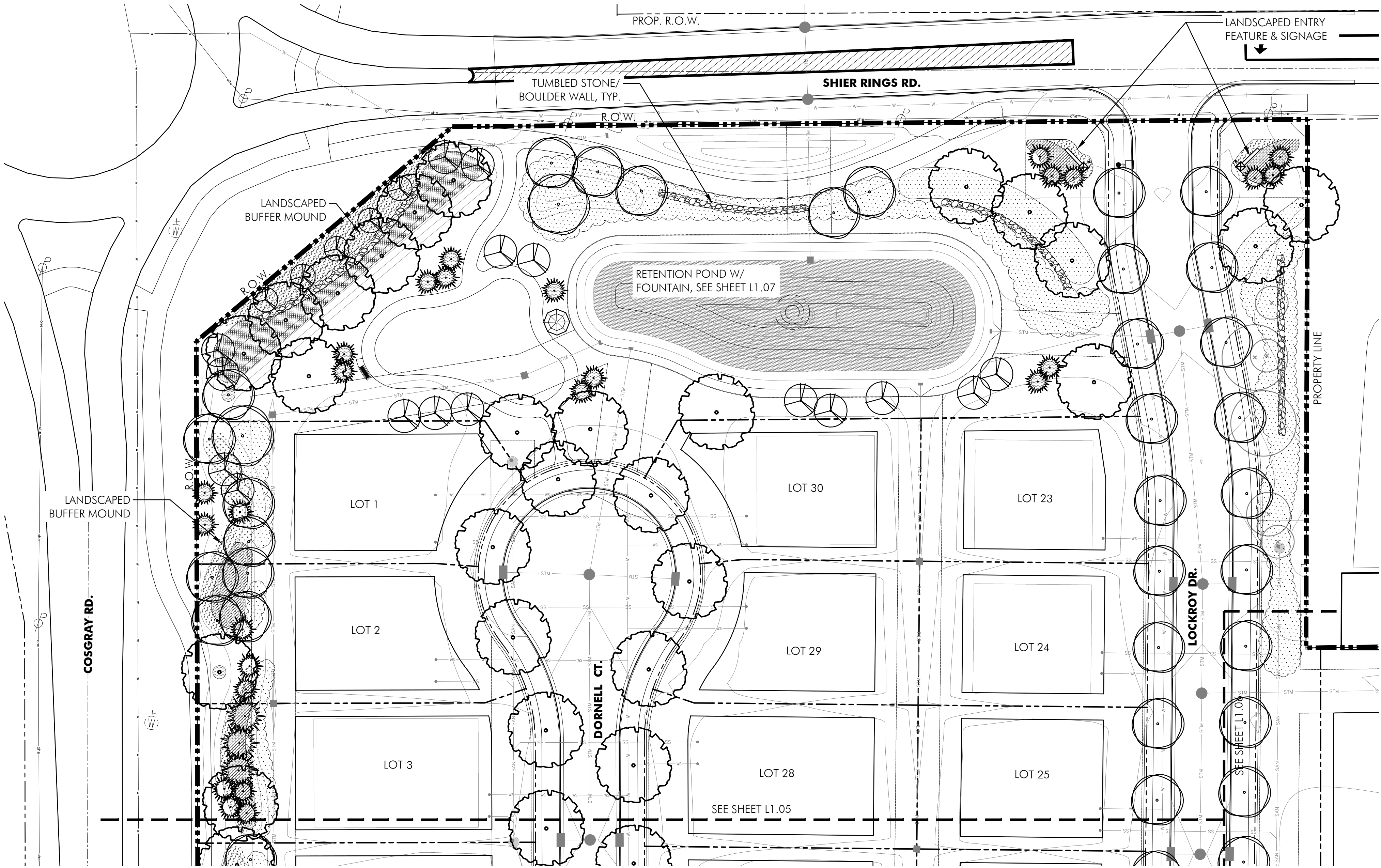
Sheet Title

**Preliminary  
Development  
Plan  
Enlargement  
East**

Sheet #

**L1.03**





**Preliminary Development Landscape Plan NW**  
SCALE: 1" = 30'-0"

NOTES:  
ALL LOTS WILL COMPLY WITH THE FOLLOWING  
MINIMUM LANDSCAPING REQUIREMENTS SECTION  
153.133:

- TYPE 1: LOTS UP TO 60' WIDE  
1 MEDIUM FRONT YARD TREE PROVIDED
- TYPE 2: LOTS 60' TO 91' WIDE  
1 LARGE FRONT YARD TREE PROVIDED  
1 MEDIUM FRONT YARD TREE PROVIDED
- TYPE 3: LOTS 91' WIDE AND UP  
2 LARGE FRONT YARD TREE PROVIDED  
1 ANY SIZE FRONT YARD TREE PROVIDED



TUMBLLED STONE/BOULDER WALL REFERENCE IMAGE



ORNAMENTAL GRASSES REFERENCE IMAGE

- LEGEND**
- EXISTING DECIDUOUS TREE
  - PROPOSED LARGE DECIDUOUS TREE
  - PROPOSED MEDIUM DECIDUOUS TREE
  - PROPOSED SMALL DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED GROUND COVER
  - PROPOSED EVERGREEN SHRUBS
  - PROPOSED ORNAMENTAL GRASSES

**POD design**

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**Project Name**  
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Dublin, Ohio

**Prepared For**  
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P.O. Box 3001  
Dublin, OH 43016

**Project Info**

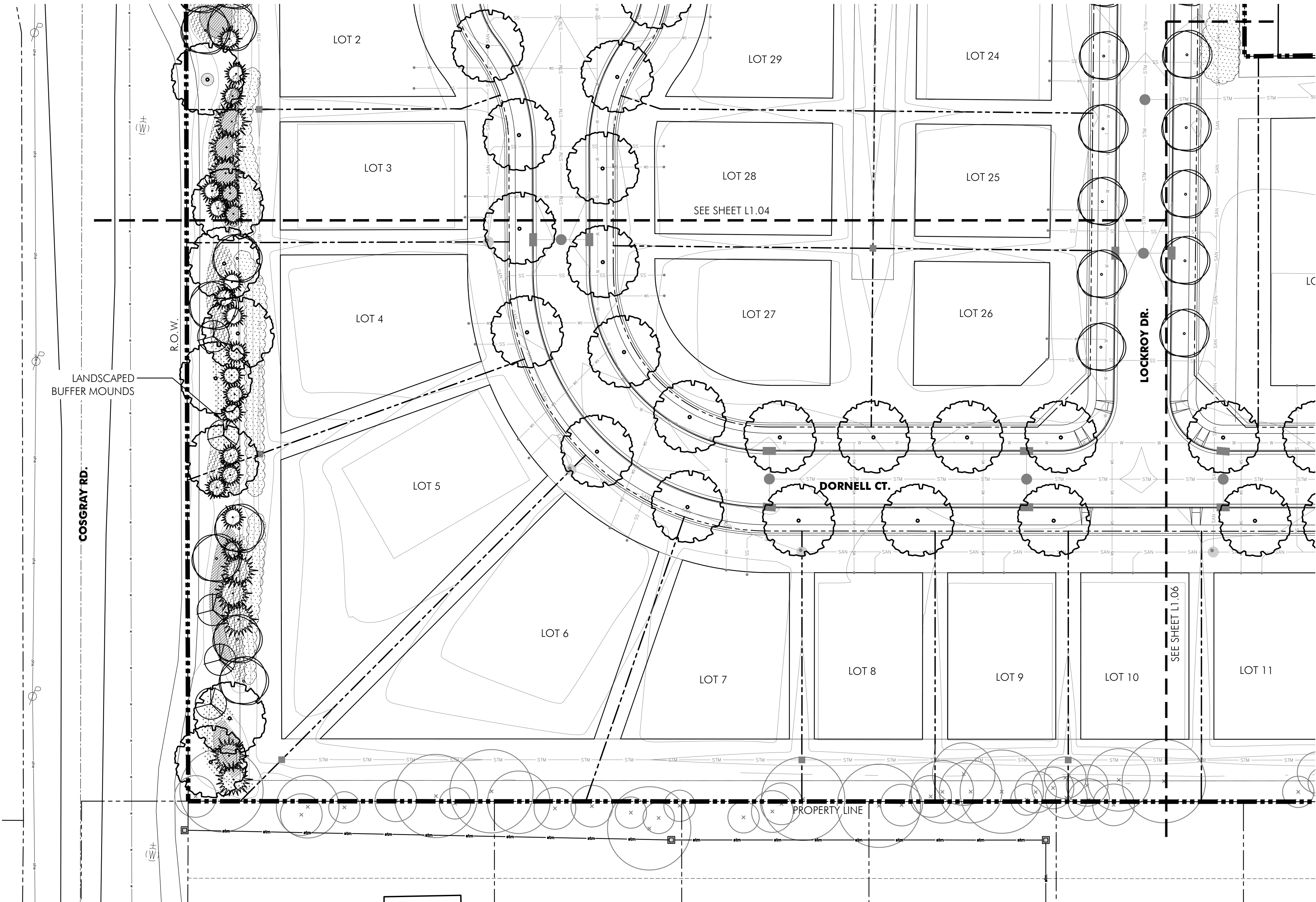
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Date	11/19/20
By	GB/TF
Scale	As Noted

**Revisions**

**Sheet Title**  
**Preliminary  
Development  
Landscape  
Plan NW**

**Sheet #**  
**L1.04**





**Preliminary Development Landscape Plan SW**  
SCALE: 1" = 30'-0"



- NOTES:**  
ALL LOTS WILL COMPLY WITH THE FOLLOWING  
MINIMUM LANDSCAPING REQUIREMENTS SECTION  
153.133:
- TYPE 1: LOTS UP TO 60' WIDE  
1 MEDIUM FRONT YARD TREE PROVIDED
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1 MEDIUM FRONT YARD TREE PROVIDED
- TYPE 3: LOTS 91' WIDE AND UP  
2 LARGE FRONT YARD TREE PROVIDED  
1 ANY SIZE FRONT YARD TREE PROVIDED

- LEGEND**
- EXISTING DECIDUOUS TREE
  - PROPOSED LARGE DECIDUOUS TREE
  - PROPOSED MEDIUM DECIDUOUS TREE
  - PROPOSED SMALL DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED GROUND COVER
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  - PROPOSED ORNAMENTAL GRASSES

**POD design**

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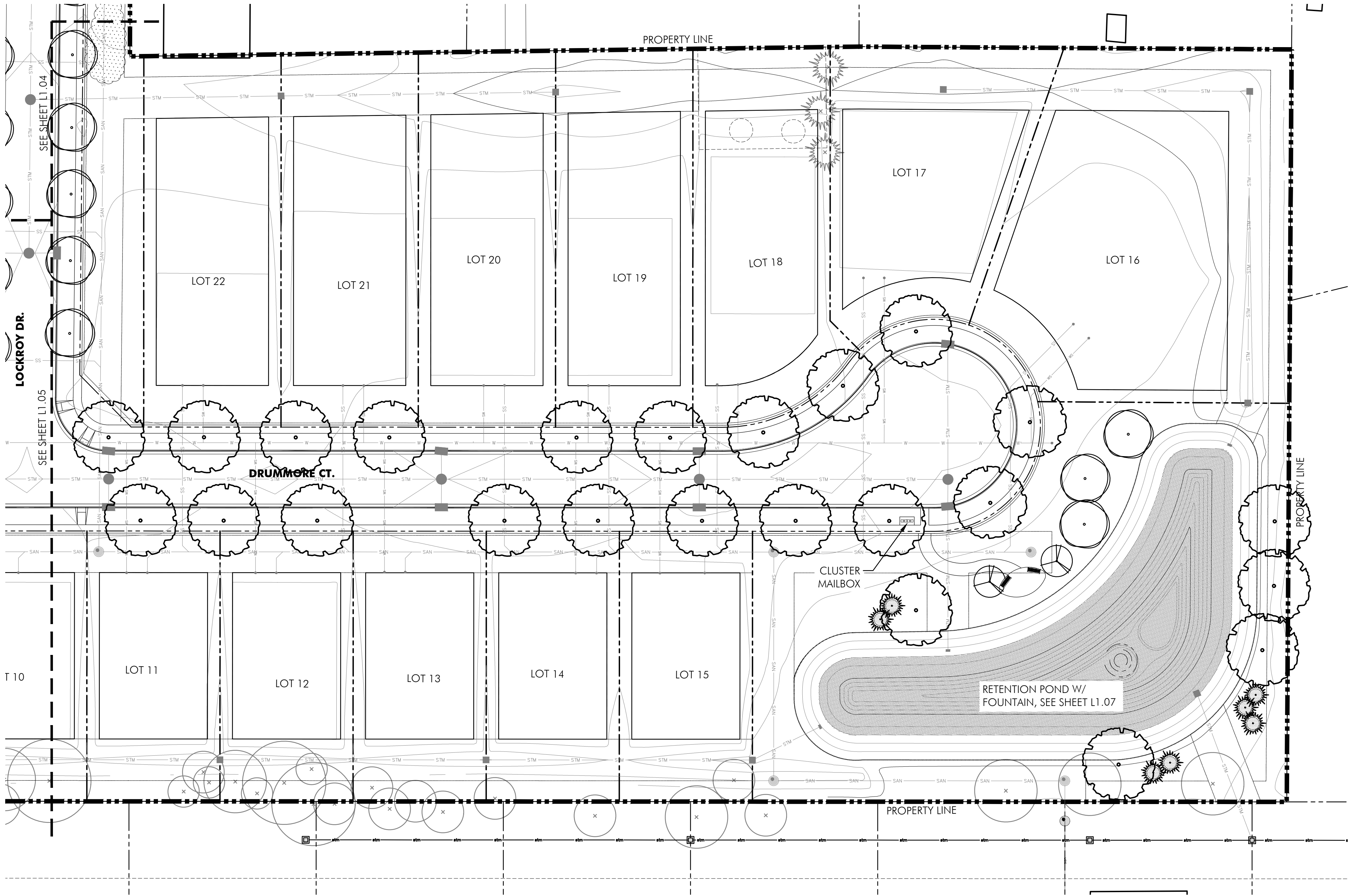
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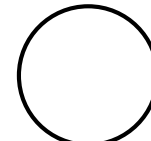
**Revisions**

**Sheet Title**  
**Preliminary Development Landscape Plan SW**

**Sheet #**  
**L1.05**





 Preliminary Development Landscape Plan East  
SCALE: 1" = 30'-0"


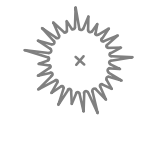
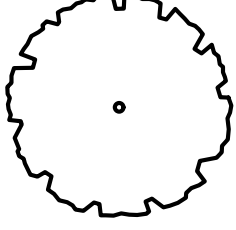
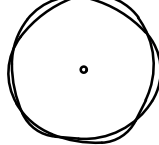


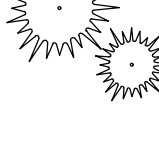



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153.133:

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1 MEDIUM FRONT YARD TREE PROVIDED

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1 LARGE FRONT YARD TREE PROVIDED  
1 MEDIUM FRONT YARD TREE PROVIDED

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2 LARGE FRONT YARD TREE PROVIDED  
1 ANY SIZE FRONT YARD TREE PROVIDED

**LEGEND**

-  EXISTING DECIDUOUS TREE
-  EXISTING EVERGREEN TREE
-  PROPOSED LARGE DECIDUOUS TREE
-  PROPOSED MEDIUM DECIDUOUS TREE
-  PROPOSED SMALL DECIDUOUS TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED GROUND COVER
-  PROPOSED EVERGREEN SHRUBS
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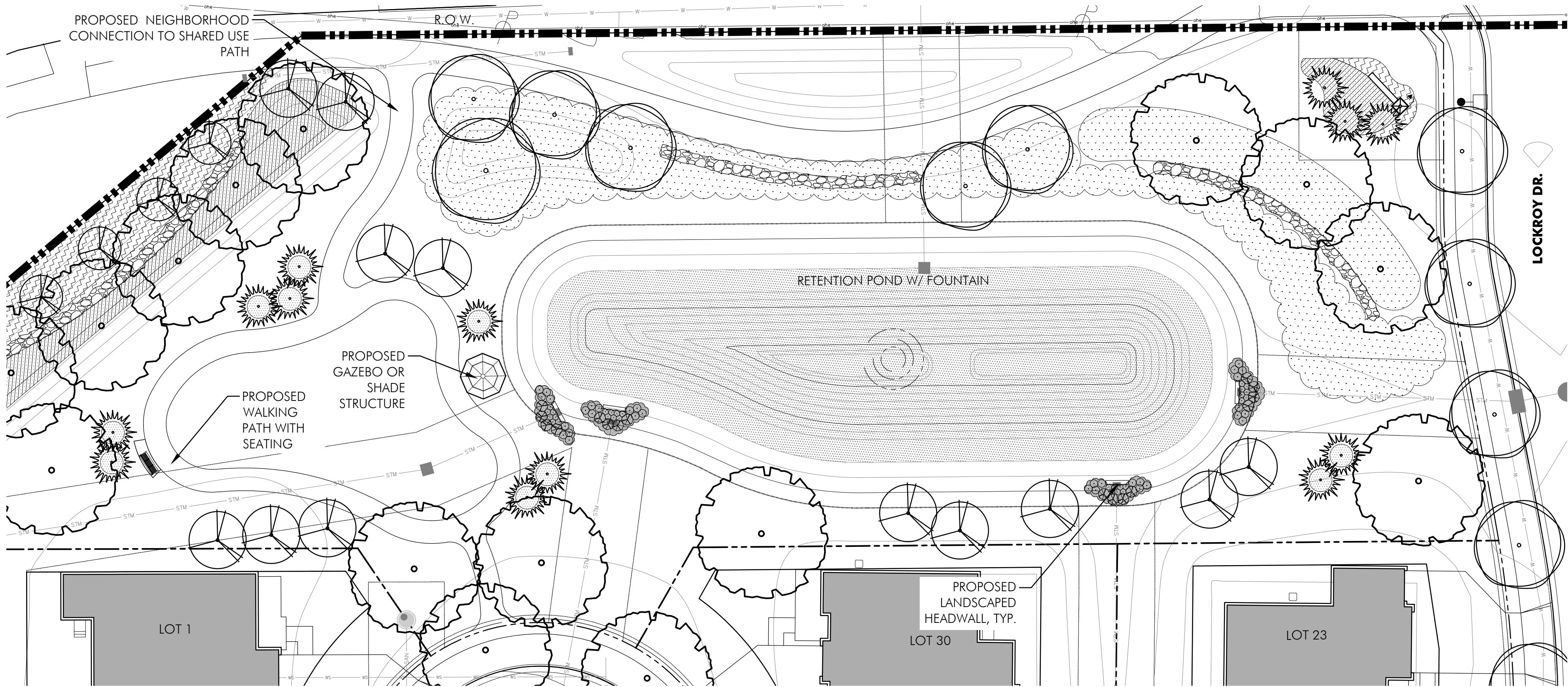
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Scale	As Noted

**Revisions**

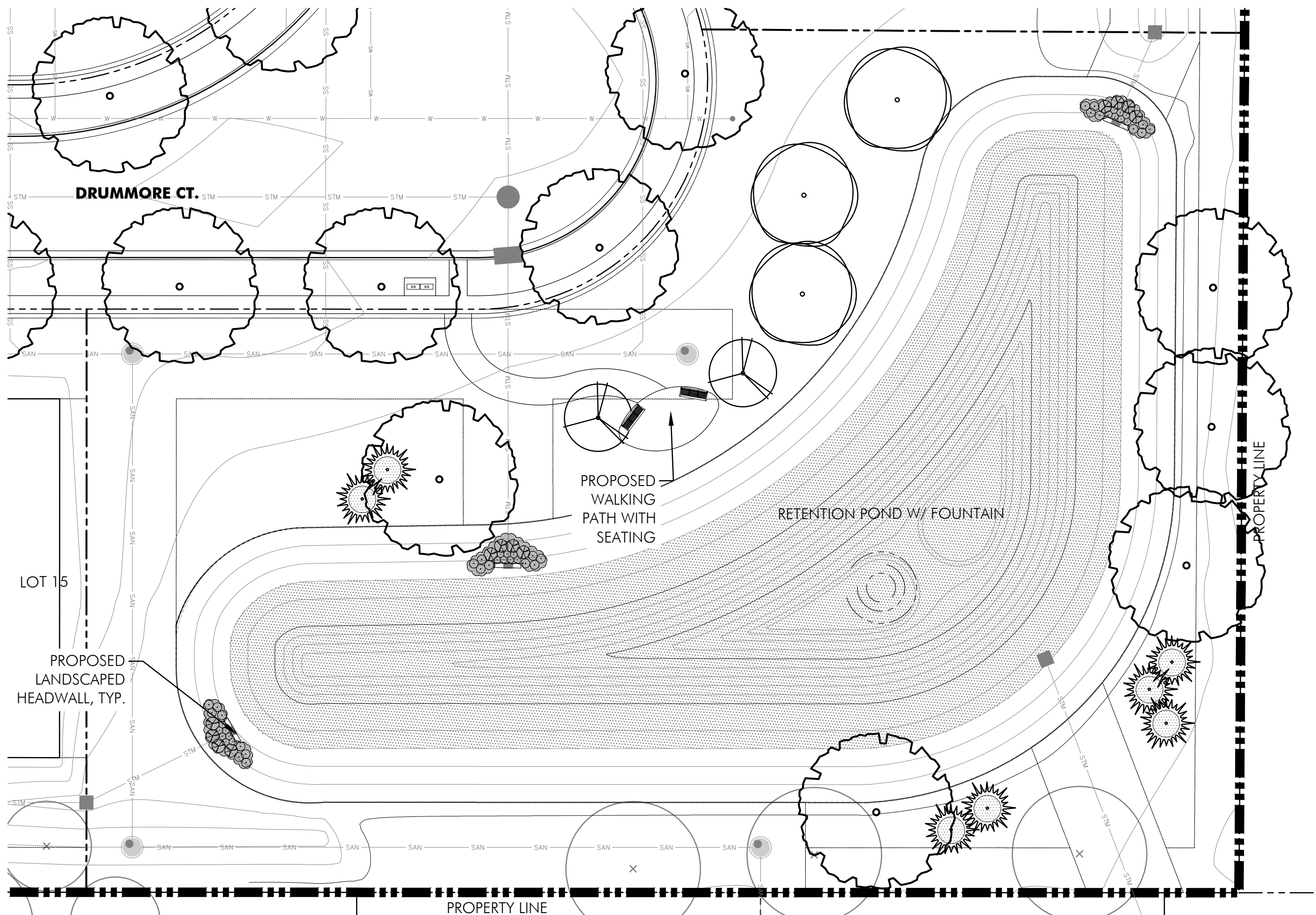
**Sheet Title**  
**Preliminary Development Landscape Plan East**

**Sheet #**  
**L1.06**





**Entry Pond & Open Space Layout Plan**  
SCALE: 1" = 20'-0"



**East Pond Layout Plan**  
SCALE: 1" = 20'-0"

- LEGEND**
- EXISTING DECIDUOUS TREE
  - PROPOSED LARGE DECIDUOUS TREE
  - PROPOSED MEDIUM DECIDUOUS TREE
  - PROPOSED SMALL DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED GROUND COVER
  - PROPOSED EVERGREEN SHRUBS
  - PROPOSED ORNAMENTAL GRASSES



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**Project Name**  
**Ayrshire Farms**  
Dublin, Ohio

**Prepared For**  
MC Shier Rings LLC  
P.O. Box 3001  
Dublin, OH 43016

**Project Info**

Project #	19053
Date	11/19/20
By	CB/TF
Scale	As Noted

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**Sheet Title**  
**Pond Site**  
**Layout Plans**

**Sheet #**

**L1.07**



Stone Boulder Landscaping Reference Image



Stone Boulder Planting Bed Reference Image

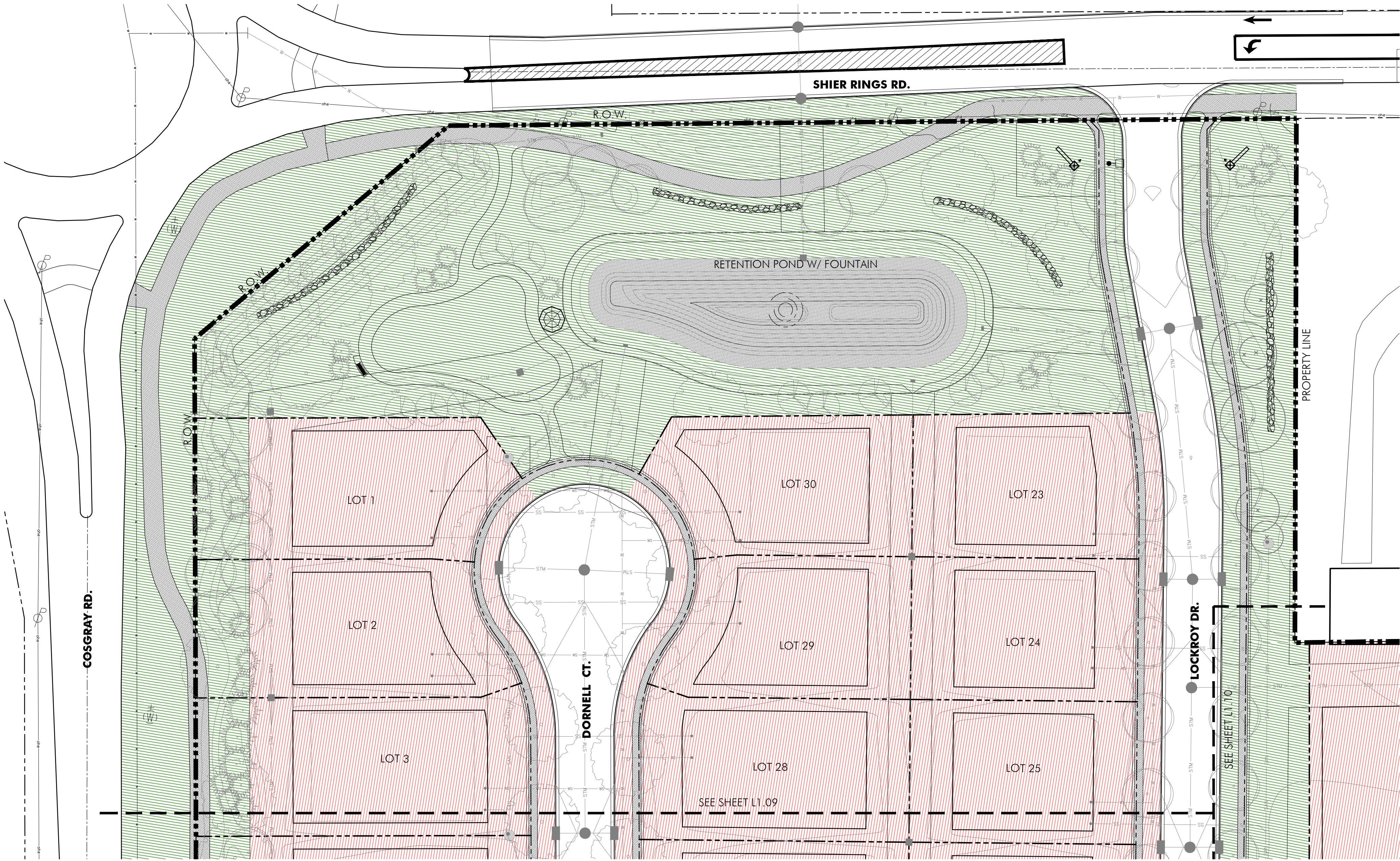


Stone Boulder Wall w/ Plantings Reference Image

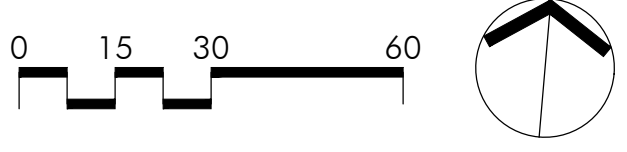


Pond Fountain Reference Image





Maintenance Responsibility Plan NW  
SCALE: 1" = 30'-0"



- LEGEND
- EXISTING DECIDUOUS TREE
  - PROPOSED LARGE DECIDUOUS TREE
  - PROPOSED MEDIUM DECIDUOUS TREE
  - PROPOSED SMALL DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE
  - INDIVIDUAL HOME OWNER MAINTENANCE AREA
  - HOA MAINTENANCE AREA
  - CITY MAINTENANCE AREA

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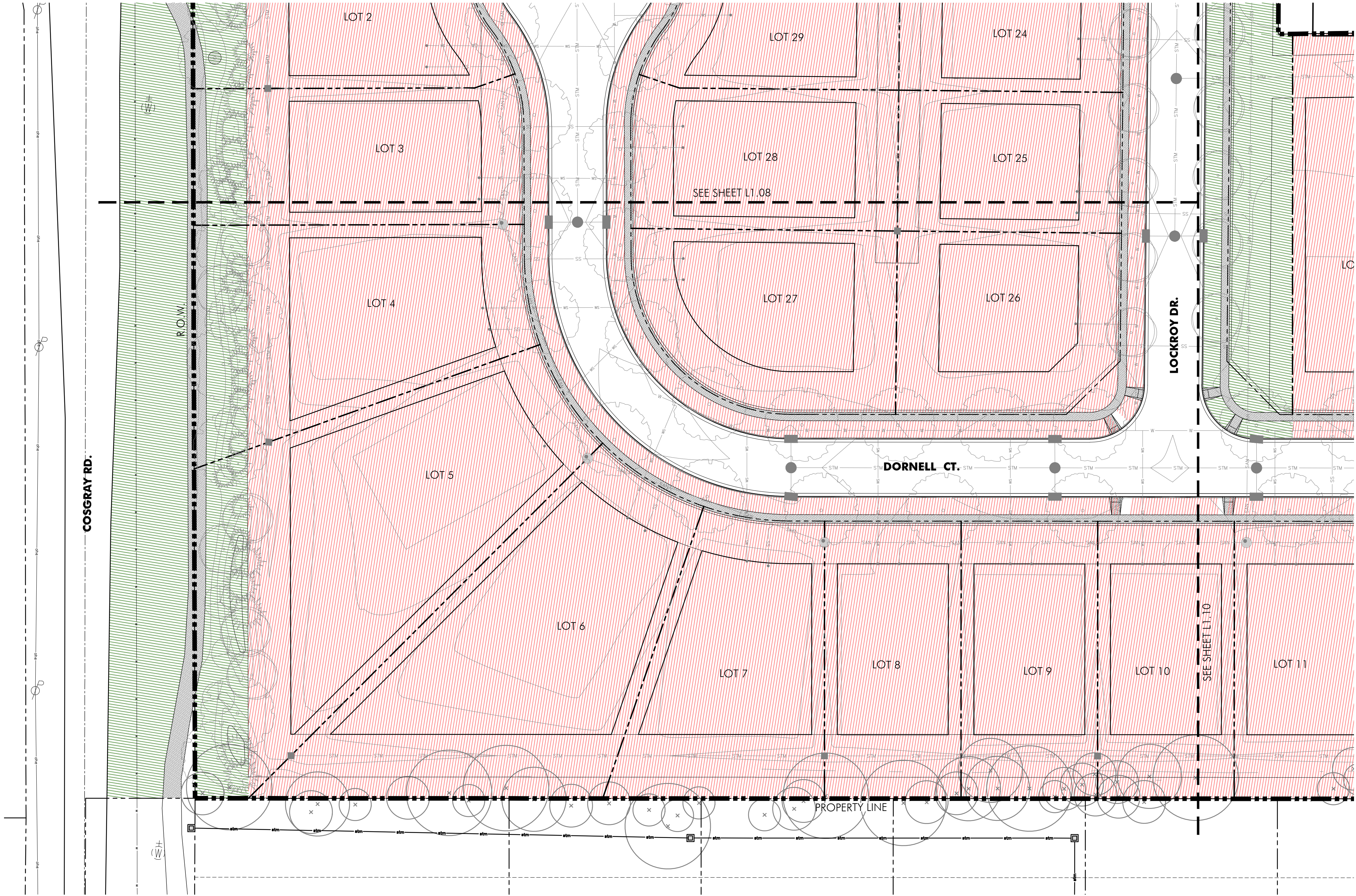
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Project # 19053  
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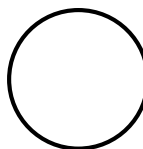
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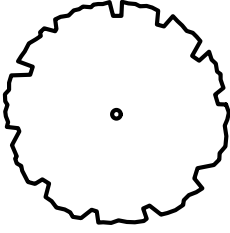
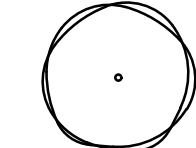
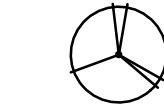
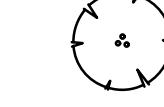
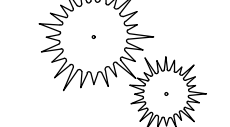
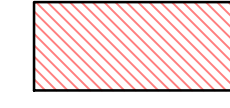

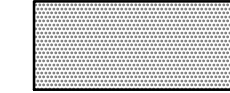
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**Maintenance Responsibility Plan NW**

**Sheet #**  
**L1.08**





 Maintenance Responsibility Plan SW  
SCALE: 1" = 30'-0"

- LEGEND**
-  EXISTING DECIDUOUS TREE
  -  PROPOSED LARGE DECIDUOUS TREE
  -  PROPOSED MEDIUM DECIDUOUS TREE
  -  PROPOSED SMALL DECIDUOUS TREE
  -  PROPOSED ORNAMENTAL TREE
  -  PROPOSED EVERGREEN TREE
  -  INDIVIDUAL HOME OWNER MAINTENANCE AREA
  -  HOA MAINTENANCE AREA
  -  CITY MAINTENANCE AREA



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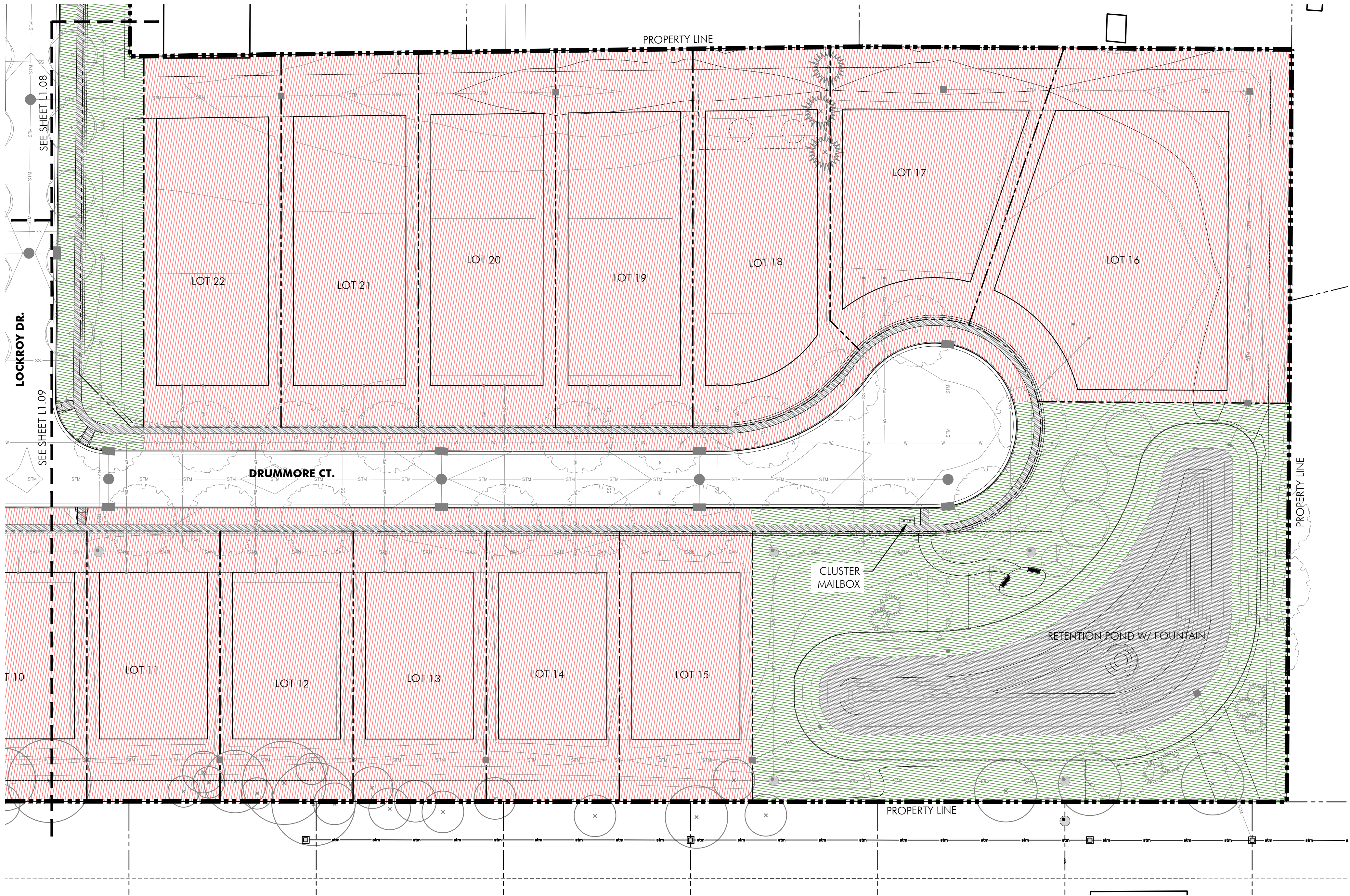
**Project Info**  
Project # 19053  
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**Sheet Title**  
**Maintenance Responsibility Plan SW**

**Sheet #**  
**L1.09**





Maintenance Responsibility Plan East  
SCALE: 1" = 30'-0"

- LEGEND
- EXISTING DECIDUOUS TREE
  - EXISTING EVERGREEN TREE
  - PROPOSED LARGE DECIDUOUS TREE
  - PROPOSED MEDIUM DECIDUOUS TREE
  - PROPOSED SMALL DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE
  - INDIVIDUAL HOME OWNER MAINTENANCE AREA
  - HOA MAINTENANCE AREA
  - CITY MAINTENANCE AREA



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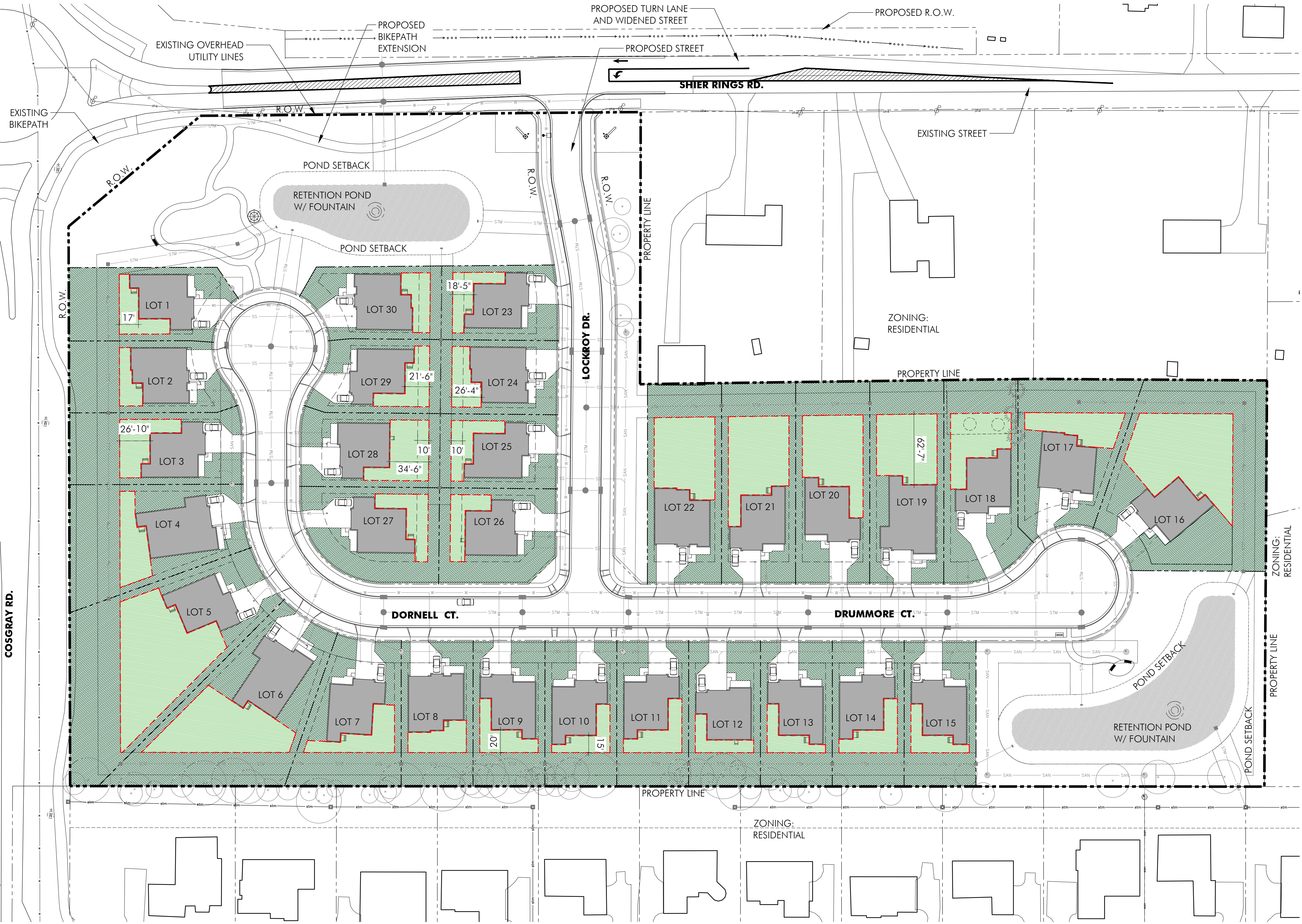
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**Sheet Title**  
**Maintenance Responsibility Plan East**

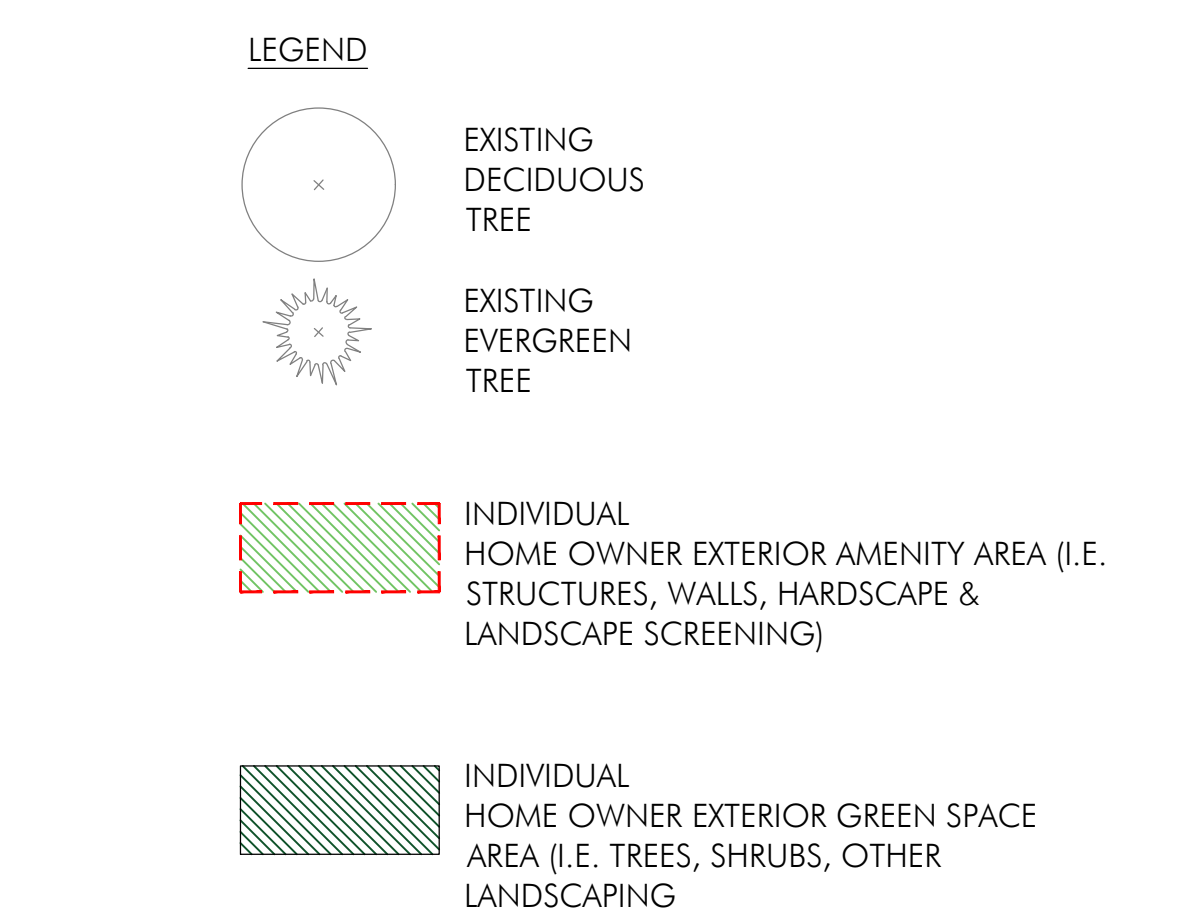
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**L1.10**





**Conceptual Home Development Plan**  
SCALE: 1" = 50'-0"

0 25 50 100



**NOTE:**  
**HOUSE FOOTPRINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL HOUSE CONFIGURATION/PLACEMENT SHALL BE DETERMINED BY DEVELOPER AND IN CONFORMANCE WITH THE APPROVED DEVELOPMENT TEXT SET FORTH WITHIN THE PROJECT SUBMITTAL.**

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**Sheet Title**  
**Conceptual Home Development Plan**

**Sheet #**  
**L2.00**



EVALUATION OF EXISTING TREES

ID #	Species	Common Name	Size	Condition	Status
7625	<i>Crataegus species</i>	hawthorn	15	Fair	B
7626	<i>Pyrus calleryana</i>	flowering pear	7	Fair	B
7627	<i>Juglans nigra</i>	black walnut	20	Good	B
7628	<i>Juglans nigra</i>	black walnut	15	Fair	B
7629	<i>Juglans nigra</i>	black walnut	18	Good	B
7630	<i>Juglans nigra</i>	black walnut	20	Fair	B
7631	<i>Juglans nigra</i>	black walnut	19	Good	B
7632	<i>Juglans nigra</i>	black walnut	14	Good	B
7633	<i>Juglans nigra</i>	black walnut	13	Good	B
7634	<i>Juglans nigra</i>	black walnut	15	Good	B
7635	<i>Malus species</i>	crabapple	20	Fair	A
7636	<i>Pyrus calleryana</i>	flowering pear	21	Fair	A
7637	<i>Malus species</i>	crabapple	18	Poor	A
7638	<i>Malus species</i>	crabapple	10	Poor	A
7639	<i>Morus species</i>	mulberry	16	Fair	A
7640	<i>Juglans nigra</i>	black walnut	8	Excellent	A
7641	<i>Juglans nigra</i>	black walnut	9	Good	A
7642	<i>Picea abies</i>	Norway spruce	16	Good	A
7643	<i>Pinus strobus</i>	white pine	17	Good	A
7644	<i>Picea abies</i>	Norway spruce	11	Good	A
7645	<i>Picea abies</i>	Norway spruce	9	Good	B
7646	<i>Juglans nigra</i>	black walnut	8	Excellent	A
7647	<i>Juglans nigra</i>	black walnut	12	Good	A
7648	<i>Juglans nigra</i>	black walnut	11	Good	A
7649	<i>Prunus serotina</i>	black cherry	9	Good	A
7650	<i>Prunus serotina</i>	black cherry	8	Fair	A
7651	<i>Prunus serotina</i>	black cherry	27	Fair	A*
7652	<i>Prunus serotina</i>	black cherry	7	Poor	A
7653	<i>Acer saccharinum</i>	silver maple	85	Fair	A*
7654	<i>Acer negundo</i>	boxelder	6	Fair	A
7655	<i>Prunus serotina</i>	black cherry	15	Very Poor	A
7656	<i>Juglans nigra</i>	black walnut	6	Fair	A

7657	<i>Prunus serotina</i>	black cherry	11	Fair	A
7658	<i>Juglans nigra</i>	black walnut	6	Fair	A
7659	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7660	<i>Pyrus calleryana</i>	flowering pear	12	Fair	B*
7661	<i>Pyrus calleryana</i>	flowering pear	14	Fair	B*
7662	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B*
7663	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7664	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7665	<i>Pyrus calleryana</i>	flowering pear	8	Fair	B*
7666	<i>Pyrus calleryana</i>	flowering pear	6	Fair	B*
7667	<i>Pyrus calleryana</i>	flowering pear	7	Fair	B*
7668	<i>Pyrus calleryana</i>	flowering pear	7	Fair	B*
7669	<i>Pyrus calleryana</i>	flowering pear	13	Fair	B*
7670	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7671	<i>Pyrus calleryana</i>	flowering pear	18	Fair	B*
7672	<i>Pyrus calleryana</i>	flowering pear	16	Fair	B*
7673	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7674	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B*
7675	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7676	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B*
7677	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7678	<i>Pyrus calleryana</i>	flowering pear	8	Fair	B*
7679	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7680	<i>Pyrus calleryana</i>	flowering pear	12	Poor	B*
7681	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7682	<i>Pyrus calleryana</i>	flowering pear	12	Fair	B*
7683	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7684	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B*
7685	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B*
7686	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7687	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7688	<i>Pyrus calleryana</i>	flowering pear	6	Fair	B
7689	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*

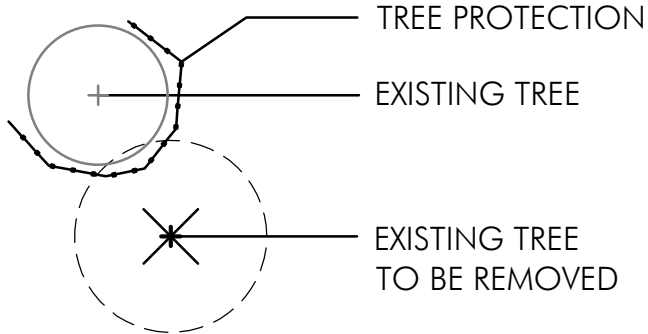
7690	<i>Pyrus calleryana</i>	flowering pear	13	Fair	B*
7691	<i>Pyrus calleryana</i>	flowering pear	18	Fair	B*
7692	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7693	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7694	<i>Pyrus calleryana</i>	flowering pear	12	Fair	B*
7695	<i>Pyrus calleryana</i>	flowering pear	11	Fair	B*
7696	<i>Pyrus calleryana</i>	flowering pear	8	Fair	B*
7697	<i>Pyrus calleryana</i>	flowering pear	7	Fair	B*
7698	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7699	<i>Pyrus calleryana</i>	flowering pear	8	Fair	B*
7700	<i>Pyrus calleryana</i>	flowering pear	9	Fair	B*
7701	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B*
7702	<i>Pyrus calleryana</i>	flowering pear	7	Fair	B*
7703	<i>Pyrus calleryana</i>	flowering pear	8	Fair	B*
7704	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B*
7705	<i>Pyrus calleryana</i>	flowering pear	7	Fair	B*
7706	<i>Celtis occidentalis</i>	hackberry	8	Poor	B
7707	<i>Juglans nigra</i>	black walnut	7	Good	A
7708	<i>Acer saccharinum</i>	silver maple	16	Fair	A
7709	<i>Juglans nigra</i>	black walnut	6	Fair	A
7710	<i>Acer saccharum</i>	sugar maple	16	Fair	A
7711	<i>Fraxinus americana</i>	white ash	26	Dead	B
7712	<i>Quercus palustris</i>	pin oak	12	Good	B
7713	<i>Juglans nigra</i>	black walnut	6	Fair	B
7714	<i>Acer saccharinum</i>	silver maple	6	Good	A
7715	<i>Acer saccharinum</i>	silver maple	6	Good	A
7716	<i>Acer saccharinum</i>	silver maple	6	Good	A
7717	<i>Acer saccharinum</i>	silver maple	16	Fair	B*
7718	<i>Acer saccharinum</i>	silver maple	17	Fair	B*
7719	<i>Acer saccharinum</i>	silver maple	8	Poor	B
7720	<i>Morus species</i>	mulberry	8	Fair	B
7721	<i>Pyrus calleryana</i>	flowering pear	14	Fair	B
7722	<i>Morus species</i>	mulberry	15	Fair	B*

7723	<i>Morus species</i>	mulberry	17	Fair	B*
7724	<i>Acer saccharinum</i>	silver maple	8	Poor	B
7725	<i>Acer saccharinum</i>	silver maple	13	Fair	B
7726	<i>Pyrus calleryana</i>	flowering pear	12	Poor	B
7727	<i>Morus species</i>	mulberry	7	Fair	B
7728	<i>Morus species</i>	mulberry	6	Poor	B
7729	<i>Morus species</i>	mulberry	14	Fair	B
7730	<i>Pyrus calleryana</i>	flowering pear	18	Fair	B
7731	<i>Morus species</i>	mulberry	17	Fair	B
7732	<i>Acer saccharinum</i>	silver maple	32	Poor	B*
7733	<i>Pyrus calleryana</i>	flowering pear	14	Fair	B
7734	<i>Morus species</i>	mulberry	6	Good	B
7735	<i>Juglans nigra</i>	black walnut	6	Excellent	B
7736	<i>Morus species</i>	mulberry	8	Fair	B
7737	<i>Morus species</i>	crabapple	6	Fair	B
7738	<i>Acer saccharinum</i>	silver maple	14	Fair	B
7739	<i>Pyrus calleryana</i>	flowering pear	8	Poor	B
7740	<i>Juglans nigra</i>	black walnut	8	Good	B
7741	<i>Morus species</i>	mulberry	17	Fair	B*
7742	<i>Malus species</i>	crabapple	10	Fair	B*
7743	<i>Morus species</i>	mulberry	8	Good	B
7744	<i>Prunus serotina</i>	black cherry	7	Fair	B
7745	<i>Pyrus calleryana</i>	flowering pear	6	Fair	B
7746	<i>Pyrus calleryana</i>	flowering pear	10	Fair	B
7747	<i>Prunus serotina</i>	black cherry	43	Very Poor	A*
7748	<i>Prunus serotina</i>	black cherry	15	Poor	A
7749	<i>Prunus serotina</i>	black cherry	9	Fair	A
7750	<i>Prunus serotina</i>	black cherry	12	Fair	A
7751	<i>Celtis occidentalis</i>	hackberry	8	Good	A
7752	<i>Celtis occidentalis</i>	hackberry	8	Fair	A
7753	<i>Celtis occidentalis</i>	hackberry	8	Fair	A
7754	<i>Celtis occidentalis</i>	hackberry	9	Good	A
7755	<i>Celtis occidentalis</i>	hackberry	8	Good	A

7756	<i>Celtis occidentalis</i>	hackberry	7	Fair	A
7757	<i>Celtis occidentalis</i>	hackberry	40	Fair	A*
7758	<i>Acer saccharinum</i>	silver maple	17	Fair	A
7759	<i>Celtis occidentalis</i>	hackberry	16	Fair	A
7760	<i>Celtis occidentalis</i>	hackberry	18	Poor	A
7761	<i>Prunus serotina</i>	black cherry	12	Good	A
7762	<i>Acer saccharinum</i>	silver maple	8	Dead	A
7763	<i>Acer saccharinum</i>	silver maple	37	Fair	A
7764	<i>Acer saccharinum</i>	silver maple	31	Fair	A
7765	<i>Prunus serotina</i>	black cherry	8	Very Poor	A
7766	<i>Acer saccharum</i>	sugar maple	10	Good	A
7767	<i>Prunus serotina</i>	black cherry	6	Good	A
7768	<i>Pyrus calleryana</i>	flowering pear	7	Fair	A
7769	<i>Celtis occidentalis</i>	hackberry	7	Fair	A
7770	<i>Celtis occidentalis</i>	hackberry	36	Poor	A*
7771	<i>Celtis occidentalis</i>	hackberry	7	Very Poor	A
7772	<i>Celtis occidentalis</i>	hackberry	7	Poor	A
7773	<i>Fraxinus americana</i>	white ash	9	Very Poor	A
7774	<i>Prunus serotina</i>	black cherry	9	Good	A
7775	<i>Ulmus americana</i>	American elm	16	Fair	A
7776	<i>Acer saccharinum</i>	silver maple	38	Poor	A
7777	<i>Prunus serotina</i>	black cherry	6	Good	A
7778	<i>Celtis occidentalis</i>	hackberry	35	Fair	A
7779	<i>Acer saccharinum</i>	silver maple	11	Fair	A
7780	<i>Juglans nigra</i>	black walnut	7	Good	A
7781	<i>Ulmus americana</i>	American elm	15	Very Poor	A
7782	<i>Ulmus americana</i>	American elm	8	Poor	A
7783	<i>Acer saccharinum</i>	silver maple	24	Very Poor	A
7784	<i>Acer saccharinum</i>	silver maple	9	Poor	A

\* MULTI-STEM TREE

PLANT KEY



EXISTING TREE CONDITION AND STAUUS KEY

CONDITION	STATUS
EXCELLENT	(A) PRESERVE
GOOD	
FAIR	
POOR	(B) REMOVE
DEAD	

NOTES FOR TREES REMOVED

120 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED DUE TO THE POOR, DEAD, OR EXEMPT CONDITIONS.

942 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED ARE IN FAIR TO GOOD CONDITION.

REPLACEMENT CALIPER SHALL MATCH INCH FOR CALIPER INCH FOR TREES REMOVED IN FAIR TO GOOD CONDITION.

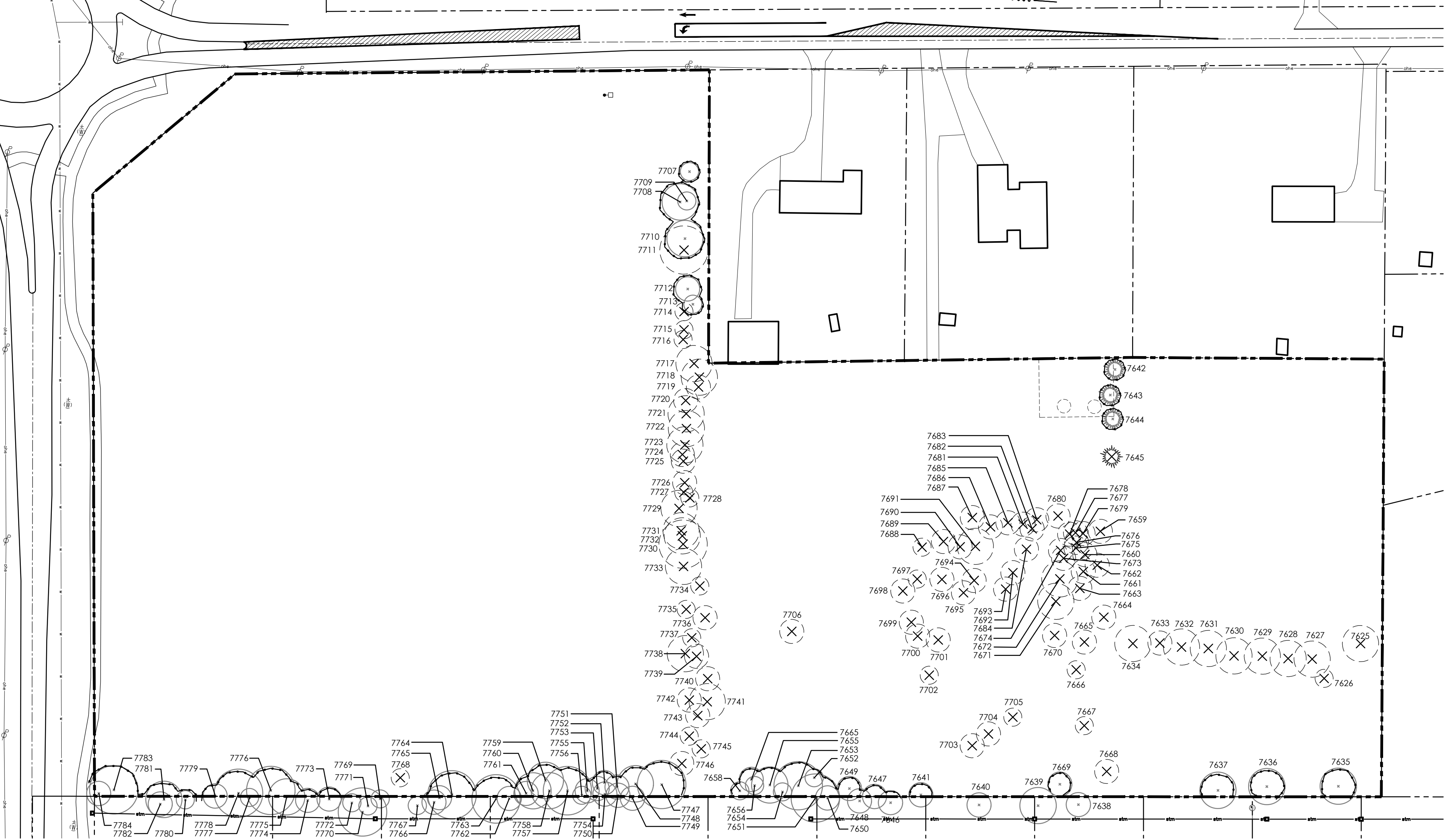
DUE TO THE ABOVE CONDITIONS, TOTAL TREES TO BE REMOVED: 93  
CALCULATED REPLACEMENT TOTAL = COMBINED 1,062  
CALIPER - 120 EXEMPT CALIPER = 942 CALIPER INCHES

TOTAL TREES REQUIRED FOR REPLACEMENT:  
942\*\* CALIPER INCHES/2.5 CALIPER INCHES = 377 TREES

\*\*515 OF 942 ARE FLOWERING PEAR

TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL, RELOCATION, AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
- FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGES IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING, REFER TO TREE PRESERVATION DETAIL.
- PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
- OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IS ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
- ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS WILL HAVE TO BE REPLACED PER CODE.
- FAILURE TO ABIDE BY THESE TERMS OR THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLAN SHALL BE UNLAWFUL.

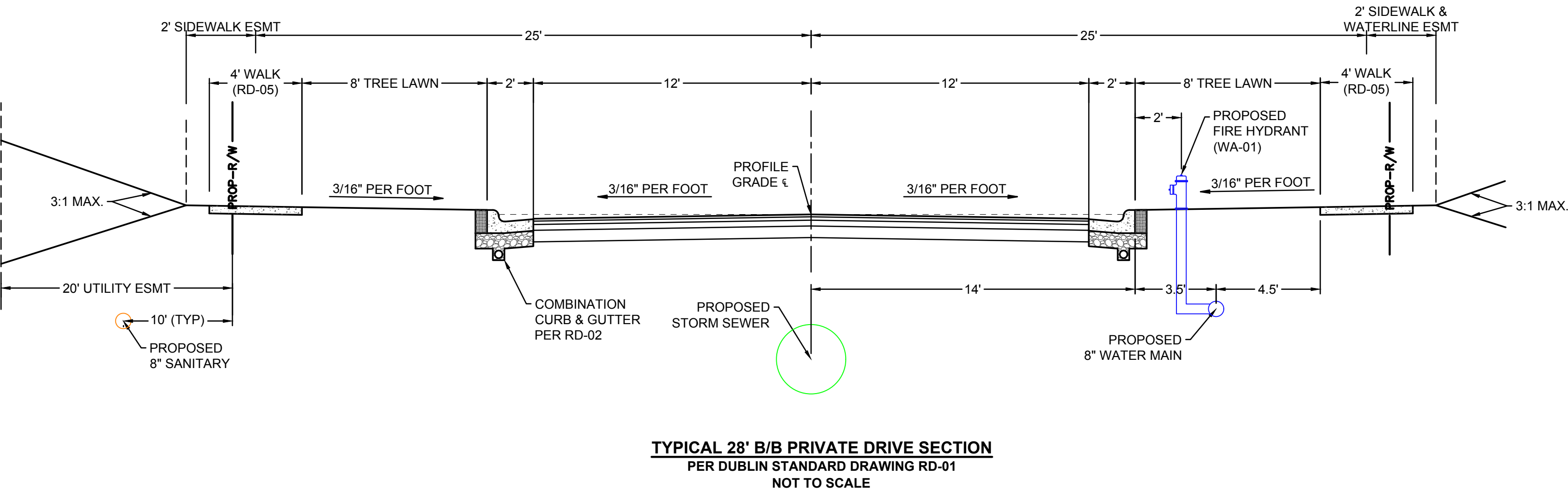
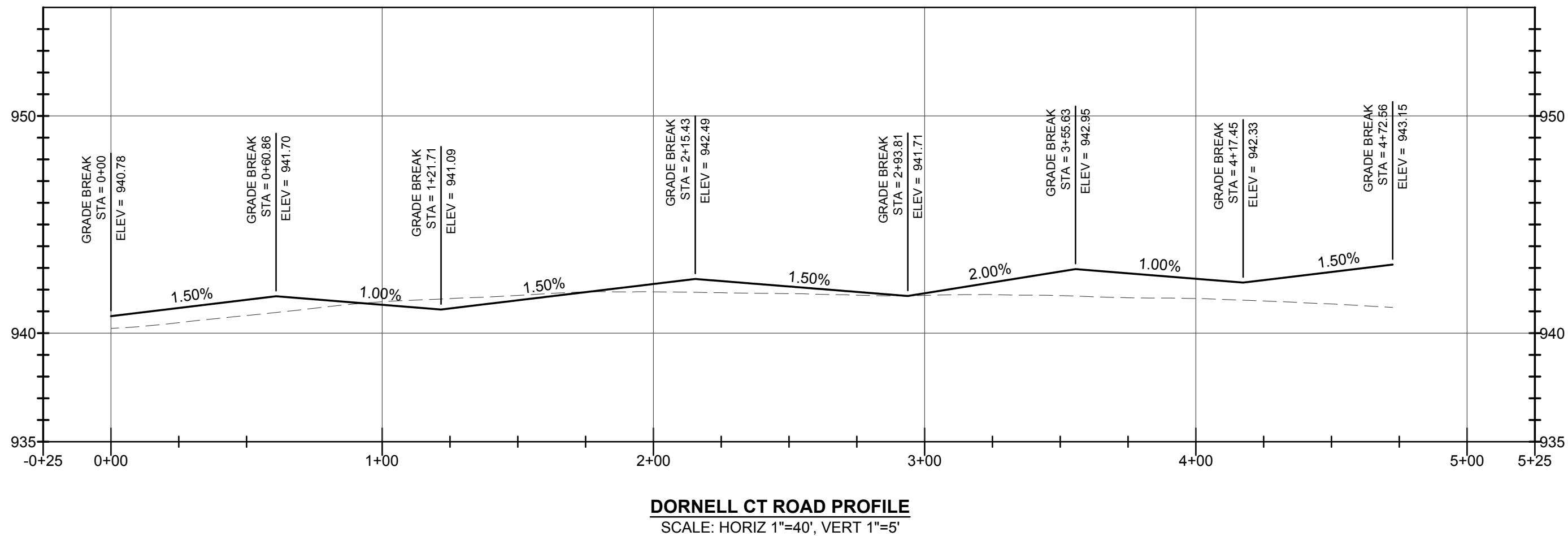
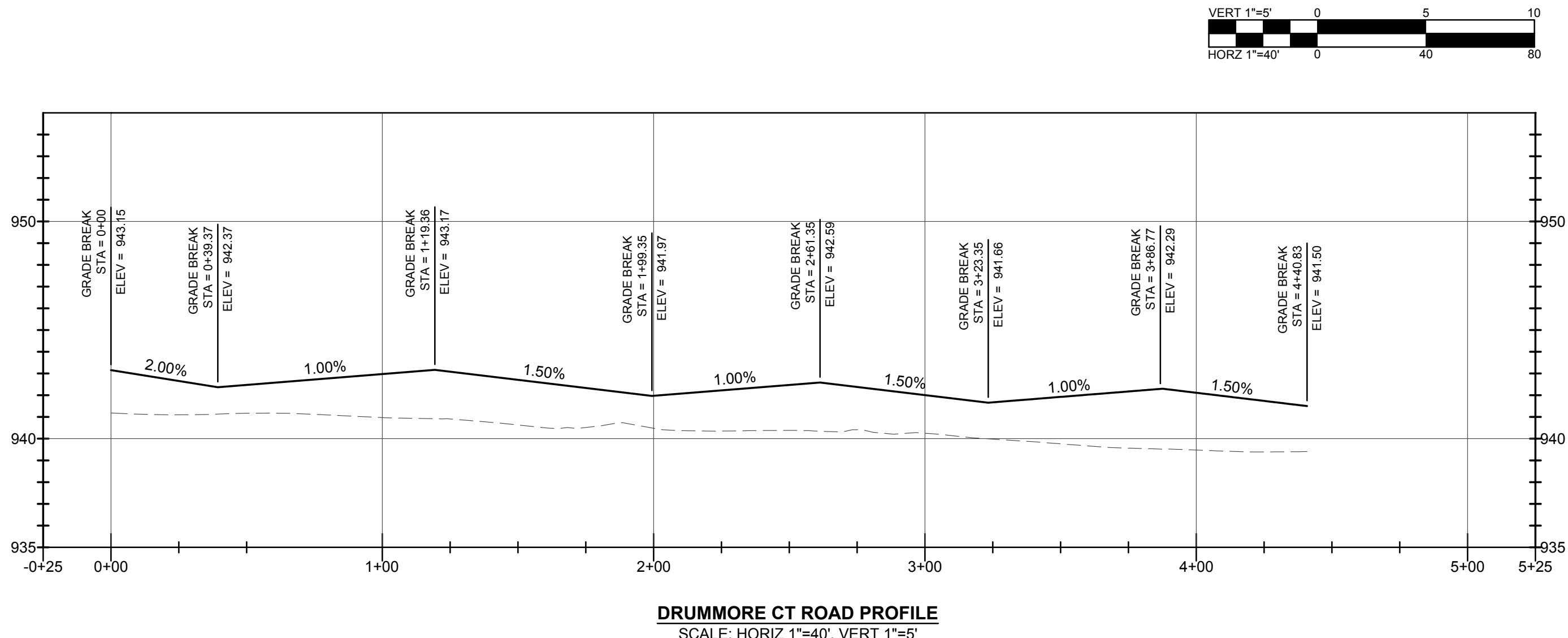
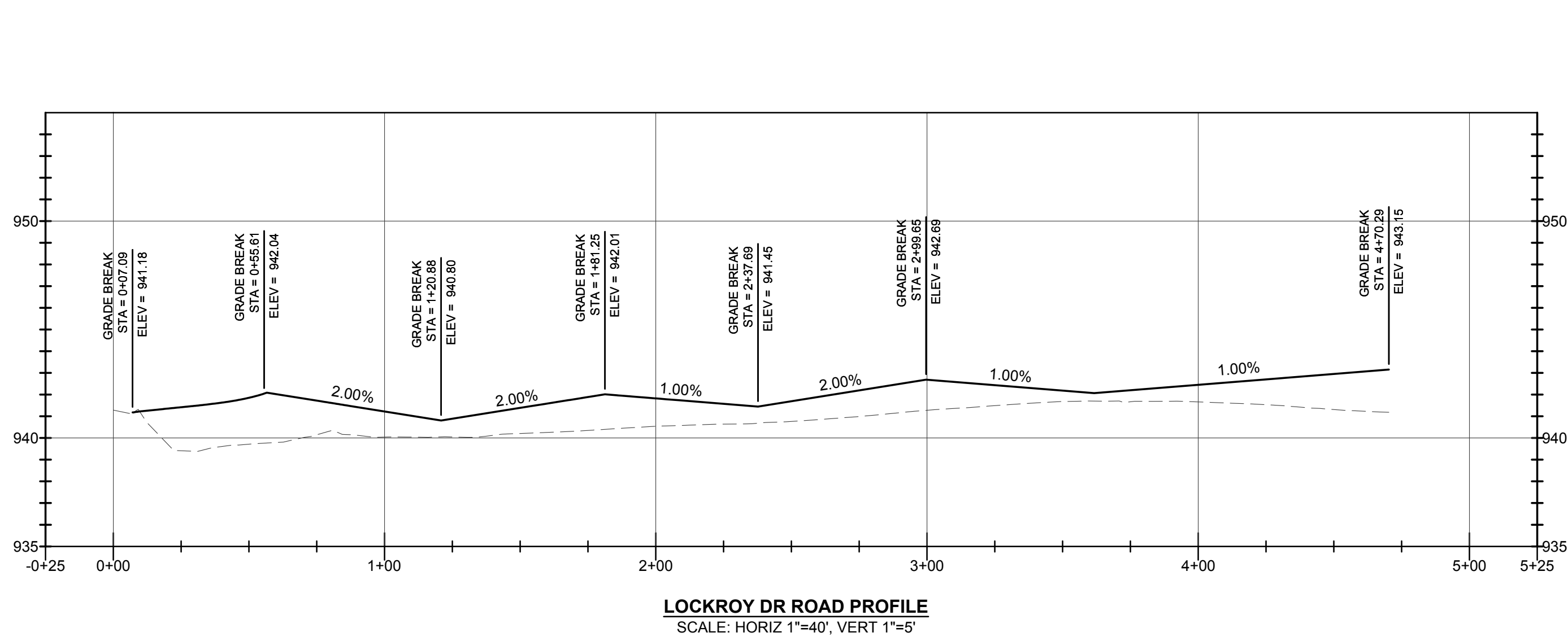








PLOT SCALE: 1:1 EDIT DATE: 11/12/21 - 12:37 PM EDITED BY: IDIN DRAWING FILE: 01201901745.D DRAWINGSCIVIL.CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2019.01745.CE.GP.DWG



STORM SEWER STRUCTURE TABLE		
STR. NO	STRUCTURE TYPE	TC
1	HEADWALL HW-2.2_CIRC	938.84
2	48 MANHOLE	938.99
3	48 MANHOLE	939.42
4	CATCH BASIN 2-2A (CB-1.1)	940.16
5	HEADWALL HW-2.2_CIRC	-5.09
6	48 MANHOLE	940.78
7	48 MANHOLE	941.09
8	CATCH BASIN 3 (CB-2.1)	940.25
9	CATCH BASIN 3 (CB-2.1)	940.20
10	CATCH BASIN 3 (CB-2.1)	940.78
11	CATCH BASIN 3 (CB-2.1)	940.78
12	HEADWALL HW-2.2_CIRC	-7.37
13	CATCH BASIN 3 (CB-2.1)	940.49
14	48 MANHOLE	940.80
15	48 MANHOLE	941.45
16	48 MANHOLE	942.45
17	48 MANHOLE	942.07
18	CATCH BASIN 3 (CB-2.1)	940.49
19	CATCH BASIN 3 (CB-2.1)	941.14
20	CATCH BASIN 3 (CB-2.1)	941.14
21	CATCH BASIN 2-2A (CB-1.1)	941.39
22A	CATCH BASIN 2-2A (CB-1.1)	0.00
22	CATCH BASIN 2-2A (CB-1.1)	940.65
23	CATCH BASIN 3 (CB-2.1)	941.76
24	CATCH BASIN 3 (CB-2.1)	941.76
25	HEADWALL HW-2.2_CIRC	-8.13
26	CATCH BASIN 2-2A (CB-1.1)	941.63
27	CATCH BASIN 2-2A (CB-1.1)	941.32
29	CATCH BASIN 2-2A (CB-1.1)	941.10
30	CATCH BASIN 2-2A (CB-1.1)	942.00
31	HEADWALL HW-2.2_CIRC	-4.53
32	CATCH BASIN 2-2A (CB-1.1)	940.94
33	CATCH BASIN 2-2A (CB-1.1)	942.26

STORM SEWER STRUCTURE TABLE		
STR. NO	STRUCTURE TYPE	TC
34	CATCH BASIN 2-2A (CB-1.1)	936.76
35	HEADWALL HW-2.2_CIRC	-9.55
36	CATCH BASIN 3 (CB-2.1)	940.61
37	48 MANHOLE	940.90
38	48 MANHOLE	941.66
39	48 MANHOLE	941.97
40	48 MANHOLE	942.37
41	48 MANHOLE	942.33
42	48 MANHOLE	941.71
43	CATCH BASIN 3 (CB-2.1)	940.66
44	CATCH BASIN 3 (CB-2.1)	941.34
45	CATCH BASIN 3 (CB-2.1)	941.35
46	CATCH BASIN 3 (CB-2.1)	941.65
47	CATCH BASIN 3 (CB-2.1)	941.66
48	CATCH BASIN 3 (CB-2.1)	942.05
49	CATCH BASIN 3 (CB-2.1)	942.06
50	CATCH BASIN 3 (CB-2.1)	942.02
51	CATCH BASIN 3 (CB-2.1)	942.02
52	CATCH BASIN 3 (CB-2.1)	941.40
53	CATCH BASIN 3 (CB-2.1)	941.40
55	HEADWALL HW-2.2_CIRC	-7.24
56	CATCH BASIN 2-2A (CB-1.1)	940.51
59	CATCH BASIN 2-2A (CB-1.1)	940.96
60	CATCH BASIN 2-2A (CB-1.1)	941.27
61	CATCH BASIN 2-2A (CB-1.1)	941.27
62	CATCH BASIN 2-2A (CB-1.1)	941.27
63	CATCH BASIN 2-2A (CB-1.1)	942.50
64	HEADWALL HW-2.2_CIRC	-6.68
65	CATCH BASIN 2-2A (CB-1.1)	937.50
66	CATCH BASIN 2-2A (CB-1.1)	937.90
67	CATCH BASIN 2-2A (CB-1.1)	939.78
68	48 MANHOLE	940.37
69	HEADWALL HW-2.2_CIRC	-3.79



PRELIMINARY DEVELOPMENT PLAN  
FOR  
**AYRSHIRE FARMS**  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**ROAD PROFILES &  
TYPICAL SECTION**

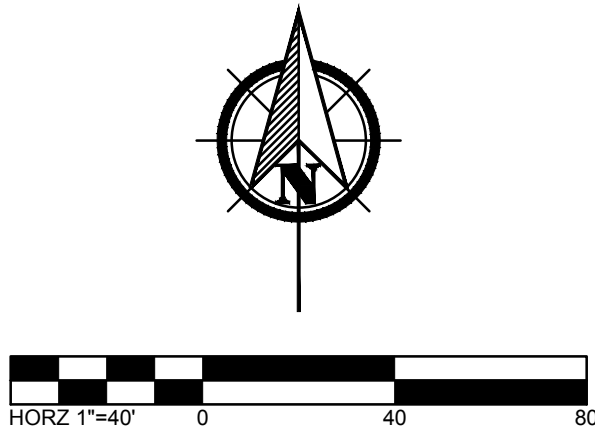
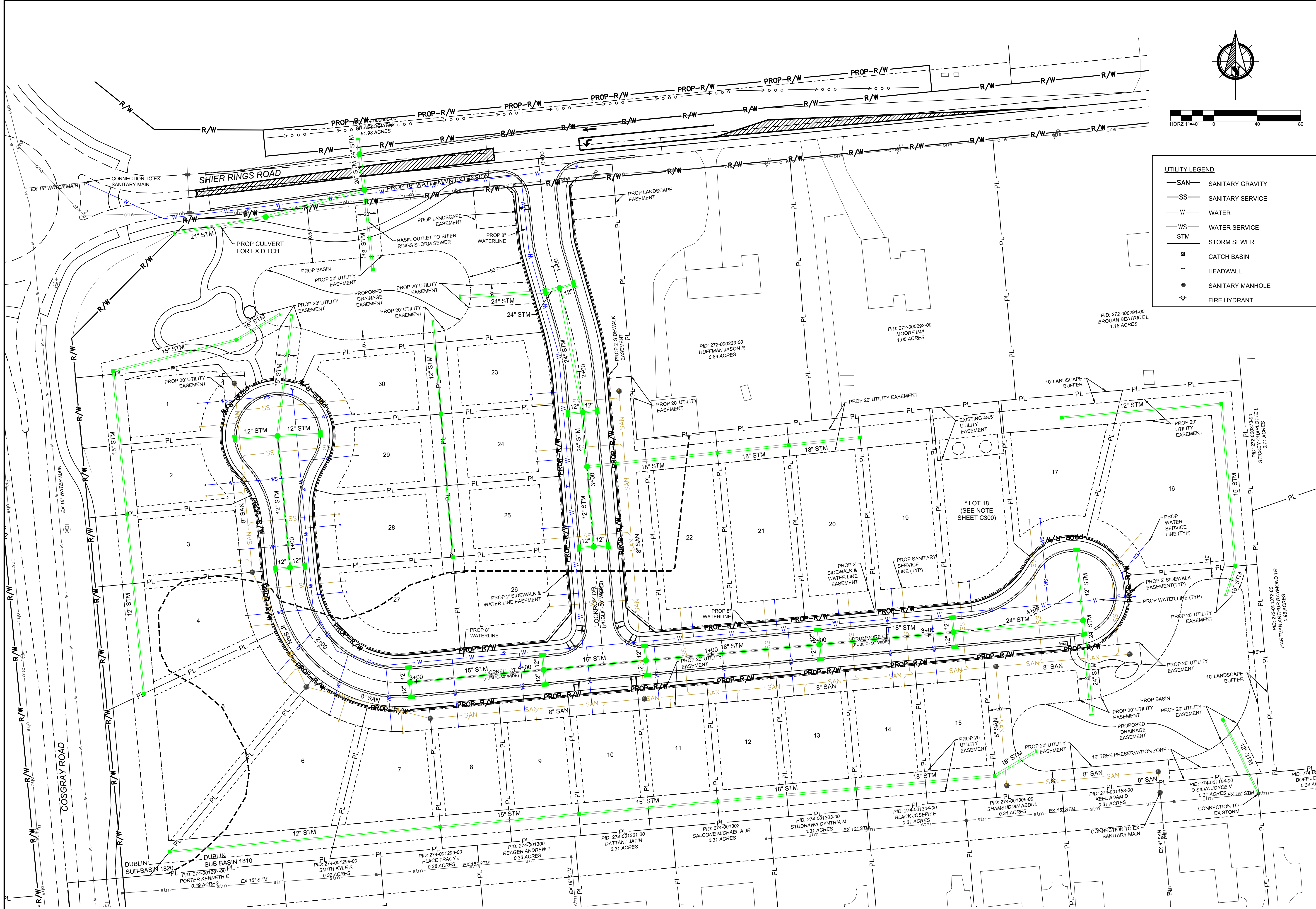
REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	01/12/2021
DRAWN BY:	JRP
CHECKED BY:	BJM
JOB NUMBER:	2019.01745

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PLOT SCALE: 1"=100' DATE: 1/12/21 8:18 AM EDITED BY: IDN DRAWING FILE: 020101745D. DRAWINGS/CIVIL/CONSTRUCTION DOCUMENTS/PRELIMINARY DEVELOPMENT PLAN/020101745 CE UP.DWG



UTILITY LEGEND	
	SANITARY GRAVITY
	SANITARY SERVICE
	WATER
	WATER SERVICE
	STORM SEWER
	CATCH BASIN
	HEADWALL
	SANITARY MANHOLE
	FIRE HYDRANT

PRELIMINARY DEVELOPMENT PLAN  
FOR  
**AYRSHIRE FARMS**  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**UTILITY PLAN**

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 01/12/2021  
DRAWN BY: JRP  
CHECKED BY: BJM  
JOB NUMBER: 2019.01745

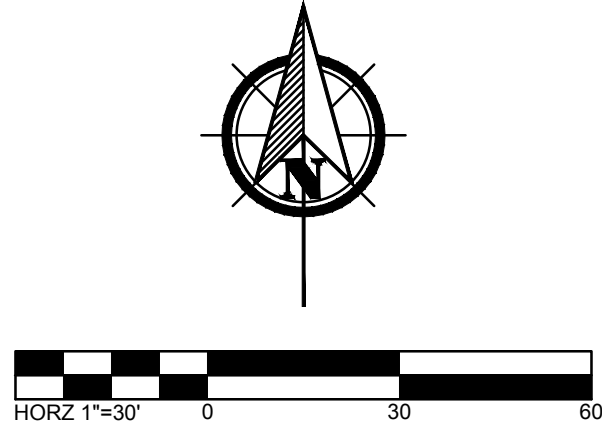
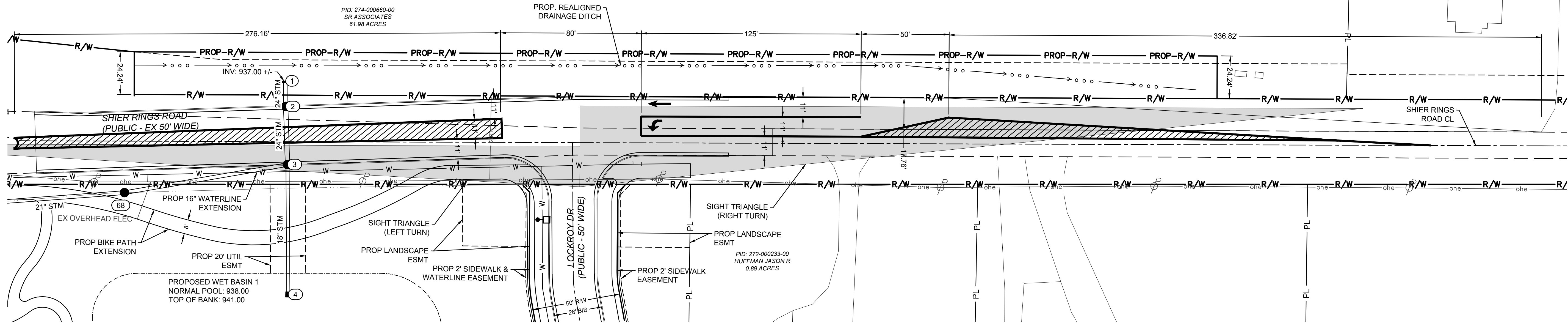
**C200**

**AMERICAN STRUCTUREPOINT INC.**

2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231  
TEL: 614.444.4444 FAX: 614.444.1226  
www.structurepoint.com



PLOT SCALE: 1"=100' DATE: 11/12/21 8:22 AM EDITED BY: IDN DRAWING FILE: 01201901745.D DRAWINGSS/CIVIL/CONSTRUCTION DOCUMENTS/01201901745.D PRELIMINARY DEVELOPMENT PLAN/01201901745.CE TURN LANE.DWG



**LEGEND**

- PL — PROPERTY LINE
- PROP R/W - EXISTING RIGHT-OF-WAY
- R/W — PROPOSED RIGHT-OF-WAY
- ===== CURB AND GUTTER
- □ LIGHT POLE (BY OTHERS)
- W — PROPOSED WATERLINE
- STM — PROPOSED STORM SEWER
- ( CO ) PROPOSED STORM STRUCTURE No.
- SIGHT DISTANCE TRIANGLE PER POLICY 08-013

**AMERICAN  
STRUCTUREPOINT  
INC.**

2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231  
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PRELIMINARY DEVELOPMENT PLAN  
FOR  
**AYRSHIRE FARMS**  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

## TURN LANE SCHEMATIC

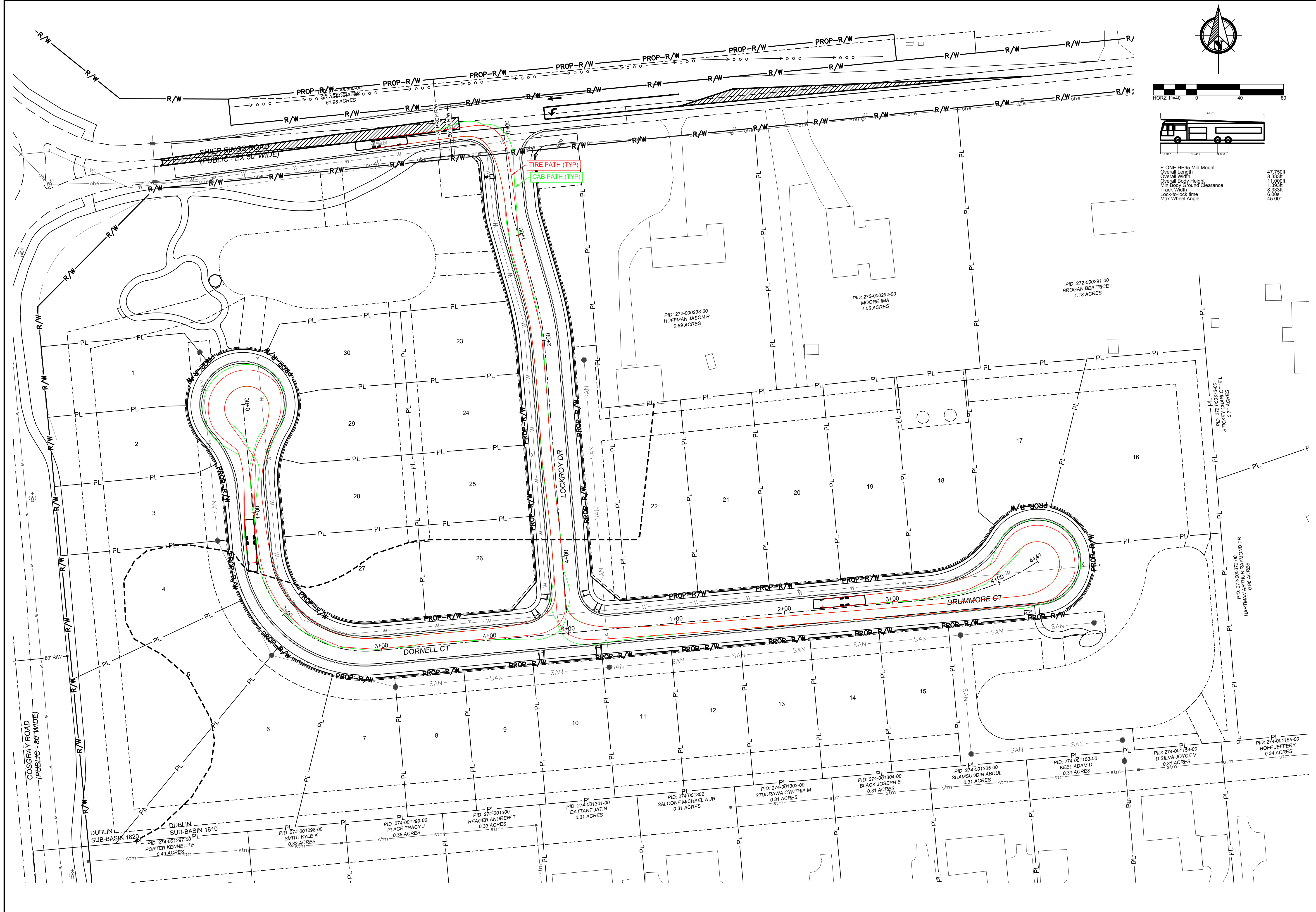
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DATE:	01/12/2021
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CHECKED BY:	BJM
JOB NUMBER:	2019.01745

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2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231  
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PRELIMINARY DEVELOPMENT PLAN  
FOR  
AYSHIRE FARMS  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

AUTOTURN EXHIBIT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:

01/12/2021

DRAWN BY:

JRP

CHECKED BY:

BJM

JOB NUMBER:

2019.01745

C500

# AYRSHIRE FARMS HOA EXPENSE PROFORMA

Operating Expenses			Amount
Electricity			\$350.00
Grounds Contract			\$9,552.00
Fountain Expenses			\$880.00
Pond Maintenance			\$921.00
<b>TOTAL OPERATING EXPENSES</b>			<b>\$11,713.00</b>
Accounting Services			\$175.00
Legal Expenses			\$500.00
Insurance Expense			\$500.00
Postage and Delivery Expense			\$100.00
<b>TOTAL MANAGEMENT EXPENSES</b>			<b>\$1,275.00</b>
<b>TOTAL OPERATING &amp; MANAGEMENT EXPENSES</b>			<b>\$12,998.00</b>
<b>EXPENSE PER LOT (30 LOTS)</b>			<b>\$435.00</b>

Meyers Landscape Services & Nursery (614) 210-1194  
2021 MAINTENANCE PROGRAM  
**Ayrshire Farms**  
Dublin, OH

	Task	Cost Each	# of Apps	Proposed
1	<b>Turf Mowings</b> Trimming and sidewalk/curb Edging Polishing grounds for trash	\$ 175.00	28	\$4,900.00
2	<b>Turf Fertilization &amp; Weed Control</b> 2 Applications	\$ 235.00	2	\$470.00
3	<b>Plant Bed Maintenance</b> Weeding & Chemical Control	\$ 24.00	28	\$672.00
4	<b>Leaf Removal</b> Turf & Landscape			
5	<b>Pruning</b>			
6	<b>Plant Bed Edging &amp; Mulch</b> Absolute Black		1	\$2,760.00
7	<b>Spring Clean Up</b>			
8	<b>Annual Color Display</b> Spring Summer Fall			
9	<b>Annual Color Maintenance Program</b> 22 occurrence through year: includes removal, dead-heading, liquid & granular fertilizer for all 3 seasons.			
Total:				\$8,792.00
Tax: 7.50%				\$659.40
2021 Contract Total:				\$9,451.40

Authorized Agent	2021 Season	Date
------------------	-------------	------

  
Meyers Landscape Services & Nursery

2-15-21  
Date



Lojee Companies, LLC  
2976 Lazar Rd.  
Grove City, OH 43123

## Estimate

Date	Estimate #
11/16/2020	3999

Heritage Ponds  
985 North High Street, Suite #210  
Columbus, OH 43201

Please Visit  
[www.FOUNTECH.com](http://www.FOUNTECH.com)

Location	Heritage Pond (2)
Site	

Item	Description	Qt	Rate	Total
WMA20...	<p><b>***PONDS A &amp; B***</b></p> <p>2021 Water Management Agreement Quotation - From Spring through Fall - Approximately every two weeks after water temps reach proper thresholds (*ABOVE 50 DEGREES). Due to weather constrictions, some treatments may be closer than others, but a total of up to 14 treatments / evaluations is quoted. Customer agrees to pay Fountech upon receipt of monthly invoice. Total quoted above DOES NOT include sales tax. Due to the nature of duckweed and watermeal and the ridiculous cost of the recommended chemical used in treating these two pests, these are NOT included in this proposal. The treatment can be performed, but only at the appropriate time of the season and for an additional charge. Cattails can be sprayed AT THE REQUEST of the customer for an additional charge consistent with the amount of growth, but will not be removed in any way. This removal can also be performed at an additional charge, but will vary on the severity of the infestation. Fountech will use its sole discretion to determine what products to apply in order to provide effective and safe results. Customer understands that some beneficial vegetation is required in a body of water to maintain a balanced aquatic ecological system. Emergent plant species take several months to decompose. It may be necessary to treat one quarter or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. Fountech shall not be liable for loss of any exotic or non-native fish or vegetation. Routine visual inspections of any installed fountain or aeration system shall be done at the time of the treatment / evaluation.</p> <p><b>***BLUE DYE IS ADDED DURING EACH EVALUATION. AS A COURTESY WE REMOVE DEBRIS, TRASH THAT IS EASILY REMOVED AT THE PONDS EDGE, IT WILL BE PICKED UP AND DISPOSED OF AS PART OF THIS MANAGEMENT.</b></p> <p><b>***Treatments generally begin in April and run through October, which consists of 7 months. We break the total of the Water Management Contract price for the season into 8 installments, divide the total cost by 8 for your monthly cost. You will receive a total of 8 invoices for Water Management.</b></p>	1	860.00	860.00

**THIS ESTIMATE GOOD FOR 30 DAYS FROM ESTIMATE DATE ONLY.  
ACCEPTANCE AFTER 30 DAYS WILL BE SUBJECT TO REVIEW FOR PRICING  
INCREASES FROM MANUFACTURERS.**

**Total**

THIS IS AN ESTIMATE ONLY. NO WORK HAS BEEN PERFORMED. PLEASE  
FAX OR E-MAIL SIGNED APPROVAL FOR WORK.

Please make checks payable to:  
Lojee Companies, LLC

Federal ID # 26-3960833

Signature for Approval

Title

P.O. No.

Lojee Companies, LLC  
2976 Lazar Rd.  
Grove City, OH 43123

## Estimate

Date 11/16/2020	Estimate # 3999
--------------------	--------------------

Heritage Ponds  
985 North High Street, Suite #210  
Columbus, OH 43201

Please Visit  
[www.FOUNTECH.com](http://www.FOUNTECH.com)

Location	Heritage Pond (2)
Site	

Item	Description	Qt	Rate	Total
WINTER	***2021***REMOVAL OR SINKING OF FOUNTAIN(S) FOR THE WINTER TO PROTECT AGAINST FREEZING AND DAMAGE. PRICED PER FOUNTAIN. POWER WASH AND INSPECT EACH, DURING THE VISUAL INSPECTIONS WE WILL PERFORM BENCH DIAGNOSTICS IF DEEMED NECESSARY, AND PROVIDE ESTIMATES FOR ANY/ALL REPAIRS NEEDED. STORAGE IN OUR HEATED FACILITY.	1	129.00	129.00T
SPRING	***2022***RE-INSTALL FLOATING FOUNTAIN(S). PRICED PER FOUNTAIN. Sales Tax	1	129.00 7.25%	129.00T 81.06
		$\begin{array}{r} 129 \\ \times 4 \\ \hline 516.00 \\ \times .1725 \\ \hline \$ 890.10 \end{array}$		
THIS ESTIMATE GOOD FOR 30 DAYS FROM ESTIMATE DATE ONLY. ACCEPTANCE AFTER 30 DAYS WILL BE SUBJECT TO REVIEW FOR PRICING INCREASES FROM MANUFACTURERS.				<b>Total</b>

THIS IS AN ESTIMATE ONLY. NO WORK HAS BEEN PERFORMED. PLEASE FAX OR E-MAIL SIGNED APPROVAL FOR WORK.

Please make checks payable to:  
Lojee Companies, LLC

Federal ID # 26-3960833

Signature for Approval \_\_\_\_\_

Title \_\_\_\_\_

P.O. No. \_\_\_\_\_



## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, December 10, 2020 | 6:30 pm

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

### 2. **Ayrshire Farms** **20-092Z-PDP**

**PID: 272-000166**

### **Rezoning and Preliminary Development Plan**

Proposal: Rezoning of ±11.37 acres from a Rural District to a Planned Unit Development District with a Preliminary Development Plan to develop 30 single-family lots.

Location: Southeast of the intersection of Shier Rings Road and Cosgray Road.

Request: Review and recommendation of approval to City Council for Rezoning and a Preliminary Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Todd Foley, POD Design

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/20-092

**MOTION:** Ms. Kennedy moved, Mr. Fishman seconded, to recommend approval to City Council for the Rezoning and Preliminary Development Plan without significant revision.

**VOTE:** 7 – 0.

**RESULT:** The Rezoning and Preliminary Development Plan were recommended for approval and forwarded to City Council with ten conditions:

- 1) That the applicant continues to coordinate with Staff and emergency services to determine acceptable street names and updates the plans with the approved street names, prior to City Council submittal;
- 2) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 3) That the applicant continues to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way, prior to City Council submittal;
- 4) That the applicant work with Staff to correct inconsistencies in the tree survey, prior to the Final Development Plan submittal;
- 5) That the applicant continues to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer;





**2. Ayrshire Farms  
20-092Z-PDP**

**PID: 272-000166  
Rezoning and Preliminary Development Plan**

- 6) That the applicant revises the development text to allow for a 45-foot rear yard setback for Lots 1 through 5 to reflect what is shown on the development plan;
- 7) That the applicant maintain lot 18 until the lot is sold for development;
- 8) That the applicant provide open space amenities in accordance to the Commission comments with the final development plan;
- 9) That the text be revised to eliminate asphalt drives; and
- 10) That the applicant change the fencing height from 6 feet to 4 feet and provide a consistent fence detail with the Final Development Plan.

**RECORDED VOTES:**

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Zach Hounshell*

81050D11513A490...  
Zach Hounshell, Planner I



Ms. Call indicated that Case 1 would be moved to the regular agenda for discussion.

## **CASES**

### **1. Greco Law – Sign, 4945 Bradenton Avenue, 20-185AFDP, Amended Final Development Plan**

A request for the installation of a 15-square-foot ground sign for an existing office building. The site is south of Bradenton Avenue, ±400 feet southwest of the intersection with Frantz Road and is zoned as a Planned Unit Development.

#### **Case Presentation**

No presentation was given.

#### **Commission Questions**

Mr. Fishman stated that this development is a Planned Unit Development. Does the proposed sign meet Code and is internal lighting permitted?

Ms. Husak responded that there are no limitations on the type of lighting permitted; internal illumination is permitted. The proposed sign does meet Code requirements.

There were no additional questions.

#### **Public Comment**

Ms Husak stated that no public comments were received on any of the cases tonight.

Mr. Grimes moved, Mr. Fishman seconded approval of the Amended Final Development Plan with the following three conditions:

- 1) The applicant continue to work with staff to finalize landscape details prior to submitting for a permanent sign permit through Building Standards;
- 2) The applicant provide a masonry base for the sign, subject to staff approval;
- 3) The applicant apply for, and obtain approval of, a permanent sign permit through Building Standards prior to installation of the ground sign.

Vote: Mr. Grimes, yes; Mr. Fishman, yes; Mr. Supelak, yes; Ms. Call, yes; Ms. Fox, yes; Mr. Schneier, yes; Ms. Kennedy, yes.

## **NEW CASES**

Ms. Call indicated that Cases 2 and 3 would be heard together.

### **2. Ayrshire Farms, PID: 272-000166, 20-092Z/PDP, Rezoning and Preliminary Development Plan**

### **3. Ayrshire Farms, PID: 272-000166, 20-093PP, Preliminary Plat**

A request for review and a recommendation of approval to City Council for a rezoning of ±11.37 acres from a Rural District to a Planned Unit Development District to develop 30 single-family lots and consideration of an accompanying preliminary plat. The site is located southeast of the intersection of Shier Rings Road and Cosgray Road.

#### **Case Presentation**

Mr. Hounshell stated that these two applications relate to the proposed development of Ayrshire Farms. The request is for review and a recommendation of approval for a Rezoning/Preliminary Development Plan and



Preliminary Plat to rezone approximately 11.37 acres from R, Rural District to PUD, Planned Unit Development District, for the development of 30 single-family homes, dedicated open space, and the dedication of three public streets. The site was annexed into the City of Dublin on March 11, 2020 (Ordinance 02-20) and upon annexation, was automatically zoned R, Rural District. In September 2020, the Planning and Zoning Commission provided an Informal Review of the proposed future development of 34 single-family homes. Commission members expressed concerns regarding the lack of usable open space located on the site and recommended that the density of the development be decreased by eliminating some lots. Commissioners also supported the variation in lot sizes across the development. The site contains three lots. The westernmost lot is being farmed and contains no natural features except for rows of trees along the southern and eastern boundaries. The two lots on the eastern portion of the site are comprised of the rear portion of two rural, residential parcels, which are not entirely annexed into the City. This application will combine all three lots for the 30-unit residential development. The Community Plan designates this area as Mixed Residential, Low Density. This designation allows for 2-3 dwelling units per acre and is intended to permit a mix of housing options as a transition from adjacent single-family residential. The Ballantrae single-family development is located to the south. North of Shier Rings Road, the developed area transitions into the West Innovation District. This site does provide a transition between traditional, single family housing and more compact, industrial developments. Currently, this site is being used for stormwater management.

#### Revised Proposal

The applicant is proposing 30 single-family lots, three public streets, and approximately 2.62 acres of public open space on the approximately 11.37-acre site. Since the Informal Review in September, the applicant has decreased the number of lots from 34 lots, which reduced the density to approximately 2.63 dwellings per acre and increased the amount of public open space.

#### Open Spaces

The proposal includes three reserves of open space (Reserves A-C), which total 2.62 acres. Reserve A is approximately 1.48 acres and is located at the northwest corner of the development. Reserve A includes a retention pond maintained by the City of Dublin, multi-use paths, an entry feature, landscaping, and active use amenities such as a gazebo or shelter. Reserve B is approximately 0.28 acre and is located east of the entry drive into the development, and includes only an entry feature and landscaping. Reserve C is approximately 0.86 acre and is located at the southeast corner of the development. Reserve C includes a retention pond maintained by the City of Dublin, as well as benches, landscaping, and open space for passive use of the area. Excluding the retention ponds, the open space area will be maintained by the homeowner association. A landscape buffer also will be provided along Cosgray Road, which will replicate that along the Ballantrae frontage on Cosgray Road.

#### Setbacks

Two types of setbacks are proposed. The first are perimeter setbacks. 45-foot setbacks will be provided on the north and west sides of the development (Shier Rings and Cosgray Roads), and 20-foot setbacks will be provided on the south and east sides of the development (Ballantrae development). The second type are the lot setbacks, which are specific to each lot. Front yard setbacks will be 20 feet; Side Yard Setbacks: Lots 1-15 - 6-foot minimum per side with a minimum 14-foot separation between structures, and Lots 16-30 - 6-foot minimum per side with a minimum 16-foot separation between structures. Rear Yard Setbacks: Lots 1-5 - 45 feet; Lots 6-22 - 30 feet; Lots 23-30 - 20 feet (Patios may encroach 10 feet into rear setback). Lot 18 of the development has a 48.5-foot easement to the rear of the lot that is in place for existing utilities that operate for the lot north of the site. The applicant has committed to not developing Lot 18 until such time as the existing utilities are inoperable and need replaced, or until provision of utilities is not necessary for the northern property owner.

#### **Preliminary Plat**

The plat application reflects the creation of 30 single-family lots, three new public streets, dedication of open space, dedication of right-of-way, and the 2.62 acres of open space dedication. The applicant submitted a Traffic Impact Study that recommends the construction of a westbound left turn lane on Shier Rings Road to

mitigate the anticipated development traffic impacts. The applicant will need to continue to work with staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal. A shared-use path is proposed along Shier Rings Road to provide connectivity to the Cosgray Road shared-use path, and a sidewalk is proposed on both sides of the streets within the development. The applicant will need to continue to coordinate with staff and emergency services to determine acceptable street names, which will need to be approved prior to submission of the proposed development to City Council for approval.

Staff has reviewed the rezoning/PUD application against the applicable criteria and recommends approval with seven conditions and recommends approval of the Preliminary Plat with one condition.

### **Applicant Presentation**

Todd Foley, applicant's representative, POD Design, 100 Northwoods Blvd., Suite 100, Columbus, OH 43235, stated that they have revised the proposal per the Commission's suggestions with the Informal Review in September, including the density, open space, lot sizes and configuration, and building separation. The site geometry is unique, and they have been able to provide open space in the northwest corner that they anticipate will become a destination point for bikepath users. The reserve areas will offer both passive and active spaces. They anticipate that the development will attract more mature homebuyers, who are interested in larger, 3,000+ sq. ft., single-family homes within the \$450,000 price range. This will be a boutique-type of development. The home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability. The applicant is interested in a farmhouse character. Four-sided architecture will be provided. They request the Commission's support.

### **Commission Questions**

Mr. Grimes stated that the staff report mentions that the eastern portion of the site was not included in the original annexation. How will that be addressed?

Mr. Hounshell responded that all three of the sites are now annexed into the City, The entire area is within the City of Dublin.

Ms. Fox inquired if the homes would vary in footprint sizes.

Mr. Foley responded affirmatively. The lots will be pre-programmed with the home footprints permitted. There are ranch and two-story footprints, most of which will have 3-car garages, basements and first-floor master suites, and square footage beginning at 3,000 square feet.

Ms. Fox stated that she likes the varying lot sizes. She is curious if the interior lots, Lots 23-30, would be smaller footprints than the footprints on Lots 5, 6, 16 and 17.

Mr. Foley responded that there are a variety of lot sizes and appropriately corresponding footprint sizes. There will no adjacent repetitive elevation designs.

Ms. Fox inquired if the frontages of the homes would be staggered along the street frontage, rather than positioned in a straight line.

Mr. Foley responded that there would be a natural staggering of the homes along the street frontage.

Ms. Fox inquired if all of the homes will have a rear door leading to a patio space.

Mr. Foley responded affirmatively. There will be rear doors leading to patios in varying locations on the homes.

Ms. Fox inquired if the Development text permits a 6-foot fence.

Jackson Reynolds, Smith and Hale LLC, 37 West Broad Street, Suite 460, Columbus OH 43215, stated that 6-foot privacy fences would be permitted around the rear patio only, not along the entire rear lot line.

Ms. Fox responded that she believes the City Code requires the fence height not to exceed four feet.

Mr. Hounshell confirmed that the fence height may not exceed four feet.



Ms. Call inquired what percent of the homes would have three-car garages.

Mr. Foley responded that he does not know the exact number, but all the home designs accommodate a three-car garage.

Ms. Call inquired if any of the lots would be prohibitive to having a three-car garage.

Mr. Foley responded that although all the floorplans have not been finalized, he believes all the lots will accommodate three-car garages.

Ms. Call inquired the width of the walking path within the active area.

Mr. Foley stated that he believes the path width is 5 to 6 feet. The intent is to make the distinction between the public and private areas apparent.

Ms. Call inquired if the width of the public road lanes would be approximately 12 feet.

Mr. Hounshell responded that the streets would be built per public road standards, which require 12-foot wide lanes.

Ms. Call inquired if the turn capability for emergency vehicle navigation had been confirmed.

Mr. Hounshell that Washington Township Fire Services have reviewed and confirmed there would be no issues for emergency vehicle navigation.

Mr. Schneier inquired if public path access is located only in the northwest reserve area, and not in the other two reserves.

Mr. Hounshell responded that there is an existing public path along Cosgray Road, and the most feasible access from the neighborhood to that path is from the northwest reserve area.

Mr. Schneier inquired if a variety in building materials and colors would be required.

Mr. Foley responded that a variety in both materials and colors is required; no identical materials or colors can occur in adjacent homes. There could be similar materials, but they must be configured differently. He noted that, per the earlier inquiry concerning path width and length, he has confirmed that the width will be six feet and the path length will be approximately 330 linear feet.

Mr. Supelak inquired if the tree replacement on the site would occur as the site develops, and when the development is completed, a final survey would be taken to ensure all replacement occurred as required.

Mr. Hounshell responded that the tree replacement would occur as the site is developed. The Final Development Plan will provide the total number of tree replacements necessary, and the City Landscape team will work with the developer to determine the appropriate location of those trees.

### **Commission Discussion**

Ms. Kennedy stated that the applicant has addressed the concerns raised at the Informal Review. In regard to the earlier statement about the length of the path that will be provided in the northwest area – a 330-foot long path is only 0.06 miles, which is insignificant. If there were ability to expand that loop and increase the length to make it a more meaningful distance for walkers, she would encourage that. However, she is supportive of the proposed plan.

Mr. Schneier stated that the applicant was responsive to the Commission's previous input. He believes the revised plan reflects a great project.

Mr. Grimes thanked the applicant for a much-improved plan. He is supportive of the plan, as well.

Mr. Supelak stated that the improvements to the plan are appreciated. He appreciates the architecture, although, as he mentioned at the Informal Review, he would encourage greater use of the stacked stone in some of the homes. Presently, it is depicted only at the base of the homes.

Mr. Fishman stated that the plans depict a shade structure or gazebo in the larger reserve area. He would like to encourage that the structure be a gazebo, due to the type of neighborhood this will become. Two-story homes with three-car garages will have families. In Dublin, the gazebos in family neighborhoods are well used, if their size permits. Gathering places in our neighborhoods are very important; therefore, he would recommend that the conditions for approval require a gazebo of a size conducive for gatherings. Additionally, some of these driveways will be quite long, and long blacktop driveways next to hardiplank houses are much too prominent. In addition, blacktop requires more care than other driveways. He recommends that the driveways be either stamped concrete or brick. In summary, he would require the addition of a gazebo and the elimination of blacktop driveways.

Ms. Fox stated that she appreciates the revisions the applicant has made to the plan. She is aware of no other applicant who reduced the density by over 10% when a reduction was requested. Eliminating four of the 34 lots was significant. The open space that has been provided is excellent. On the northwest corner, the visual presentation of the development to the public street is very attractive. In regard to the covered structure, she would encourage consideration of a covered terrace with a fireplace, rather than a gazebo. That type of space would be a usable amenity in all seasons, and would be quite attractive located near the pond. She would suggest, as well, that the small walking path surround a perennial or cottage garden. At the other end of the pond, she would suggest a wood deck be added, where fishing could occur. In regard to the patio privacy fencing, she recommends the use of wrought iron, perhaps with partial masonry, which would add privacy but not entirely block the views. Between Lot 26 and 27, there is a straight view from Ayrshire Road to the pond. Adding a landscape feature near the street could "frame" that view and add some visual interest to that rear view of the lots.

Mr. Foley stated that he appreciates her suggestions, and as final engineering occurs, they will be mindful of opportunities within the areas between the lots that she has pointed out.

Courtney Mitchell, 5884 Dunheath Loop, Dublin, OH, 43016, stated that she is co-owner and developer of this project and also a resident of the Ballantrae community. She can confirm that all of the lots and floorplans will accommodate a three-car garage. In addition, the path in this neighborhood will connect to the path that runs throughout the adjacent Ballantrae development. That connection will provide a nice path length for all walkers and runners.

Mr. Fishman noted that he is not adamant that the covered structure be a gazebo, only that it provide a covered gathering space for families.

Ms. Call thanked the applicant for the revision to the sideyard setbacks. The requirement that there be no less than 14 feet between houses makes a difference. She appreciates the confirmation regarding three-car garages, because 3-car garages come with 3-car driveways, reducing the number of vehicles parked on the street. Because stamped concrete and brick driveways are more costly, she would suggest concrete as the alternative to asphalt driveways. She has one concern regarding Lot 10. Typically, the main family gathering area is in the front of the home. Due to the driveway location, which appears cannot be altered, there will be headlight intrusion into the home.

Ms. Mitchell responded that all of the floorplans provide the main living space at the back of the home. In the front area, there is either a den or a dining room.

Mr. Foley noted that in the development text, they have committed to planting a screening hedge at the front of that lot that will blend with the home's landscaping. In regard to the driveways, the current proposal is for either blacktop or concrete driveways.

Mr. Reynolds stated that the development text does not address the driveway materials. However, they can address that issue and make a commitment with the Final Development Plan.



Ms. Call stated that because this is a PUD, the driveway material can be made a requirement of the development plan.

Mr. Fishman indicated that is his recommendation. However, stamped concrete is not necessary; a requirement for concrete would be sufficient.

Commission consensus was to prohibit asphalt driveways.

Ms. Fox stated she would request a condition that the fence height to be reduced to the usual height required by the City, which she believes is 4 feet. The fence materials also should be defined to avoid the use of numerous materials within the neighborhood.

Mr. Reynolds responded that the applicant will commit to a four-foot high enclosure, and they will provide a more specific architectural description with the Final Development Plan.

Ms. Call inquired if the applicant was in agreement with the proposed conditions.

Mr. Foley responded that they have no objections.

Ms. Kennedy moved, Mr. Fishman seconded a recommendation for approval of the Rezoning and Preliminary Development Plan to City Council with the following 10 conditions:

- 1) That the applicant continue to coordinate with staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal;
- 2) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 3) That the applicant continue to work with staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal;
- 4) That the applicant work with staff to correct inconsistencies in the tree survey and development plan prior to final development plan submittal;
- 5) That the applicant continue to work with staff to determine the appropriate number of replacement trees to be located within the landscape buffer;
- 6) The applicant revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan;
- 7) That the applicant maintain lot 18 until the lot is sold for development;
- 8) That the applicant provide open space amenities in accordance to the Commission comments with the final development plan;
- 9) That the text be revised to eliminate asphalt drives; and
- 10) That the applicant change the fencing height from 6 feet to 4 feet and provide a consistent fence detail with the Final Development Plan.

Vote: Mr. Grimes, yes; Mr. Supelak, yes; Ms. Call, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Mr. Schneier, yes; Ms. Fox, yes.

[Motion carried 7-0]

Ms. Kennedy moved, Mr. Fishman seconded a recommendation for approval of the Preliminary Plat to City Council with one condition:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

Vote: Ms. Fox, yes; Ms. Call, yes; Mr. Grimes, yes; Mr. Supelak, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Mr. Schneier, yes.

[Motion carried 7-0]

Ms. Call indicated that Cases 4 and 5 would be heard together.



## Planning and Zoning Commission

December 10, 2020

# 20-092Z/PDP & 20-093PP – AYRSHIRE FARMS

### Summary

This is a request for review and recommendation of approval for a Rezoning/Preliminary Development Plan and Preliminary Plat applications to rezone approximately 11.37 acres from R, Rural District to PUD, Planned Unit Development District for the development of 30 single-family homes, dedicated open space, and the dedication of three public streets.

### Site Location

Southeast of the intersection of Shier Rings Road and Cosgray Road.

### Current Zoning

R, Rural District

### Proposed Zoning

PUD, Preliminary Development Plan

### Property Owners

MC Shier Rings, LLC

### Applicant/Representative

Todd Foley, POD Design

### Applicable Land Use Regulations

Zoning Code Section 153.050

### Case Managers

Zach Hounshell, Planner I

(614) 410-4652

[zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)

### Next Steps

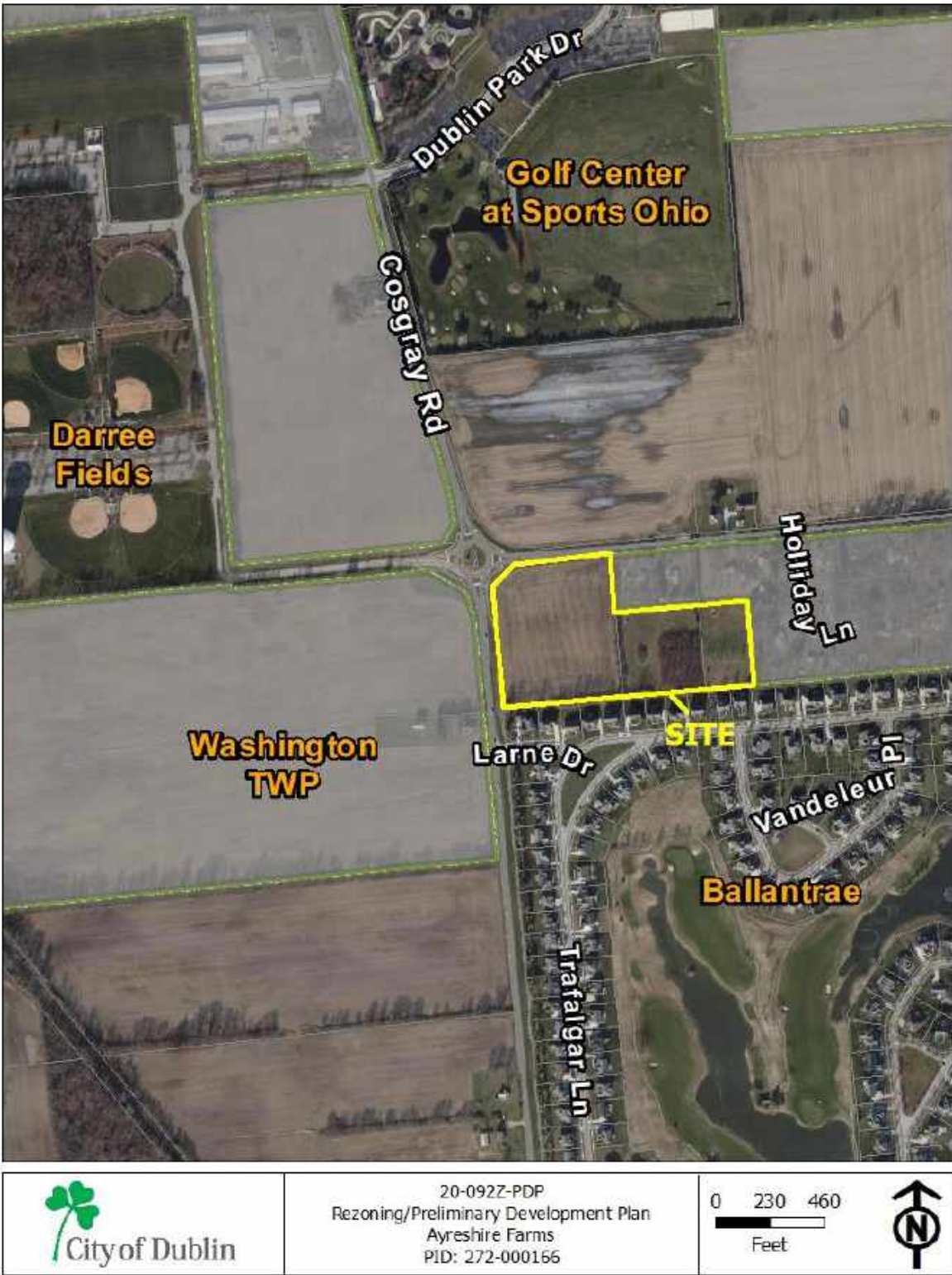
Following a review and recommendation by the Planning and Zoning Commission, the rezoning/preliminary development plan and preliminary plat applications will be forwarded to City Council for review and determination. The applicant will also be eligible to submit a final development plan and final plat to the Planning and Zoning Commission.

### Zoning Map





1. Context Map



## 2. Overview

### Background

The site was annexed into the City of Dublin on March 11, 2020 (Ordinance 02-20). Upon annexation, the site was automatically zoned R, Rural District pursuant to the Zoning Code.

### Case History

In September 2020, the Planning and Zoning Commission reviewed and commented on an informal review of a Rezoning/Preliminary Development Plan/Preliminary Plat application to rezone 11.37 acres from a Rural District to a Planned Unit Development District for the potential future development of 34 single-family homes. Commission members expressed concerns regarding the lack of usable open space located on the site. Commissioners requested that the density of the development be decreased by eliminating some lots. Commissioners also supported the variation in lot sizes across the development.

### Site Characteristics

#### *Natural Features*

The western portion of the site is being farmed and contains no natural features except for rows of trees along the southern and eastern boundaries. The eastern portion of the site is comprised of the rear portion of two rural, residential parcels which are not entirely annexed into the City. Both parcels include trees and other vegetation.

#### *Surrounding Land Use and Development Character*

North: ID-4, Vacant

East: Unincorporated, Washington Township, vacant

South: PLR, Planned Low Density Residential District (Ballantrae)

West: Unincorporated, Washington Township, single-family homes

#### *Road, Pedestrian and Bike Network*

The site has 580 feet of frontage along Cosgray Road, which includes a bike path. The site has 450 feet of frontage along Shier Rings Road, which currently includes no pedestrian or bicycle facilities.

#### *Utilities*

Utilities will be extended to the site as part of this proposal.

### Process

Rezoning to a Planned Unit Development District (PUD) is the second step in establishing a PUD. PUDs are created to address unique conditions, which cannot easily be addressed by a standard zoning district. The PUD zoning approval includes a development text, which serves as the zoning regulation, and a preliminary development plan, which serves to define the site layout and development parameters.

A Preliminary Plat is also proposed in conjunction with this Rezoning/Preliminary Development Plan. A Final Development Plan and Final Plat approving the final details



associated with the development would follow the approval of a Rezoning/Preliminary Development Plan/Preliminary Plat.

### Future Land Use

The Future Land Use Map in the Community Plan designates the site has a Mixed Residential Low Density (2-3 dwelling units per acre) designation.

The Mixed Residential Low Density is described as “areas that are intended to provide a mix of housing options and transition from existing single-family neighborhoods at a typical density of 3.0 du/ac.”



The particular category for residential character is intended for neighborhoods that incorporate a variety of single and multiple family dwelling styles, generally in larger projects. The integration of a broad range of housing within neighborhoods is intended to allow for greater housing choices particularly for younger and older age groups, and provide market flexibility to allow for a wider range of housing choices, consistent with Dublin's Land Use Residential Principles. Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel and function as a cohesive neighborhood. Smaller sites, such as the site in consideration today, may include a single housing type, appropriately scaled to the surrounding development context, and consistent with Special Area Plan recommendations where applicable.

### Thoroughfare Plan

Shier Rings Road and Cosgray Road are both considered a collector street for the segments adjacent to the site in consideration. Collector streets provide both access to property and traffic circulation within residential neighborhoods and commercial or industrial areas. This system collects traffic from local streets such as those through residential neighborhoods, and disperses it to the arterial system. The collector street system may also carry local bus routes where appropriate.

Cosgray Road from Tuttle Crossing Boulevard to Shier Rings Road is currently two lanes and has a 60-foot right-of-way. The Thoroughfare Plan calls for improvements to the right-of-way by potentially expanding the lanes to three lanes, and also extending the width of the right-of-way from 60 feet to 70 feet. Shier Rings Road from Cosgray Road to Eiterman Road is two lanes and has a 50-foot right-of-way. The Thoroughfare Plan calls for improvements to the right-of-way by extending the width of the right-of-way from 50 feet to 60 feet.

## Proposal

This is a request for review and recommendation of approval for the rezoning of an approximately 11.37-acre site from R, Rural District to PUD, Planned Unit Development District to allow for the development of 30 single-family lots. The request also includes the review and recommendation of approval for a preliminary development plan and preliminary plat for the development of the 30 single-family lots, as well as three new public streets and approximately 2.62 acres of open space.

### *Use & Density*

The applicant is proposing single-family residential uses on the site, with one principal structure per lot. The applicant is proposing a density of approximately 2.63 dwellings per acre, which meets the recommended density for the Mixed Residential Low Density classification for the site by being less than three units per acre.



### *Layout*

The applicant is proposing 30 single-family lots, three public streets, and approximately 2.62 acres of public open space on the approximately 11.37-acre site. Since the informal review in September, the applicant has decreased the number of lots from 34 lots, and has increased the amount of public open space from approximately 2.24 acres. The applicant eliminated lot 1 from the illustration shown in the 'Previous' image to create a larger, usable open space for the neighborhood that connects to the perimeter bike path and allows for better use of the retention pond, which can be viewed in 'current' image.

The applicant is proposing a single entry street into the development from Shier Rings Road, which terminates in culs-de-sac to the east and the west of the north-south entry road. All roads are proposed to be public streets. The proposed lots are located along the roads in the development with open space reserves in the southeast portion of the site and the northern portion of the site. The two





largest reserves (Reserves A and C) accommodate stormwater management ponds. A bikepath will be extended along the Shier-Rings Road frontage.

The applicant is proposing perimeter setbacks on each side of the development to create a buffer from Ballentrae to the south and east, Shier-Rings Road to the north, and Cosgray Road to the west. The building and applicable pavement setbacks are shown in the adjacent table. Shared use paths and/or sidewalks may be located within the perimeter setback.

SETBACK TABLE	
Property Line	Setback
North Property Line (Shier-Rings Road)	45-foot building and pavement setback
North Property Line (Not Shier-Rings Road)	20-foot building setback
West Property Line (Cosgray Road)	45-foot building and pavement setback
South Property Line (Ballentrae)	20-foot building setback
East Property Line (Ballentrae)	20-foot building setback

#### *Development Standards*

The applicant has provided a development text that outlines the proposed development requirements for the site. The proposed development provides a variety of lot sizes, ranging from 0.16-acre (Lot 23) to 0.52-acre (Lot 16). All lots have a minimum lot width of 64 feet at the right-of-way line and have a maximum lot coverage of 60%, which includes the principal structure, accessory structures, and all impervious surfaces.

The proposed setbacks for each lot of the development are located in the table below. The applicant is proposing larger setbacks from Cosgray Road and neighboring residential lots, while proposing smaller setbacks for the interior lots of the development (Lots 23-30) and allowing for patios to encroach within the setback. The applicant is showing a rear yard setback of 30 feet for lots 1-5 in the development text, but the development plan shows a 45-foot setback. The applicant should revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan.

Property Setbacks	Requirement
Front Setback	20 feet
Side Yard Setback	Lots 1-15: 6-foot minimum per side with a minimum 14-foot separation between structures.
	Lots 16-30: 6-foot minimum per side with a minimum 16-foot separation between structures.
Rear Yard Setback	Lots 1-5: 45 feet
	Lots 6-22: 30 feet
	Lots 23-30: 20 feet (Patis may encroach 10 feet into rear setback)

Lot 18 of the development has a 48.5-foot easement to the rear of the lot that is in place for existing utilities that operate for the lot north of the site. Within the easement is a leech field, which serves the property owner to the north. The applicant has worked with staff to determine the best solution for the situation and committed to not developing Lot 18 until such time as the existing utilities are inoperable and need replaced, or until the need for the utilities is not necessary for the northern property owner.

#### *Architecture & Building Materials*

The applicant has provided a statement regarding the character of the proposed homes for Ayrshire Farms outlining: "The single-family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability. The architectural character shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity." The applicant has submitted conceptual drawings for reference only of the design character. These drawings are not subject to approval with the preliminary development plan application.

The development text proposes permitted cladding materials such as brick, stone, manufactured stone, wood, stucco, cementitious siding, or any combination of the choices. The text proposes trim materials such as cementitious board wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products. Proposed paint selections include white, earth tones, or other muted colors that would complement the surrounding neighborhoods and would be cohesive throughout the development. The proposed roof materials include dimensional asphalt shingles, wood shingles, slate shingles, copper, standing seam metal, and/or tile. The proposed text requires homes with chimneys be clad with brick, stone, or manufactured stone. The proposed garages details include a decorative carriage style and are not permitted to occupy more than 50% of the front elevation of each home.

The applicant is committing to four-sided architecture on each of the 30 lots, along with additional attention to detail for open/exposed facades at intersections of the development (Lots 1, 22, 23, 26, 27, 30). The open/exposed lots are chosen based upon locations of the development that would give a 'first impression' of the development. These lots are located at the entrance of the development to the north, the first homes seen from the intersection of Shier-Rings Road and Cosgray Road, and/or at the intersection of the interior public streets. The proposed development text requires these lots to have additional architectural elements and enhanced landscaping on the facades of the home exposed to these key locations. Architectural elements are not described in the preliminary development text. The applicant will be required to state what elements qualify for this requirement in the final development text.



### *Landscaping*

The applicant has provided a tree survey, which shows the location of existing trees and specifies which trees will be removed with the development. The applicant has identified 942 caliper inches that will be removed with the development and require replacement, a majority of which are flowering pear, mulberry and silver maple. Protected trees along the southern property line adjacent to Ballantrae will be preserved. Storm sewer is proposed adjacent to the southern property line with the disturbance area shown setback 15 feet to minimize the impacts to the root zones. The proposed sanitary sewer and other infrastructure may adversely affect the root systems of some trees and replacement will be required if the trees cannot be preserved.

The applicant is proposing a landscape buffer along the rear yards of properties that line Cosgray Road. The code-prescribed buffer will mimic the existing buffer treatment used at Ballantrae to the south with evergreen and deciduous trees, along with masses of ornamental grasses. Mounding will be used to increase the height and buffering capacity. Rubble walls and stone outcroppings similar to those in Ballantrae will be also used sporadically in city owned and HOA maintained reserves to help link the two developments. Specific details will be completed with the Final Development Plan. However, the applicant should continue to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer.

Trees are shown to be preserved east of the new entry drive. Trees #7712 and 7713 are shown to be preserved but the table inconsistently shows them to be removed. These and any other inconsistencies on the tree survey will need to be corrected prior to the Final Development Plan submittal.

### *Traffic & Access*

As mentioned above, the applicant is proposing a single entry street into the development from Shier Rings Road, which terminates in cul-de-sac roads to the east and the west of the north-south entry road. All roads are proposed to be public streets. The proposal also includes the construction of a westbound left turn lane on Shier Rings Road to serve the development. The applicant will need to continue to work with staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal.

The proposed street names have not been approved by emergency services. The applicant will need to continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.

The proposal includes the extension of shared-use path along Shier Rings Road to provide connectivity to the Cosgray Road shared-use path. Sidewalk is proposed on both sides of all public streets throughout the development.

*Traffic Impact Study*

The applicant submitted a Traffic Impact Study (TIS) as required for a rezoning application. The study provides analysis of the anticipated traffic generated by the proposed development and models the traffic on the existing roadways. The TIS analyzed the Shier Rings Road & Cosgray Road, Shier Rings Road & Eiterman Road, and Shier Rings Road & Site Access Point intersections. The TIS also incorporated the future Shier Rings Road realignment project, also known as University Boulevard, into the analysis.

As identified in the TIS, the proposal includes the construction of a westbound left turn lane on Shier Rings Road to serve the development. This left turn lane will be constructed at the same time as the local street construction for the development. The TIS is considered accepted by the City of Dublin Engineering Division.

*Open Space Reserves*

The proposal includes three reserves of open space (Reserves A-C). Reserve A is approximately 1.48 acres and is located at the northwest corner of the development. Reserve A includes a retention pond maintained by the City of Dublin, multi-use paths, an entry feature, landscaping, and active use amenities such as a gazebo or shelter. Reserve B is approximately 0.28 acre and is located east of the entry drive into the development, and includes only an entry feature and landscaping. Reserve C is approximately 0.86 acre and is located at the southeast corner of the development. Reserve C includes a retention pond maintained by the City of Dublin, as well as benches, landscaping, and open space for passive use of the area.

Reserve	Description	Acres	Ownership	Maintenance
A	Northwest corner of development at intersection of Shier Rings Road and Cosgray Road	1.48	City of Dublin	HOA*
B	East of the entry drive	0.28	City of Dublin	HOA
C	Southeast corner of development	0.86	City of Dublin	HOA*

\*Maintenance of the Retention Ponds in Reserves A & C will be handled by the City of Dublin.

*Entry Feature*

The applicant is proposing entry features with both Reserves A and B. The entry features may include fencing, posts, columns, walls, trellises, gazebos, signs, and/or landscaping. The entry features details will be approval at the time of the Final Development Plan.

*Utilities*Sanitary

The site is served by the 8-inch public sanitary sewer between Lots 541 and 542 (5936 Trafalgar Lane and 5944 Trafalgar Lane) within the Ballantrae development. The proposal includes the extension of public sanitary through the site to serve the development as well as to provide future sanitary sewer access to the adjacent parcels to the north.



### Water

The site is served by the 16-inch public water main located at the Shier Rings Road & Cosgray Road roundabout. The proposal includes the extension of public water main along the south side of Shier Rings Road to and through the development.

### Stormwater Management

Stormwater management for the site consists of a network of storm sewer that drains into two retention basins located at the northwest and southeast portions of the site to maintain existing drainage conveyance patterns. The northwest retention basin outlets to Shier Rings Road while the southeast retention basin outlets to the catch basin between lots 542 and 543 (5944 Trafalgar Lane and 5950 Trafalgar Lane).

Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane is required. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

### **Preliminary Plat**

With the submission of the Rezoning and Preliminary Development Plan, a Preliminary Plat application has also been submitted for recommendation of approval to City Council. The plat application includes the creation of 30 single-family lots, three new public streets, dedication of open space, and dedication of right-of-way.

The applicant is proposing approximately 2.62 acres of open space dedication for this development, which exceeds the 1.13 acres of open space required by the Subdivision Regulations. All open spaces are proposed to be owned by the City and maintained by the Homeowners Association, with the exception of the retention ponds. The maintenance of the functionality of the ponds will be the responsibility of the City.

The applicant will continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal. The applicant will also continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.

## **3. Criteria Analysis**

### *Rezoning with Preliminary Development Plan*

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;  
Criterion Met. This proposal is generally consistent with the purpose, intent and applicable development standards of the Zoning Code requirements.

- 2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;  
Criterion Met. The proposed development meets the proposed designation for a Mixed Residential Low Density Classification. Staff considers the site to be a 'smaller site', which allows a single housing type, as defined in the Community Plan. The applicant meets the intent and requirements of all other plans and is not burdening the existing street network.
- 3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;  
Criterion Met. Overall, staff is supportive of the general layout and use shown with the proposed development. The applicant has addressed density concerns from the Informal Review in September to lower density while adding active open space.
- 4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;  
Criterion Met. The proposed development meets the recommended land use designation of Mixed Residential Low Density.
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;  
Criterion Met. The proposed open space provision exceeds the requirements. The provided open space at the northwest corner of the development offers active space for the homeowners of the development and connects to the existing bike path along Cosgray Road. The open space will be usable by members of the neighborhood and those utilizing the existing bike network throughout Dublin.
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;  
Criterion Met with Conditions. The proposal will have to adhere to Code for any removal and replacement of the vegetation on site. The proposed respects the natural features on the site and conserves vegetation through landscape buffers on the boundaries of the development. The applicant work with Staff to correct inconsistencies in the tree survey prior to final development plan submittal. The applicant should continue to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer.
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;  
Criterion Met with Condition. Stormwater management for the development is provided via two retention basins with a network of storm sewer and associated structures. Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane is required. The applicant will need to continue to



work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances. The extension of public utilities is included with this development proposal. The applicant will need to continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.

- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;

Criterion Met with Condition. The City has accepted the submitted Traffic Impact Study that recommends the construction of a westbound left turn lane on Shier Rings Road to mitigate the anticipated development traffic impacts. The applicant will need to continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal. Shared-use path is proposed along Shier Rings Road to provide connectivity to the Cosgray Road shared-use path. Sidewalk is proposed on both sides of the streets within the development.

- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;

Criterion Met. The development fits within the scope of the surrounding neighborhoods. The Future Land Use designation classifies this site be more transitional moving north from Ballantrae into the West Innovation District north of Shier Rings Road. This development is proposed to be more dense than Ballantrae, but still fits within the scope of the neighborhood.

- 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;

Criterion Met with Condition. The proposed development has made modifications since the Informal Review in September to account for larger setbacks between buildings and lower density throughout the development, which were two topics of discuss originally. The development contributes to the orderly development of land within the city. The applicant should revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan.

- 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;

Criterion Met with Condition. Stormwater management for the development is provided via two retention basins with a network of storm sewer and associated structures. Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane is required. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

- 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;

Criterion Met. The development meets the intent of the Planned Development District regulations and the future land use plan. The site is minor in scale to a majority of developments within the City, but the layout and design of the homes and open space contribute to the design of the City.

- 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;

Criterion Met. The development text includes material and designs standards. The conceptual drawings provided to show the potential building designs present a 'farm-style' housing selection that is suitable in the southwest portion of the City and is complementary to the surrounding neighborhoods.

- 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;

Criterion Met. The development will be completed in one phase.

- 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area;

Criterion Met with condition. The City has accepted the submitted Traffic Impact Study that recommends the construction of a westbound left turn lane on Shier Rings Road to mitigate the anticipated development traffic impacts. The applicant will need to continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal.

- 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development;

Criterion Met with condition. The City has accepted the submitted Traffic Impact Study that recommends the construction of a westbound left turn lane on Shier Rings Road to



mitigate the anticipated development traffic impacts. The applicant will need to continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal.

#### *Preliminary Plat*

1) Plat Information and Construction Requirements

Criterion Met with Conditions. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant will be required to make any minor technical adjustments prior to City Council review. Modifications and improvements approved with the rezoning and preliminary development plan should be reflected on this preliminary plat.

2) Lots, Street, Sidewalk, and Bike Path Standards

Criterion Met with Conditions. This proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision Regulations. The applicant will need to continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.

3) Utilities

Criterion Met with Conditions. Proposed and existing utilities are shown on the preliminary plat. The applicant will continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

4) Open Space Requirements

Criterion Met. The proposed open space provision meets the requirements. Open space is dedicated to the City and the plat accurately shows the ownership and maintenance of open space.

## **4. Recommendation**

Staff recommends **approval** of the **Rezoning/Preliminary Development Plan** finding that the proposal meets the review criteria as outlined above, without significant revision.

Should the Commission submit a recommendation of **approval**, Staff recommends the following six conditions:

- 1) That the applicant continues to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal;
- 2) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 3) That the applicant continues to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane



as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal;

- 4) That the applicant work with Staff to correct inconsistencies in the tree survey prior to final development plan submittal;
- 5) That the applicant should continue to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer; and,
- 6) The applicant should revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan.

Staff recommends **approval** of the **Preliminary Plat** with one condition:

- 1) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.





## RECORD OF DISCUSSION

# Planning & Zoning Commission

Thursday, September 17, 2020 | 6:30 pm

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

### 6. **Ayrshire Farms 20-092INF**

**PID: 272-000166  
Informal Review**

Proposal: Informal Review of a potential future development proposal to rezone an 11.4-acre site from Rural District to Planned Unit Development District to develop Lots for 34 single-family homes.

Location: Southeast of the intersection of Shier-Rings Road and Cosgray Road.

Request: Review and non-binding feedback under the provisions of Zoning Code Section 153.050.

Applicant: Todd Foley, POD Design

Planning Contacts: Zach Hounshell, Planner I; and Claudia D. Husak, Senior Planner/Current Planning Manager

Contact Information: 614.410.4652, zhoushell@dublin.oh.us; and 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/20-092

**RESULT:** The Commission reviewed and commented on an Informal Review of a Rezoning/Preliminary Development Plan/Preliminary Plat application to rezone 11.37 acres from a Rural District to a Planned Unit Development District for the potential future development of 34 single-family homes. Commission members expressed concern regarding the lack of usable open space located on the site. Commissioners requested that the density of the development be decreased by eliminating some lots. Commissioners supported the variation in lot sizes across the development.

### MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes

### STAFF CERTIFICATION

DocuSigned by:

*Zach Hounshell*

B1050D11513A490...

Zach Hounshell, Planner I





~~Mt. Toddy responded that they would be willing to do so; it is in alignment with the requested condition. They will work with staff to ensure the buffer is adequate along Muirfield Drive.~~

~~Mr. Grimes moved, Mr. Supelak seconded to approve the Amended Final Development Plan with one condition:~~

- ~~1) That the applicant continue to work with staff to finalize landscaping details with the pickleball courts addition, subject to staff approval.~~

~~Vote: Mr. Fishman, yes; Mr. Supelak, yes; Ms. Fox, yes; Ms. Call, yes; Mr. Schneier, yes; Mr. Grimes, yes. [Motion approved 6-0]~~

## **6. Ayreshire Farms, PID: 272-000166, 20-092INF, INFORMAL REVIEW**

Ms. Call stated that this is a request for Informal Review of a potential future development proposal to rezone an 11.4-acre site from Rural District to Planned Unit Development District to develop lots for 34, single-family homes. The site is southeast of the intersection of Shier-Rings Road with Cosgray Road.

### **Staff Presentation**

Ms. Husak stated this is a request for Informal Review and feedback regarding a proposal to rezone 11.37 acres from R, Rural District to PUD, Planned Unit Development District for the potential future development of 34 single-family homes at the southeast intersection of Shier-Rings and Cosgray Roads. The site was annexed from Washington Township into the City of Dublin on March 11, 2020 (Ordinance 02-20). Upon annexation, the site was automatically zoned R, Rural District, pursuant to the Zoning Code. Because that is the least intensively developable zoning, a rezoning would be required with any development. The applicant filed an application for rezoning with a Preliminary Development Plan for a PUD, Planned Unit Development District, and also for a Preliminary Plat for the PUD. Based on the Commission's review and discussions of several recent developments, staff recommended that the applicant request an Informal Review prior to submitting the development proposal. The next time this application would come before the Commission, it will be to request a recommendation to City Council.

This L-shaped site is located at the southeast intersection of Shier-Rings and Cosgray Roads. The Ballantrae community is located south of the site, and there are single-family lots along Trafalgar Lane immediately adjacent to the site. The western portion of the site is being farmed and contains no natural features except for fence rows of trees along the southern and eastern boundaries. The eastern portion of the site is comprised of the rear portion of two rural, residential parcels that were not annexed to the City. Both parcels include trees and other vegetation. To the north is a site within the West Innovation District, which is currently zoned ID-4, which would allow for research and multi-family uses. Lots on the east side of Cosgray Road are within Washington Township. They have been for sale for some time, and staff has received numerous inquiries about their development potential. The 11-acre site is currently vacant farmland.

### **Proposal**

The proposal is for 34 single-family lots along three new public streets with 2.25 acres of open space with a density of 3.0 dwelling units (du) per acre. The Community Plan Future Land Use Map designates this site as "Mixed Residential - Low Density," defined as areas intended to provide a mix of housing options and transition from existing single-family neighborhoods at a typical density of 3.0 du/ac. The Mixed Residential land use is described as "larger sites expected to incorporate a mix of housing types and be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding development context." The adjacent Ballantrae community is approximately 2.0 du/acre. The applicant is proposing a single-entry street into the development from Shier-Rings Road, which terminates in cul-de-sac roads to the east and to the west of the north-south entry road. All roads are proposed to be public streets. Staff had concerns that lots #12 and #13 at the end of the entry drive could be impacted by vehicle headlights; however, the applicant has indicated that the



bedrooms in those homes would likely face the rear. Staff was also concerned that a few lots are smaller than other lots at the edges of the development, which could make vehicle maneuverability difficult for the garages on those lots. The proposed lots are located along the roads in the development with open space reserves in the southeast and northern portions of the site. The two largest reserves will accommodate stormwater management ponds. Images depict the ponds with fountains and natural stone outcroppings; some of the design elements are reminiscent of the landscaping in Ballantrae. A bikepath will be extended along the Shier-Rings Road frontage. The 50-foot landscape buffer along Cosgray Road, established and platted with Ballantrae, will be required to be extended with this proposal. The three open spaces in the proposed development would be dedicated to the City but maintained by a forced and funded homeowners association.

### Architecture

The applicant has provided architectural reference images to illustrate the intended character of the development. The general style is a farmhouse character with board and batten siding, darker color window frames, decorative garage doors, and trim and beam accents. Homes are one or two stories and a majority have a three-car garage. The applicant has stated that the intended target market for this proposal is empty nesters.

Staff has provided the following discussion questions to assist the Commission in its discussion:

- 1) Are the proposed land use, density and development details appropriate?
- 2) Is the proposal appropriate to the character of the surrounding development pattern?
- 3) Does the Commission support the proposed architecture?
- 4) Does the common open space provide a functional and usable space for future residents?
- 5) Other considerations by the Commission.

### **Applicant Presentation**

Todd Foley, Principal, POD Design, 100 Northwoods Blvd. Suite A, Columbus, Ohio, 43235, stated that they have been working on this project the past couple of years. However, given the Commission's recent discussions about changing dynamics in the home market and changing perceptions on single-family homes, smaller lots, and smaller/narrower setbacks, it seemed advisable to pause their intent to proceed with this project to have a discussion with the Commission about their thoughts for the project. At first glance, it would appear that this area should have been developed as part of Ballantrae. However, the developer has a vision for a boutique neighborhood here comprised of high-quality, single-family homes. While there may be some empty nester buyers, this development would fit more of a transitional family, perhaps moving from a larger Ballantrae home. This type of buyer may still be interested in large, outdoor spaces. There will be focus on ensuring that the homes are architecturally different. Due to the adjacent roundabout, the site has some access challenges that limit the type of development that can occur on this site. This is a good transitional site to the West Innovation area to the north. The homes are intended to have three-car garages and cost \$450,000+. He was involved with the recently approved Hamlet project, and with this proposal, they have attempted to provide a deeper rear yard for the homes. Much of the open space on this site is within private open spaces, which will permit the homeowners to have fire pits and entertaining opportunities. There is a variety of lot sizes. Passive open space has also been provided with the retention ponds. With this plan, the focus has been placed on the lots, which permit larger homes with enjoyable private outdoor space to the rear rather than wasted side yards. They would like to obtain tangible feedback from the Commission on this proposal, which they believe will be a nice addition to this area.

### **Commission Questions**



Mr. Supelak stated that, due to some missing numbers on the information provided, it is difficult to get a full sense of the lot coverage and intensity, topics that the Commission has recently discussed. Although the side yards are shown, dimensions are not provided.

Ms. Husak stated that the development text the applicant provided in the original submission stated that the minimum required side yard would be six feet, so a house could be built within six feet of the lot line, which would mean 12 feet between homes.

Mr. Supelak inquired what is the lot coverage.  
Mr. Hounshell responded that it is 60 square feet.

Ms. Call stated she assumes the floorplan selected by the homebuyer would impact the lot coverage.  
Mr. Foley responded that the floorplan selected – a two-story or a ranch -- as well as whether the optional three-car garage were included, would impact the lot coverage.  
Mr. Supelak noted that the different lot shapes and proportions will add variety to the neighborhood. What is at the rear of Lot #21?  
Mr. Foley stated that lot is actually part of the leach field system for the home that is directly to the north. There is an easement there, and they have worked with staff on creating parameters to address that issue should that system cease to function or be eliminated. Unfortunately, it cannot be eliminated at this time.  
Ms. Husak stated that is an item on which they are continuing to work; the engineer has not indicated that would be an acceptable lot configuration.

Mr. Grimes inquired if retention ponds of this size are required for the area, as it could allow additional usable space.  
Mr. Foley responded that this is a linear site, and with the stormwater drainage patterns reflected here, they will be forced to direct the stormwater in two directions. It is also due to the outlets on the site. With the level of engineering that has occurred, the sizes are approximate based upon what is anticipated. Detailed engineering will occur to ensure there are the right easements and setbacks. In regard to usable space, this development will be connected to the Ballantrae trail system. This is an asset for residents looking for that type of activity. They will, as well, look for opportunities for passive park spaces with the retention ponds.

Mr. Grimes inquired if the area behind the houses has been annexed to the City.  
Ms. Husak responded that it has been annexed.  
Mr. Grimes stated that he assumes many layouts were considered. Was the possibility of an entrance/exit off the roundabout rather than from Shier-Rings Road explored? He asks because the lots at the proposed entrance are smaller than the remaining lots.  
Ms. Husak responded that it was not. The applicant was required to have an extensive traffic study conducted, and the parameters have all been addressed with engineering staff. There are regulations regarding proximity of neighborhood entryways to roundabouts.

Mr. Foley stated that the proposed entrance is where it is required to be due to the geography and existing roundabout. Cosgray Road presents its own challenges, as well. Discussions have occurred with Washington Township Fire Department regarding their access requirements. There will be some lots that will be restricted in floorplan options in order to address driveway approaches.

Mr. Grimes inquired if the farmhouse style of architecture was being overdone in this development. This is a small development, so perhaps a more muted emphasis would be more compatible with Ballantrae and the adjoining area. Finally, it seems the common areas should be made more functional to provide walkable opportunities for the residents within the development.

### **Public Comment**

There was no public comment regarding this case.



### **Commission Questions [continued]**

Ms. Fox inquired the range in square footage of the proposed homes.

Mr. Foley responded that he does not have exact square footage, but the six types of home available average 3,000 square feet.

Ms. Fox stated that some of the lots are only .15 acres, so what is the smallest square footage offered?

Michael King, VP of Operations, Rockford Homes, 999 Polaris Pkwy, Suite 200, Columbus, OH 43240 stated that the largest would be a two-story home at 3,000 square feet. The ranch home will start at 2,000 square feet; so the range will be from 2,000 to a maximum of 3,000 square feet. They will be pre-programming the homes on the lots to ensure that they do not over-indulge house intensity on lots. The smaller lots, such as Lots #28 - #34 will be the smaller home types, and they may be limited to two-car garages, which would be a 40-foot wide product. With a three-car garage, it would become a 50-foot-wide product. The emphasis is on rear-yard living and bikepath connectivity to Ballantrae. They are residents of Ballantrae and recognize the importance of those features to the community. They would also like to incorporate a 10-foot tree preserve as a buffer for all the lots that abut adjacent housing.

Ms. Fox stated that she likes the fact that the lots are different sizes. However, to allow this level of high density, it is important to provide a mix of housing options that will create a cohesive neighborhood in exchange. However, this is a traditional suburban development layout. If the intent is that this will be a community for empty nesters, there should be physical and social amenities provided as a tradeoff for the proposed level of density. That could be a community garden, dog park or a central gathering area. She appreciates the value of the rear-yard living spaces, but empty-nester communities are interested in social connections. The open spaces here are not usable, only functional for water retention. This development is too small for a community center, but it is not too small for other features. She is concerned about the density, parking and proximity of the homes.

Mr. Supelak stated that on occasion, the Commission has received applications for these types of communities looking for an exception, and we have accommodated a few, as we recognize that there is appetite for some clustered developments in our city. He believes that the proposal for 30+ lots is the appropriate kind of boutique development. With an Informal Review, some information is not available, so more design would be required. Until more detail is provided, the Commission is uncomfortable accommodating exceptions for a denser empty-nester neighborhood. He likes the proposed architecture, which appears to be good quality, and the Farmhouse style is popular. While the consistency in the palette is nice in some regards, at the same time, having 30 homes of the same color palette can become milquetoast. He would probably encourage a little more of the stacked-stone element be added. He appreciates the variety in the lots, which will lend some diversity to development. He is concerned that the area is overbuilt to the point that the lots on the cul-de-sacs are very pinched at their front entries. Screening the eastern approach into the neighborhood will be important. He agrees that the retention pond areas should offer some usable amenity for the residents. Overall, he appreciates the layout and the architecture; only refinement is needed.

Mr. Fishman stated that at the recent joint meeting of the Planning and Zoning Commission and the Architectural Review Board, there was discussion concerning this type of development. We agreed that we were looking for greenspaces where people could walk and meet. In his opinion, the proposed plan is too dense. The staff report indicates that Lots #1, #2, 18, #19 and #20 were problematic lots. Perhaps those lots could be eliminated. The recommended number of lots was 28-29, but there are 34. If the five problematic lots were eliminated, there would be usable space next to the retention ponds, which would significantly improve the development. He could not support the proposed plan. He has observed that families with children bought the homes in neighborhoods that were anticipated to be empty-nester developments. Families look for affordable homes within the Dublin School District, so he anticipates the same thing will occur here, particularly with two-story homes. This will not be an empty-nester community; there will be children living here. He realizes this in an infill development, but he believes it must be less



dense with more walkable greenspace. That is what Dublin is recognized for and one of the reasons people come here. He agrees with staff on their recommendation to eliminate some of the lots, as it would provide more greenspace within the development. It is preferable not to rely on the adjacent Ballantrae community to provide the greenspace. Finally, the architecture appears to be the latest trend using an inexpensive product – hardiplank. The only distinguishing architectural element is the garage door, which, in time, will be replaced, so the architecture should be fine-tuned. However, his primary concerns are the lack of usable greenspace and the need to reduce the density by eliminating the aforementioned lots.

Ms. Call stated that she is not in favor of the six-foot minimum setbacks. If they are permitted, the combined minimum space between the homes needs to exceed 12 feet – for instance, a six-foot plus an 8-foot sideyard. If 3,000-square foot homes are proposed, it is essential to see the sizes of the individual home models. The report indicates that the minimum lot size would be 0.15 acres and the maximum would be 0.4 acres, but those will be the corner lots that have some unbuildable space. Hopefully, we learned our lesson with Oak Park, where a variety of houses were offered, including single-story and two-story models, but most people chose the larger home. The cost difference between a small or a large home on the same size lot is incremental. The result was that the minimum setback occurred everywhere. In this proposal, Lots #9 through #17 are very small and all look the same. She agrees that some lots need to be eliminated. She would challenge staff to look at the City's open space requirements. In her previous experience in another city, open space was designed to be usable. She shares concerns about the headlight intrusion into Lots #11 and #12. When this proposal returns, it should reflect a maximum of 60% lot coverage and the distribution on the lots with designated home models. This proposal is a great "first step," and she is confident that, working together, the result will be an attractive development. This site is located in the applicants' backyard, so they also want a pleasing development next to their community.

Ms. Fox stated that with informal reviews, it is important to give some helpful, construction input regarding the proposal's future direction. Tonight, we have mentioned items we do not like. In this potentially empty-nester community, it would be helpful to be mindful that empty nesters are looking for homes they can "lock and leave," a low-maintenance lifestyle, and proximity of social connections. As proposed, this development will draw other types of buyers. If their intent is for this to be an empty-nester community with this level of density, perhaps they should consider reducing the square footage of the homes. There is a new trend for "pocket neighborhoods with small, potentially 1,200-square-foot cottages, suitable for a single adult. Such cottages could be arranged to look onto a greenspace that would attract social interaction. With a variety of lot sizes, there can be more variety of home sizes, as well, so some larger homes could provide the rear-yard living spaces for families. She would urge them to move toward a more cohesive neighborhood, rather than anticipating most activity to occur in backyards or outside this development. The hope is to create empty-nester living the homeowners can enjoy without leaving the community. She would like them to mix up the home styles and sizes so the community has an intimacy different from the typical suburban development. A different product is necessary for denser, empty-nester developments that offer a lifestyle within.

Ms. Call inquired if the applicant had received sufficient input to proceed.

Mr. Foley responded that they have received great feedback from a variety of perspectives. Initially, they did not anticipate having an Informal Review, so the development is substantially designed around this site plan. However, they will attempt to incorporate some of the Commission's input in the details they will be bringing back. He appreciates the Commission's feedback.

Mr. King clarified that the intent is not that this development will be an empty-nester product; it will be a transitional product next to the larger 4,000-5,000 square-foot homes in the Ballantrae community. This development offers mid-sized homes for those who really do not want to live in condominiums, which are subject to condominium association rule. This transitional product will enable a more independent living. They understand the need for open spaces; however, there is a significant amount in Ballantrae, and very little of it is used. With the current need for social distancing, the idea of having a common area for social gatherings is becoming a thing of the past. He believes that it is important that this transitional product



offer walkability, along with some common area. He appreciates the Commission's input as they proceed with the future plan that will be shared with the Commission.

## **Communications**

- Public Comments

Ms. Husak stated that the following two public comments were received, which were not related to a specific case.

Dr. Reeve Brenner, 303 Bradley Avenue, Rockville, Maryland:

"We ask that you look into Bankshot.com for play courts servicing the needs of the differently abled. See Bankshot.com in connection with a distancing participation so important at a time of the virus. Our satellite offices are in Cleveland and our fabrication also is in Cleveland. You might wish to check out the national association for recreational equality. The underserved special communities will be the beneficiaries of 301 309 0260. There are hundreds of Bankshot facilities all over the country. One of the parks, playgrounds or sports recreation centers could provide a Bankshot facility for the community."

Joseph Raccuia, 5507 Classic Ct., Dublin, OH:

"I have raised my family in Dublin at the same residence for a total of 35 years. I just listened to the Commission's August 20, 2020 meeting and felt compelled to write this letter particularly concerning the segment on "Residential Development Patterns". It is alarming to me that the Dublin PZC would seriously utilizing demographic trends for guidance in future development approvals. Some of the members suggested talking with "experts" like university professors who, for the majority, live in urban settings, or with associations funded by developers that put on seminars taught by "volunteers." Please do not misunderstand me, I think what Claudia Husak's presentation was very timely. It points out a lack of vision and leadership that has prompted me to write this letter. Ms. Husak is asking for your guidance and she is pointing out an alarming trend of forgetting Dublin's quality of life and following what home developers are saying. They are commission-based sales people convincing homebuyers to buy into the high-density trend, so they must be right. They are even using demographics as a sales pitch. Higher and higher lot coverage means more profits! I recall in the late 70's and early 80's, the demographics pointed to a shortage in hotel space, so developers built more and more hotels, which led to a glut of poor quality hotels. Following Ms. Husak's presentation, your commission should have discussed how these recent approvals -- Oak Park, Tartan Ridge, Autumn Rose and Hamlet on Jerome -- affect our quality of life in Dublin. How do they affect our schools, existing property values, law enforcement, living in concert with natural environs, green views, access to health services and food services? Then following that discussion, you should be asking how to improve the quality of life in Dublin. Ms. Husak mentioned side-loaded garages with the Webb development. She stated how fast the Pulte development was sold out, without high density. She also commented on empty nesters (which my wife and I are) wanting an HOA to take care of their yard. She did not say that empty nesters do not want to give up their quality of life, especially in concert with nature and green views, at a time in their life when they have the free time to enjoy it. In closing, I am not against high density, but its place is in an urban setting where people can walk or access mass transit, and automobile ownership is almost non-existent. Mixing high density with the automobile will not keep Dublin green! Please look for ways that guidance can improve the Dublin quality of life."

Ms. Call stated that the first public comment is a good reminder of the needs of a differently abled body of people; however, the second comment relates to the last case discussed this evening. Commissioners share the writer's concern. We believe there is a place for density, but we try to be aware of how any of the developments affect the quality of life in Dublin.

- Virtual Meeting Format

Mr. Grimes stated that with the use of the Webex meeting format tonight, there were issues with the audio. It was difficult to hear others. If this is the typical Webex experience, he prefers the Zoom meeting format.



Ms. Husak stated that Planning staff is working with I.T. staff to identify the best meeting process. I.T. is attempting to support these meetings to the best of their ability, and we are attempting to reciprocate. Ms. Call stated that it is important to make sure the names of meeting participants shown are correct to avoid an incorrect meeting record.

- Future Meeting Topics

Mr. Supelak requested a future meeting provide a refresher on the private versus public paths issue, so that Commissioners have a better understanding. For example, the OSU hospital site's private paths were to be connected to the City's public pathway system, but the Muirfield Village private path is not. There are some stipulations of which the members need better understanding.

Ms. Call stated that along the City's public roadways, there should be an adjacent public path. However, in the Muirfield Village area, there is no public path adjacent to the roadway. There is no public path to walk from her home to Glick Road.

Mr. Fishman stated that the paths within Muirfield Village are private paths that are privately maintained. The City does not maintain that community's paths. However, the path on the perimeter of Muirfield Village along the roadway is a public path. The path within the community deliberately does not join the public path, although there is usually a way for the residents to reach the public path. The paths intentionally are kept separate for liability purposes. It is similar to a gated community, whose paths are also private. Muirfield Village's roads are public, but its paths are private. Its common area is also private, maintained exclusively by the HOA.

Ms. Call stated that Muirfield Village extends from Brand Road to Glick Road, so that is a lengthy area for there to be no public path.

Mr. Fishman responded that the path along the perimeter of Muirfield Village is a public path as is the path along Glick Road. All of the paths that are not within the neighborhood itself are public paths. The only private paths are internal to the neighborhood.

Ms. Call stated that if an individual wished to walk from Brand Road to Donegal Cliffs, they would need to walk up Muirfield Road to Glick Road and then down Dublin Road to Donegal Cliffs. Because of the size of Muirfield Village, a walk around its perimeter is 6 miles.

Mr. Fishman stated that the streets in Muirfield are public, so one could walk along those. Another reason the paths within Muirfield Village are private is that many of them are not adjacent to the street; they extend through homeowners' back yards. The paths must be posted as private per insurance requirements. If a person had an accident on a Muirfield Village private path, there would be a liability issue for Muirfield Village. The commercial areas in Muirfield Village are accessible by the public path, however, including the Morgan House. That would be consistent with making the OSU Hospital accessible to the public.

- Continued Discussion of Higher Density Development

Ms. Fox stated that she believes Council would like to know where and when the Commission believes higher density could be permitted, and what the tradeoffs or conditions for that density must be. She would like the Commission to continue that conversation and develop guidelines for future Planning and Zoning Commissioners.

Ms. Husak responded that not much land remains in the community for residential infill purposes.

Mr. Supelak noted that although he thought the number of units in the proposed development tonight were too much, 30+ units would be small in comparison to some other developments. Therefore, it is a little more agreeable than with a large neighborhood. The Commission is cautious of requests for higher-density developments, so there would be value in having stipulations or conditions when considering.



Ms. Husak stated that staff would schedule the topics mentioned tonight for some upcoming meeting discussions.

Ms. Rauch reported that the next regularly scheduled PZC meeting is scheduled for Thursday, October 1 at 6:30 p.m.

#### **ADJOURNMENT**

The meeting was adjourned at 10:00 p.m.

*Rebecca Call*

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Chair, Planning and Zoning Commission

*Judith K. Beal*

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Deputy Clerk of Council