



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 16, 2021
Initiated By: Jennifer M. Rauch, AICP, Planning Director
Chase J. Ridge, AICP Candidate, Planner I
Re: Resolution 16-21 – Acceptance of a Final Plat for the Overlook at Tartan (Case #20-171FP)

Summary

This is a request for acceptance of a Final Plat to subdivide ±23.94 acres into 56 single-family lots with four reserves of open space totaling ±7.84 acres and to dedicate right-of-way for five public streets.

Process

As provided by the Law Director's Office, when City Council approves preliminary and final plats, the platting process is solely for the subdivision of the properties to identify property lines, establish easements, provide open space dedication, and create public rights-of-way. The site layout, architectural character, and open space designs for the development are part of a separate application process, approved by the required reviewing bodies.

Background

The Planning and Zoning Commission reviewed and approved the Final Development Plan and recommended approval to City Council of the Final Plat on January 21, 2021. On December 12, 2019, the Planning and Zoning Commission recommended approval of the Rezoning/Preliminary Development and Preliminary Plat, which were approved by City Council on February 24, 2020.

Description

The 23.94-acre site has approximately 1,350 feet of frontage along Hyland-Croy Road and 950 feet of frontage along McKittrick Road. The site is comprised of four whole parcels totaling 23.794 acres and one partial parcel totaling 0.146-acre.

The proposed plat subdivides 23.94 acres of land from five existing parcels ranging in size from 0.146 acres to 13.688 acres. The plat facilitates the development of 56 single-family lots, rights-of-way for the extension of Brenham Way and Emmet Row Lane, as well as three new public streets, and four open space reserves. The plat includes street sections and easements, as well as open space ownership and maintenance, and also notes setback requirements.

The 56 platted single-family lots are generally in two sizes. Courtyard Lots, located on the perimeter of the site, are a minimum of 60 feet wide at the building line and a minimum of 125 feet deep. Patio Lots, located on the interior of the site, are a minimum of 52 feet wide at the building line and require a minimum lot depth of 125 feet. The smallest lots are 6,500 square feet

and the largest lot is 12,545 square feet. Minimum required front yard setbacks are 15 feet with a maximum of 25 feet, which are documented on the plat as a building line. Minimum side yard setbacks are 6 feet for each side, and the minimum rear yard setback is 25 feet.

The plat extends right-of-way for Brenham way (public) from Baronet Boulevard, in Tartan Ridge, south toward McKitrick Road. Emmet Row Lane is also extended west from its current terminus at Brenham Way, then curving to the south to intersect with Overlook Drive, a new public street. The proposed plat establishes rights-of-way for three new public streets: Overlook Drive, Highland Lane, and Claymore Drive. Overlook Drive terminates before intersecting with Brenham Way, and extends to the west, curving south to intersect with Highland Lane and Claymore Drive. Highland Drive is a new east-west public street. Claymore Drive extends south, ultimately connecting to Brenham Way.

The Subdivision Regulations require the provision of 3.56 acres of open space. A total of 7.84 acres of open space is proposed in four reserves. Reserves B, C and D total 0.619 acres, and are located adjacent to Brenham Way for the purpose of passive open space. Reserve A, 7.257 acres, is located along McKitrick and Hyland-Croy Roads and includes the stormwater management pond and overlook amenity in the northwest portion of the site. The development text and preliminary plat approved by City Council on February 24, 2020 outlined all ownership and maintenance responsibilities for the reserves and their amenities. All reserves will be dedicated to the City. The passive open space and stormwater pond within Reserve A will be maintained by the Tartan Ridge master association, which the owners of the Overlook at Tartan Ridge will be required to join. The overlook amenity and associated path within Reserve A will be maintained by the Overlook at Tartan sub-association. Reserves B, C and D will be maintained by the Tartan Ridge master association, which the owners of the Overlook at Tartan Ridge lots will be required to join.

Recommendation of the Planning and Zoning Commission

The Planning and Zoning Commission reviewed and recommended approval to City Council of the Final Plat at the January 21, 2021 meeting with one condition:

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

The applicant has met the condition for the Final Plat prior to City Council Review.

Recommendation

Acceptance of Resolution 16-21 for the Final Plat for the Overlook at Tartan at the March 22, 2021 City Council meeting.

RECORD OF RESOLUTIONS

Resolution No. **16-21** Passed _____, _____

A RESOLUTION ACCEPTING THE FINAL PLAT FOR THE OVERLOOK AT TARTAN SUBDIVISION

WHEREAS, application for acceptance of the plat for the Overlook at Tartan has been made under Chapter 152 of the Codified Ordinances of the City of Dublin; and

WHEREAS, the plat application has been reviewed by the Planning and Zoning Commission, which has recommended approval and acceptance of the plat; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission, the reports of staff, and the subdivision requirements of Chapter 152 of the Codified Ordinances of the City of Dublin, and desires to approve and said plat and accept all rights of way, easements, and other interests dedicated to the City therein;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Council hereby approves and accepts the plat for the Overlook at Tartan subdivision, attached hereto and incorporated by reference as Exhibit A.

Section 2. The City Manager, Law Director, Clerk of Council, and any other required City employee or official are authorized to execute the plat on behalf of the City.

Section 3. Pursuant to Section 4.04 of the Charter, this resolution shall take effect immediately upon passage.

Passed this _____ day of _____, 2021.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

THE OVERLOOK AT TARTAN RIDGE

Situated in the State of Ohio, County of Union, Townships of Jerome and Washington (Franklin County), City of Dublin, and in Virginia Military Survey Number 2991, containing 23.975 acres of land, more or less, said 23.975 acres being comprised of a part of Reserve "Q" of the subdivision entitled "Tartan Ridge Section 5 Part 2", of record in Plat Book 5, Page 315, said Reserve "Q" being conveyed to **CITY OF DUBLIN, OHIO** by deed of record in Instrument Number 201806150004700, and all of those tracts of land conveyed to **ROMANELLI AND HUGHES BUILDING COMPANY** by deed of record in Instrument Number _____, Recorder's Office, Union County, Ohio.

The undersigned, **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, and **ROMANELLI AND HUGHES BUILDING COMPANY**, an Ohio corporation, by **VINCENT ROMANELLI**, President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**THE OVERLOOK AT TARTAN RIDGE**", a subdivision containing Lots 1 to 56, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D", do hereby accept this plat of same and dedicate to public use, as such, all of Brenham Way, Claymore Drive, Emmet Row Lane, Highland Lane, Hyland-Croy Road, McKittrick Road and Overlook Drive (5.952 acres more or less), shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

In Witness Whereof, **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged **CITY OF DUBLIN, OHIO**
In the presence of:

By _____
DANA McDANIEL,
City Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

In Witness Whereof, **VINCENT ROMANELLI**, President of **ROMANELLI AND HUGHES BUILDING COMPANY**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged **ROMANELLI AND HUGHES BUILDING COMPANY**
In the presence of:

By _____
VINCENT ROMANELLI,
President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT ROMANELLI**, Owner of **ROMANELLI AND HUGHES BUILDING COMPANY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROMANELLI AND HUGHES BUILDING COMPANY**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ Day of _____
20__

Director of Land Use and Long
Range Planning,
Dublin, Ohio

Approved this ____ Day of _____
20__

City Engineer, Dublin, Ohio

Approved this ____ day of _____, 20__, by vote of Council, wherein all of Brenham Way, Claymore Drive, Emmet Row Lane, Highland Lane, Hyland-Croy Road, McKittrick Road and Overlook Drive dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio. The City of Dublin, Ohio by its approval and acceptance of this plat does hereby vacate that portion of Baronet Boulevard shown hereon by hatching.

In Witness Whereof I have hereunto set my hand and affixed my seal this day of _____, 20__.

Clerk of Council, Dublin, Ohio

I hereby certify that the land by this plat was transferred on ____ 20__.

Union County Auditor

I hereby certify that this plat was filed for recording on ____ 20__, and that it was recorded on ____ 20__ in Plat Book ____, Pages ____

Union County Recorder, Ohio.

Fee \$ _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments McNeal and FCGS 6648, with a bearing of North 15° 07' 53" West, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

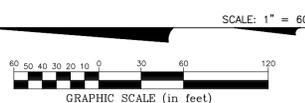
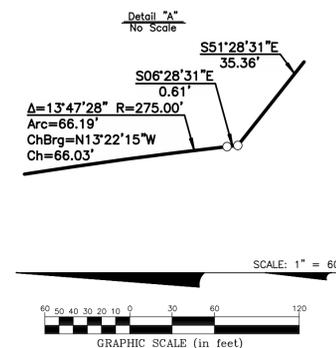
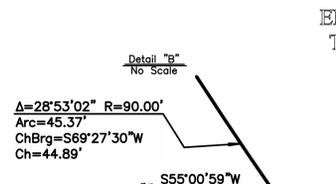
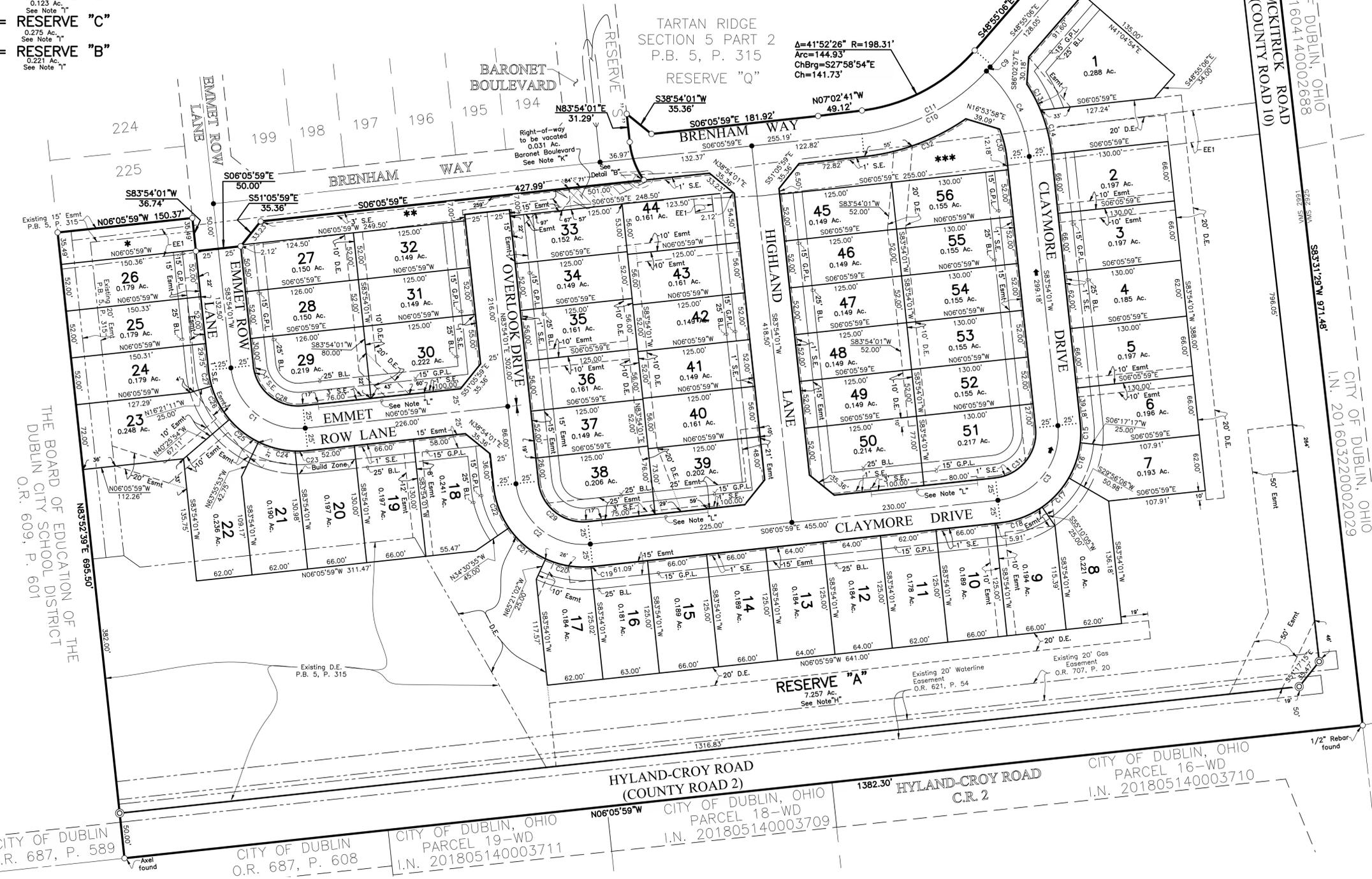
THE OVERLOOK AT TARTAN RIDGE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C1 | 90°00'00" | 75.00' | 117.81' | S 38°54'01" W | 106.07' |
| C2 | 90°00'00" | 75.00' | 117.81' | S 38°54'01" W | 106.07' |
| C3 | 90°00'00" | 75.00' | 117.81' | S 51°05'59" E | 106.07' |
| C4 | 41°13'42" | 150.00' | 107.94' | N 63°17'10" E | 105.62' |
| C5 | 17°59'55" | 250.00' | 78.53' | N 39°55'09" W | 78.21' |
| C6 | 24°26'41" | 250.00' | 106.66' | N 18°41'52" W | 105.85' |
| C7 | 42°26'35" | 250.00' | 185.19' | N 27°41'49" W | 180.99' |
| C8 | 9°32'21" | 295.10' | 49.13' | S 63°50'59" W | 49.07' |
| C9 | 1°35'27" | 220.00' | 6.11' | S 48°07'23" E | 6.11' |
| C10 | 41°13'41" | 220.00' | 158.30' | S 26°42'49" E | 154.91' |
| C11 | 42°49'07" | 220.00' | 164.41' | S 27°30'33" E | 160.61' |
| C12 | 42°37'06" | 225.00' | 167.36' | N 27°36'34" W | 163.53' |
| C13 | 10°38'46" | 175.00' | 32.52' | N 62°08'32" E | 32.47' |
| C14 | 16°26'06" | 175.00' | 50.20' | N 75°40'58" E | 50.03' |
| C15 | 12°23'16" | 100.00' | 21.62' | S 89°54'21" E | 21.58' |
| C16 | 23°38'48" | 100.00' | 41.27' | S 71°53'18" E | 40.98' |

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C17 | 25°13'59" | 100.00' | 44.04' | S 47°26'55" E | 43.69' |
| C18 | 28°43'56" | 100.00' | 50.15' | S 20°27'57" E | 49.62' |
| C19 | 1°05'41" | 100.00' | 1.91' | S 05°33'09" E | 1.91' |
| C20 | 29°39'17" | 100.00' | 51.76' | S 09°49'20" W | 51.18' |
| C21 | 30°50'07" | 100.00' | 53.82' | S 40°04'02" W | 53.17' |
| C22 | 28°24'56" | 100.00' | 49.59' | S 69°41'33" W | 49.09' |
| C23 | 8°02'52" | 100.00' | 14.05' | S 02°04'33" E | 14.03' |
| C24 | 24°07'13" | 100.00' | 42.10' | S 14°00'30" W | 41.79' |
| C25 | 23°29'59" | 100.00' | 41.01' | S 37°49'06" W | 40.73' |
| C26 | 24°04'43" | 100.00' | 42.03' | S 61°36'28" W | 41.72' |
| C27 | 10°15'12" | 100.00' | 17.90' | S 78°46'25" W | 17.87' |
| C28 | 90°00'00" | 50.00' | 78.54' | S 38°54'01" W | 70.71' |
| C29 | 90°00'00" | 50.00' | 78.54' | S 38°54'01" W | 70.71' |
| C30 | 15°34'53" | 125.00' | 33.99' | N 78°06'35" E | 33.89' |
| C31 | 90°00'00" | 50.00' | 78.54' | S 51°05'59" E | 70.71' |
| C32 | 28°25'14" | 245.00' | 121.53' | S 20°18'36" E | 120.29' |

- Line Type Legend
- Existing Property Line
 - Existing R/W Line
 - Existing R/W Centerline
 - Existing Easement Line
 - Proposed Subdivision Boundary Line
 - Proposed Lot Line
 - Proposed R/W Line
 - Proposed R/W Centerline
 - Proposed Easement Line

- * = RESERVE "D"
0.123 Ac.
See Note "I"
- ** = RESERVE "C"
0.275 Ac.
See Note "I"
- *** = RESERVE "B"
0.221 Ac.
See Note "I"



TARTAN RIDGE SECTION 5 PART 2
P.B. 5, P. 315
RESERVE "Q"

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for The Overlook at Tartan Ridge in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

- Front 25' Building Line (maximum)
15' Courtyard Garage/Porch Line (minimum)
Unless otherwise indicated hereon
- Side Yard 6 feet each side (minimum)
- Rear Yard 25 feet (minimum)

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in The Overlook at Tartan Ridge subdivision, are subject to the requirements of the City of Dublin code.

NOTE "C" - FEMA ZONE: At the time of platting, all of The Overlook at Tartan Ridge is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Union County, Ohio and Incorporated Areas Map Number 39159C0395D, with effective date of December 16, 2008.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in The Overlook at Tartan Ridge subdivision are hereby notified that, at the time of platting, utility service to The Overlook at Tartan Ridge, power is provided by Ohio Edison and Union Rural Electric and telephone service is provided by Frontier Communications.

NOTE "E": As per City of Dublin Zoning Code, all lots within The Overlook at Tartan Ridge are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Overlook at Tartan Ridge" and said Zoning Code.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of The Overlook at Tartan Ridge is in the Dublin City School District.

NOTE "G" - ACREAGE BREAKDOWN:

| | |
|----------------------------|------------|
| Total acreage: | 23.975 Ac. |
| Acreage in rights-of-way: | 5.985 Ac. |
| Acreage in Reserves: | 7.843 Ac. |
| Acreage in remaining lots: | 10.147 Ac. |

NOTE "H" - RESERVE "A": Reserve "A", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in The Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning. The Overlook structure and associated path adjacent to the retention basin within Reserve "A" shall be maintained by a sub-association comprised of the owners of the fee simple titles to the Lots in The Overlook at Tartan Ridge Subdivision(s).

NOTE "I" - RESERVES "B", "C" AND "D": Reserves "B", "C" and "D", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in The Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "J" - ACREAGE BREAKDOWN: The Overlook at Tartan Ridge is out of the following Union County Parcel Number and Map Number:

| | |
|--------------------|------------|
| P.N. 3900140580000 | 6.944 Ac. |
| M.N. 1271303003001 | |
| P.N. 3900140580020 | 13.688 Ac. |
| M.N. 1366000196000 | |
| P.N. 4000140580020 | 2.717 Ac. |
| M.N. 1366000195000 | |
| P.N. 4000140580920 | 0.146 Ac. |
| M.N. 1370112006000 | |
| P.N. 4001470581010 | 0.448 Ac. |
| M.N. 1370104002001 | |

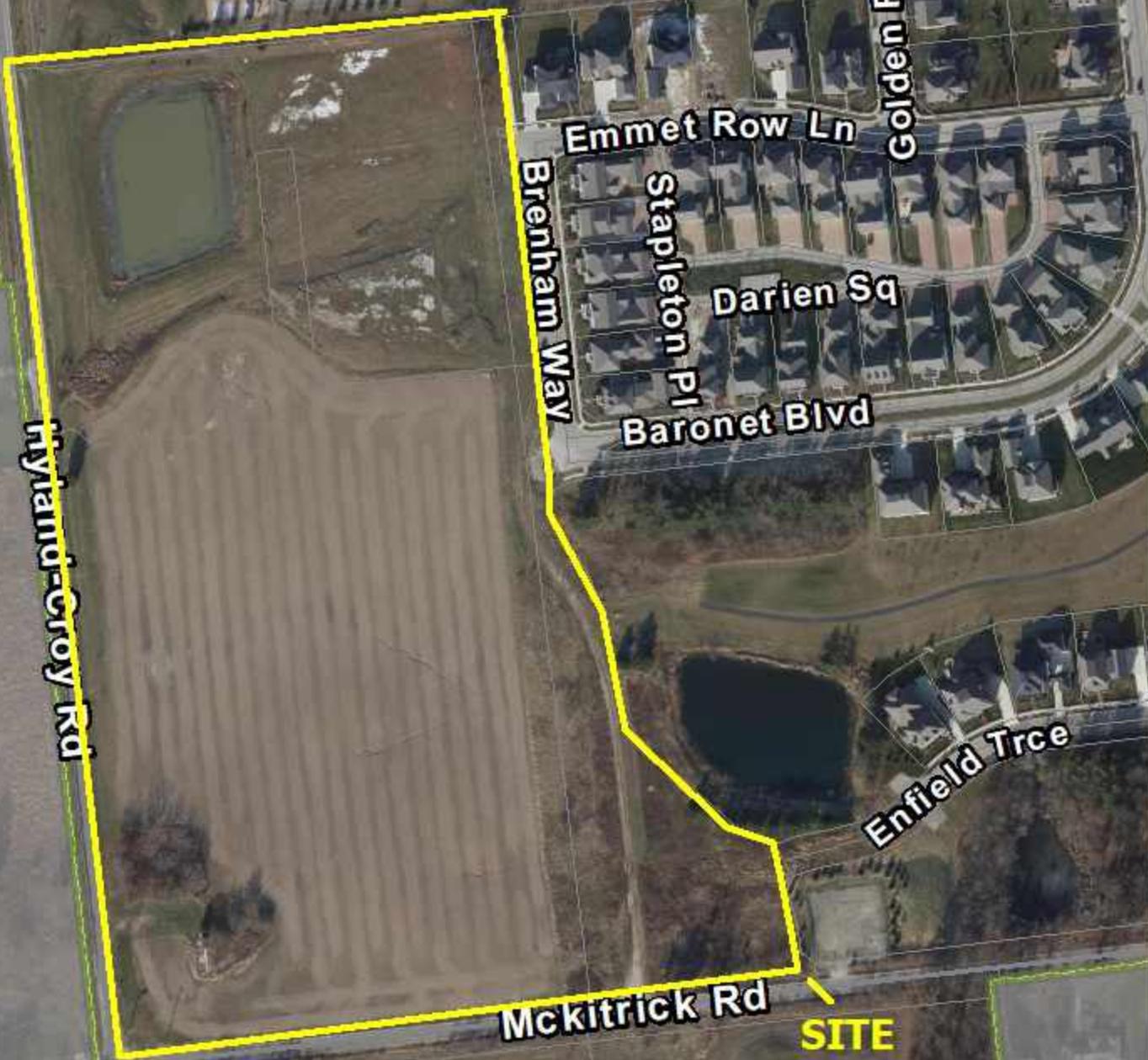
NOTE "K" - VACATION OF PUBLIC STREETS: The portion of Baronet Boulevard dedicated to the City of Dublin by the subdivision plat entitled "Tartan Ridge Section 5 Part 2", of record in Plat Book 5, Page 315, shown hereon by hatching is hereby vacated.

NOTE "L" - PARKING: 5 parallel parking spaces are being provided in each of these areas on Emmet Row Lane, Overlook Drive and Claymore Drive.

NOTE "M": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat, as deemed necessary by these providers, for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Overlook at Tartan Ridge or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

\J:\2020025\DWG\CASHIERS\PLAT\2020025-SV-PLAT.DWG plotted by KIRK, MATTHEW on 12/15/2020 10:52:49 AM
 Xrefs: 2020025-SV-COOR.DWG & 2020025-CS-REFR-NDWG & 2020025-CS-REFR-NDWG & 2020025-CS-REFR-NDWG

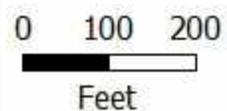
**Glacier Ridge
Elementary School**



SITE



20-170FDP
Final Development Plan
The Overlook at Tartan Ridge





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 21, 2021 | 6:30 pm

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

6. The Overlook at Tartan Ridge **Hyland-Croy and McKittrick Roads**
20-171FP **Final Plat**

Proposal: Subdivision of 24 acres to establish 56 single-family lots, 7.9 acres of open space, and five public rights-of-way.
Location: Northeast of the intersection of Hyland-Croy Road with McKittrick Road and zoned Planned Unit Development – Overlook at Tartan.
Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code Sections 153.050 – 153.056.
Applicant: Gary Smith with G2 Planning + Design
Planning Contact: Chase J. Ridge, Planner I, AICP Candidate
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-171

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for a Final Plat with the following condition:

- 1) That the applicant make any minor technical adjustments prior to submittal to City Council.

VOTE: 7 – 0.

RESULT: The Final Plat was recommended for approval and forwarded to City Council.

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

Chase J. Ridge, Planner I, AICP Candidate



~~Ms. Call inquired if the applicant had any objection to the conditions as stated.
Mr. Todd responded that he had no objection.~~

~~Mr. Grimes moved, Mr. Supelak seconded amending the motion to incorporate an additional condition.
Vote on the amendment: Ms. Call, yes; Mr. Grimes, yes; Ms. Fox, yes; Ms. Kennedy, yes; Mr. Fishman, yes;
Mr. Supelak, yes; Mr. Schneier, yes.
[Motion passed 7-0]~~

~~Vote on approval of the Preliminary Development Plan with the following six (6) conditions.~~

- ~~1) Sidewalk to be installed along the Dublin Center Drive in lieu of a shared use path; and sidewalk to be installed along Dublin Center Drive, from Sawmill Road to the first access point to promote walkability for the area and site in alignment with the BSD Code.~~
- ~~2) Prior to Final Development Plan submittal, the applicant confirm that the holder of the utility easement will permit new trees to be planted within the easement and provide affirmative documentation to the City.~~
- ~~3) The applicant work with the City's Landscape Zoning Inspector to refine the street wall height and plant selections prior to the Final Development Plan.~~
- ~~4) The applicant update the photometric plan to comply with BSD Lighting Uniformity requirements, and maximum permitted lumens per square feet.~~
- ~~5) The applicant provide all sign fabrication details and material with submission of the Master Sign Plan.~~
- ~~6) The applicant work with staff to identify seating locations and specifications.~~

~~Vote: Ms. Kennedy, yes; Mr. Fishman, yes; Ms. Fox, yes; Mr. Grimes, yes; Mr. Supelak, yes; Mr. Schneier, yes; Ms. Call, yes.
[Motion passed 7-0]~~

5. The Overlook at Tartan Ridge, Hyland-Croy and McKitrick Roads, 20-170FDP, Final Development Plan

A request for review and approval of final details for development of 24.5 acres with 56 single-family homes, 7.9 acres of open space, and five public streets on a site located northeast of the intersection of Hyland-Croy Road with McKitrick Road and zoned Planned Unit Development – Tartan Ridge, Subarea F.

6. The Overlook at Tartan Ridge, Hyland-Croy and McKitrick Roads, 20-171FP, Final Plat

A request for review and recommendation of approval to City Council for a Final Plat to subdivide 24.5 acres to establish 56 single-family lots, 7.9 acres of open space, and five public rights-of-way.

Staff Presentation

Mr. Ridge stated that Case 5 is a request for review and approval of a Final Development Plan for the development of a residential community consisting of up to 56 single-family lots and 7.9 acres of open space on a 24.5-acre site. Case 6 is a request for review and recommendation of approval to City Council for an associated Final Plat. A Concept Plan for this project was reviewed by the Commission in July 2019; in December 2019, the Commission reviewed and recommended Council approval of a Preliminary Development Plan and Preliminary Plat; and City Council approved the Preliminary Development Plan and Plat in February 2020. The Final Development Plan review assures the plan is in compliance with the Preliminary Development Plan and Development Text and provides an opportunity for the Commission to review and approve the final landscape and design details.

Site

The site is located northeast of the intersection of Hyland-Croy Road and McKitrick Road, west of Tartan Ridge, north of Tartan West, south of Glacier Ridge Elementary School and east of Glacier Ridge Metro Park. It is currently undeveloped but contains a stormwater management pond in the northwest corner of the site, as well as a silo in the southwest corner of the site.

Proposal

The proposal is for the construction of 56 single-family lots with 7.9 acres of open space, and associated public streets, sidewalks and shared use paths. There are two lot sizes – Courtyard and Patio. Courtyard lots are a minimum of 60 feet wide at the building line and a minimum of 125 feet deep. These lots are primarily located on the perimeter of the site. Patio lots are a minimum of 52 feet wide at the building line with a minimum lot depth of 125 feet. Patio lots are primarily located in the interior of the site. The minimum setbacks for both Courtyard and Patio lots are 15-20 feet front yard setback; 25 feet rear yard setback; and 5-foot side yard setbacks. Lot coverage is limited to 60 percent. Per the Development Text, the architecture is European Country and Midwest vernacular styles. Key massing principles outlined in the Development Text include a prominent street presence, appropriate proportions, clean intersections and purity of form. Permitted exterior materials include stone, manufactured stone, stucco and wood or cementitious fiberboard. A map was provided that depicts the neighborhood connectivity. Sidewalks are proposed throughout the entirety of the site, including along all frontages and leading to a proposed overlook amenity in Reserve A (northwest portion of the site). An eight-foot-wide shared use path is proposed along McKitrick Road, turning north along the entire length of Hyland-Croy Road. The applicant is proposing a number of landscape improvements with this application, the most notable of which is proposed for the exterior of the site in Reserve A, along Hyland-Croy Road and McKitrick Road. The applicant is proposing a naturalized mix of deciduous, ornamental and evergreen trees within this reserve. Mounding is also proposed along Hyland-Croy and McKitrick roads. The dry basin in the southeast corner of the site has been removed and replaced with landscaping. The applicant has added street trees along the frontages of both Hyland-Croy and McKitrick roads, as required by Code. These trees will be staggered along the new paths and will be located within the reserve, which is maintained by the master HOA. Plant species for the hedges in front of the new homes have been narrowed to boxwood, gray juniper and vintage gold false cypress. Detail for the stone veneer pillars at the sidewalk entries to each home is also included in the landscape package. The pillars will incorporate a brick band at the top to match the driveway materials and be topped with a limestone or concrete cap. The proposed height of the pillars (5' 4") is taller than those in Tartan Ridge. Staff is recommending that the height of these pillars be reduced to match those in Tartan Ridge. The proposal includes one rectangular ground sign identifying the neighborhood at Brenham Way and McKitrick Road. The sign is an engraved cast stone sign, 25 square feet in size. The lettering is proposed to be black, and the sign sits atop a stone-clad monument. The monument is capped with a four-inch cast stone cap. The sign will be approximately five feet in height at its tallest point. The overlook amenity proposed for the northwest portion of the site provides a unique opportunity for the residents and general public to spend time, with several seating options and tables proposed on the patio and under a covered pavilion. A two-sided fireplace is proposed on the north side of the pavilion. The pavilion, 24 feet in width and 28 feet in length, is constructed primarily of cedar beams and columns, stone veneer, and is sheathed with a dimensioned asphalt shingle. Furniture for the overlook patios and pavilion include white plywood picnic tables and white Adirondack chair and table sets. The patio is a decorative aggregate material and the overlook amenity is clad in a ProVia Ohio Vintage Limestone veneer. All products associated with the overlook amenity are as proposed or are to be an "owner approved equal." Should the applicant desire to utilize an alternative material, staff recommends that the applicant provide the alternatives to staff prior to obtaining building permits to ensure a product of equal or greater quality, subject to staff approval.

Final Plat

The final plat is for the subdivision of an approximately 24-acre site into 56 single-family lots; 7.9 acres of open space; and five (5) public rights-of-way.

The applications were reviewed against all applicable criteria and staff recommends approval of the Final Development Plan with five (5) conditions and the Final Plat with one (1) condition.

Applicant Presentation

Gary Smith, G2 Planning & Design, 720 E. Broad Street Suite 200 Columbus, OH 43215, applicant's representative, stated that there have been many previous discussions with the Commission and Council, and they have received significant assistance from staff. They are in agreement with staff's recommended condition. The primary concern they have relates to the tree replacement requirements. They had always envisioned that all the additional plantings in the buffer would count toward the required tree replacement. However, staff is calculating it differently, and requiring that they provide an additional 200 caliper inches. They are already providing approximately 570 new trees on this site. What is shown on the plan is a total of 1,200 caliper inches. They believe that more than compensates for the 53 trees that are being removed to permit this development. Per the Planning Commission's previous request, they have added a considerable number of trees to the buffer line, resulting in a dense, heavily planted buffer. Staff has asked that they remove and relocate some of the trees around the pond. They would be willing to relocate those into the buffer area, but would like the Commission's consideration of the tree replacement issue. Penalizing the applicant by requiring another 100 trees is overkill, and likely exceeds the intent of the City's Tree Replacement requirements.

Ms. Call inquired if what is being required is 100 inches or 100 trees.

Mr. Smith responded that staff is indicating the total tree replacement is 1,421 inches. Based on their calculations, they are providing 1,202 inches. That is a difference of 200 inches, which equates to approximately 100 trees.

Ms. Call requested staff's clarification of the Code requirements and the related history.

Mr. Ridge stated that there are three requirements: the street tree requirement; the tree replacement requirement; and the buffer requirement. The 1,421-inch total is a compilation of the requirements of all three. The applicant's intent was to overplant the buffer to compensate for some of the required replacement inches. The issue is a result of differing interpretation of the requirements between staff and the application. Staff has recommended a condition that the applicant plant no more one-third of the required replacement trees in the buffer.

Ms. Call inquired if the applicant could use one-third of the required replacement in the buffer.

Mr. Ridge responded affirmatively.

Mr. Smith stated that for the buffer proposed in their rezoning application, their calculation began with the normal buffer requirements, but to that, they also added the anticipated tree replacements. The result was that the buffer included normal buffer trees, but also tree replacement trees. Unfortunately, it seems that distinction was not made clear in their Development Text. Now, staff is indicating that the replacement trees are still owed. In view of how the differing calculations occurred, they are requesting the Commission grant them leniency, as they are already planting a large number of trees on the site.

Ms. Martin stated that the Preliminary Development Plan, which includes the Development Text, has already been adopted by Council. Unfortunately, the Final Development Plan does not provide the flexibility to interpret the text differently than what was clearly identified in that text. Additionally, the requirement that no more than one-third of the replacement inches be double-counted in the buffer is consistent with staff's interpretation for recently approved developments.

Public Comments

No public comments were received on this application.

Commission Questions

Ms. Kennedy inquired if staff has, or can suggest, recommendations for locations where the additional 200 inches could be planted beyond the buffer.

Mr. Ridge responded affirmatively.

Ms. Kennedy inquired if the request for removal of trees near the stormwater retention pond was for the purpose of improving walkability in that area, or for a different reason.

Mr. Ridge responded that the intent was to open up a vista to the pond and amenities.

Mr. Smith responded that they have no objection to moving those trees to other areas of the site. Their request relates only for leniency in the 200-inch replacement requirement. Due to the large number of trees already being added to the site, the additional amount would be punitive.

Mr. Schneier inquired where the access to the patio amenity was located.

Mr. Ridge responded that the access to the amenity is from the interior. A path is proposed from one of the public streets to that amenity area. There will be no access from the shared-use path on the exterior of the site.

Mr. Schneier stated that he asks because the staff report states, "it provides a unique opportunity for the residents and general public to spend time at the amenity." However, is it correct that the amenity is not intended for public use; it is an amenity only for the residents?

Mr. Smith responded that is correct.

Mr. Grimes inquired if there had been any consideration for including a connection from the interior of the site – perhaps between Lots #7 and #8, to the shared-use path along Hyland-Croy Road. It would provide a more convenient access to the school and the park.

Mr. Smith responded that such discussions did occur with the Preliminary Development Plan, but the developer did not wish to include that connection, particularly by the amenity area, which will be maintained by the HOA for the residents. The rezoning was approved without those connections, and they would prefer not to include such connections.

Mr. Fishman inquired if the paths would be maintained by the homeowner association (HOA).

Mr. Smith responded that the internal sidewalks and the path to the overlook amenity area would be maintained by the HOA. He does not recall the understanding regarding the paths along Hyland-Croy and McKittrick roads.

Kevin McCauley, Stavroff Land and Development, 6689 Dublin Center Drive, Dublin, representative for Tartan Ridge LLC stated that he is unsure who is maintaining the perimeter pathway.

Mr. Fishman stated that if it is a public path, the public should have access to it.

Mr. McCauley responded that the public has access to any perimeter pathways, regardless of who is maintaining it. The required pathways were approved with the rezoning and not part of this application.

Ms. Fox stated that she would like to compliment the applicant on the pond overlook amenity. It will set a wonderful standard for other developers. Because it is so attractive, she understands staff's desire to open up the view to it. She is attempting to see where 100 additional trees could be located; the site already seems dense. The goal is to create a lovely streetscape and view into the development. She is not supportive of forcing more trees onto the site, but rather, creating the desired aesthetic.

Mr. Fishman stated that he is supportive of using as many of the trees as possible. We can never have too many trees. The buffer can be made denser, or they can be placed in the area where the pond and open space intersect with the road.

Mr. Supelak stated that this is an attractive, well thought-out community, and the overlook amenity is very attractive. The biggest hurdle is the tree replacement. He agrees that, if possible, locations for the replacement trees should be found. If they cannot be placed in the buffer, there are ample places to add landscaping. He loves the development.

Ms. Kennedy stated that she is in agreement with maintaining the tree replacement requirement to the extent possible. Staff has said that there are places to put the trees. She is impressed with the overlook amenity.

Ms. Fox stated that there does not appear to be much barrier between Lots #23 - #26, which back up to Glacier Ridge Elementary School. If there is any place where trees should be placed, it is on the boundary between the school and the homes on those rear lots. They would provide a valuable noise buffer.

Mr. Fishman expressed agreement with Ms. Fox's recommendation. As discussed previously, other evergreens could be replaced with deciduous trees. Between the school and the houses would be a perfect place to add evergreens. In addition, this is a dense development having only 6-foot side yards; surrounding the homes with trees would improve the look.

Mr. Schneier stated that he prefers quality over quantity and is not certain that he agrees that more trees are always best. He is curious if the issue is related to aesthetics or to the economics of the project. If the applicant is motivated by the economics, not the aesthetics, that should be clarified. He agrees with Ms. Fox that trees should be added where there is a reason to add them, versus attempting to get as many trees on the site as possible.

Mr. Fishman expressed agreement.

Ms. Call stated that staff's recommendation is to decrease the height of the 5-foot, 4-inch pillars to match the other pillars in Tartan Ridge; how tall are the other pillars?

Mr. Ridge responded that the typical height of the pillars in Tartan Ridge is 48 inches.

Ms. Call requested clarification of the HOA open space maintenance requirement.

Mr. Ridge responded that the Master HOA is responsible for maintaining the majority of Reserve A, which is primarily the large exterior of the site. The sub association is responsible for maintenance of the overlook amenity, the path to that amenity, and the hedgerows and pillars.

Ms. Fox inquired if the Development Text requires a certain number of trees, or if there would be opportunity for further discussion of that topic by the Commission.

Mr. Boggs responded that the replacement inches must be provided on the site; however, the Commission can discuss whether those inches could be counted within the buffer area.

Ms. Fox stated that if the text requires a certain number of trees within the buffer, a certain number of replacement trees, and a certain number of street trees, it does not seem there is much flexibility in the numbers, only in the location of the trees.

Ms. Martin stated that the applicant is requesting to double-count the trees, so, essentially, the replacement trees would be permitted to be counted in the buffer. Staff is recommending that no more than one-third of the replacement inches be permitted to be double-counted. That recommendation is based upon previous developments, including one also located on Hyland-Croy Road -- Autumn Rose Woods. However, this is ultimately the Commission's decision.

Mr. Fishman requested clarification of the term "double counting;" does that result in the same number of trees, or less?

Ms. Martin responded that fewer trees would be provided by using the calculation that one-third of the replacement trees may be used to fulfill the planting requirement in the buffer. It would not be substantially fewer, but it would allow the applicant some flexibility.

Mr. Schneier inquired if the applicant is willing to accept staff's recommendation as a condition.

Mr. Smith inquired if staff's recommendation is that up to one-third of the trees that were required in the Development text could be used for buffer trees, or if the recommendation was that one-third of the trees planted in the buffer overall could count toward the tree replacement. They would be agreeable if staff is willing to accept that one-third of the trees required in the Development Text are applicable as replacement trees, versus none of them being applicable. He agrees with Ms. Fox that it is the aesthetic that is important,

not the number. They already are providing a large number of trees, a very dense buffer and a great aesthetic, and would be willing to plant additional trees at the rear of the lots bordering the school.

Ms. Call stated that Mr. Smith refers to trees that have already been provided in the buffer. Since the initial application, has the applicant already provided trees in the buffer?

Ms. Martin responded that the applicant must fulfill the requirements of their Development Text, including the buffer requirements.

Ms. Call inquired the number of trees that have already been provided in the buffer and the number of trees that remain to be added.

Mr. Boggs stated that the buffer requirement is specific in terms of the type of trees and the frequency of their planting within the buffer area: two evergreen trees per 30 linear feet; three ornamental trees per 90 linear feet; and one other deciduous tree per 45 linear foot, planted in a naturalized manner. That formula will produce a certain number of trees and a certain frequency within the border.

Ms. Call inquired if the applicant is already meeting that requirement within the buffer zone.

Mr. Smith responded that in the buffer area, they currently have 67 deciduous shade trees, 116 evergreen trees, and 60 ornamental trees. They exceed the text's buffer requirement for deciduous trees by 95.5 inches in deciduous trees; exceed the requirement for evergreen trees by 22.5 inches; and exceed the requirement for ornamental trees by 42 inches. They have more trees in the buffer than is required by the Development Text.

Ms. Call inquired what is their tree replacement requirement.

Ms. Martin responded that, based on the applicant's description, they would be able to reduce the total number of buffer trees to those required by the Development Text. They are separately required to provide tree replacement inches. The condition recommended by staff is that one-third of those replacement inches could be provided in the buffer.

Ms. Call inquired how many replacement inches are required for this project.

Mr. Boggs responded that per staff's report, 626 inches are required.

Ms. Call stated that one-third of 626 inches is approximately 209 inches; the 160 inches in excess of what is required would cover most of that.

Ms. Martin stated that what makes the calculation difficult is that the buffer requires trees not inches, but the tree replacement requirement is in inches.

Ms. Call stated that the tree replacement requirement of 626 inches could be reduced by the 160 overage inches in the buffer.

Mr. Smith stated that staff indicated that they could not use any of trees required by the buffer to account for replacement trees, and no more than one-third of the replacement inches can be placed in the buffer. Therefore, other locations would need to be found for the remaining two-thirds. That is more of a limitation than a concession.

Ms. Martin responded that the difficulty is in lining up the trees and replacement inches. However, once the number of trees required in the buffer is known, that number could be multiplied by 2.5 inches (typical diameter of a new tree). That calculation would produce the total number of inches required in the buffer, and one-third of the replacement inches (209 inches) could be credited against that requirement.

Mr. McCauley stated that staff has indicated that we have 200 fewer inches than are required, which is approximately 100 trees.

Ms. Martin clarified that it would be 80 trees.

Mr. McCauley stated that of the 80 trees, staff has indicated that one-third can be placed in the buffer. That would reduce the number to 59-60 trees. We are already planting approximately 570 trees on this 24-acre site or 24 trees per acre; that is a large number of trees.

Mr. Fishman suggested that the applicant could place the 59 trees wherever they determine to be appropriate on the site.

Mr. McCauley stated that at the Preliminary Development Plan approval, Mr. Fishman stated that he wanted a denser buffer, and, accordingly, that is what was incorporated into the Development Text. The request was not for a denser buffer, plus street trees and replacement inches. When they submitted the Final Development Plan, they believed they were meeting all the requirements. There is no more space left for additional trees. After the FDP was submitted, staff indicated that we had not met the tree replacement requirement, but that was the first time it was mentioned. If they had been aware of the requirement earlier when Mr. Fishman requested a denser buffer, he would have inquired if the replacement inches would be counted in doing so. However, with the PUD review, there was no mention of the tree replacement requirement or fees in lieu of. Mr. Fishman stated that the compromise would be to put the additional 60 trees in the buffer zone.

Mr. McCauley responded that Mr. Romanelli already is spending \$300,000 in trees, and the Commission would like him to add an additional 60 trees, or another \$50,000-\$60,000. Yet a review of the earlier meeting minutes will verify that was not required. This is the first time the tree replacement requirement has been mentioned. We have already over-treed the site; now, the request is for more trees. Mr. McCauley inquired if they agree to the condition, would they be able to submit a tree replacement waiver request to City Council. Mr. Romanelli has done amazing things for this City, so he would like to ensure he has the legal opportunity to contest this requirement. If Mr. Romanelli would not be permitted to request a waiver, could a condition be added with this approval providing him the opportunity to make that request?

Mr. Boggs stated that, per the Rules of the Planning and Zoning Commission, when conditions for approval are applied, the Commission must request the agreement of the applicant. If the applicant does not agree, the condition would not be added. Then the question is if the Commission would approve the FDP without that condition.

Mr. McCauley inquired if those conditions are accepted, could an additional condition be added that the applicant may come back with a tree waiver request.

Mr. Fishman stated that he would prefer to reach a compromise that can be approved.

Ms. Martin stated that the tree waiver process is not under the purview of PZC. A condition would not be necessary; the applicant is entitled to that process, should he choose to pursue it. Tree waiver requests are considered by City Council. There are site considerations that make a site eligible, such as heavily wooded sites.

Mr. Smith stated that Mr. Fishman had requested additional evergreens. Evergreen and ornamental trees are allowed to provide only a certain percent of the tree replacement requirement, and they are probably at that limit already. If the Commission desires additional evergreens, they have no objection, but they want to make sure that they would count toward the replacement requirement.

Ms. Call stated that the Commission's request relates to the distribution of the evergreens, not necessarily the count of those trees. The request was for the purpose of providing screening next to private residences, and not in view spaces; it is a request, not a requirement.

Mr. Smith responded that they would have no objection to providing additional evergreens behind the lots bordering the school; however, they would want those to count toward the required replacement inches. In addition, it is necessary to ensure that providing evergreens in that location would not necessitate removal of evergreens from the buffer in order to meet the percent requirement.

Ms. Fox stated that it is important to remember the intent of our Code. The percentages provided are for the purpose of ensuring screening where it is needed. We do not want to overscreen, resulting in a wall of evergreen trees and not an aesthetic streetscape. She would prefer leniency in regard to the kind of trees, working with the City's landscape architect to achieve the best aesthetic along Hyland-Croy Road.

Mr. Smith requested that the site plan with the trees be shown.

Ms. Martin suggested that the application be tabled. That would provide opportunity for staff and the applicant to bring the case back to the Commission, along with additional tree numbers and a Minor Text Modification, clarifying the Development Text.

Ms. Call requested the applicant's preference.

Mr. Smith requested clarification of the reference to a Minor Text Modification.

Ms. Martin responded that a Minor Text modification must be minor in nature. It cannot provide a tree waiver within the Development Text. It would resolve only the issue at hand tonight, providing clarity of the text meaning and raw numbers in terms of inches, trees and dollars.

Mr. Smith responded that it appears that the outcome would not be changed, the outcome would just be made more clear. It would be beneficial to provide clarification in the text that one-third of the trees in the buffer could count toward the tree replacement requirement, as was their original intent. However, if there is no opportunity to make a modification that accomplishes that, he does not see the value of tabling the application.

Mr. Boggs stated that once the absolute number of trees in the buffer had been determined and the number of caliper inches calculated, a Minor Text Modification could be written and approved that would eliminate the need to go before City Council.

Mr. Smith responded that they have already done the math and provided it to staff. They know the number of inches required in the buffer and the number of caliper inches they are providing in the buffer. That is how they arrived at the 200-inch deficit between staff's interpretation and their interpretation. If tabling the application cannot impact that number, he cannot ask his client to delay, based on an uncertain result.

Mr. McCauley confirmed that due to the construction season, they would not want to delay the start of the project.

[Site plan with trees shown.]

[Discussion continued regarding revising the percentage of replacement trees permitted to fulfill buffer requirements and the percent of evergreens permitted.]

Ms. Martin noted that the percent of evergreens is based on the historic implementation of the tree replacement requirements; no finite number is identified. All of the developments recently approved have no more than 50% evergreens, strategically placed to provide screening.

Commission consensus was to amend Condition #3 from one-third to one-half and to add Condition #6 to address the tree replacement issue.

The applicant indicated they had no objections to the six (6) conditions.

Mr. Grimes moved, Mr. Supelak seconded approval of the Amended Final Development Plan with the following six (6) conditions:

- 1) That the applicant reduce the height of the proposed pillars to match the existing pillars in Tartan Ridge, subject to staff approval.
- 2) The applicant continue to work with staff to fulfill each of the tree replacement requirements, or that the applicant pay a fee-in-lieu for the remaining inches.
- 3) The applicant plant no more than 1/2 of the required tree replacement inches to fulfill buffer requirements.
- 4) The applicant shift a portion of the trees surrounding the stormwater facility in the northwest portion of the site to allow for a more open vista from the west, subject to Staff approval.
- 5) The applicant provide staff with any alternative materials or furniture selections pertaining to the overlook amenity area prior to obtaining building permits to ensure materials of equal or greater quality are utilized, subject to staff approval.
- 6) The applicant work with staff to increase the percentage of evergreens adjacent to or interior to lots #23 - #26, and that these additional trees apply toward the tree replacement requirement.

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

[Motion passed 7-0]

Mr. Grimes moved, Mr. Supelak seconded a recommendation for City Council approval of the Final Plat with the following condition:

- 1) That the applicant make any minor technical adjustments prior to submittal to City Council.

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

[Motion passed 7-0]

- **~~PRESENTATION: MOBILITY STUDY UPDATE~~**

~~Presentation on the Dublin Mobility Study, a multi-phase strategic plan, to support the community's evolving mobility needs.~~

Staff Presentation

~~Mr. Rayburn presented an update on the City's Mobility Study, noting that the presentation would provide guidance on how development applications could be considered through a mobility lens. The Dublin Mobility Study was undertaken in 2017 with the goal of planning innovative transportation improvements to support the needs of the community. Initially, a large public workshop gathered public opinion, which led to the visioning and establishment of key objectives for Phase I of the study. Phase II prioritized the objectives more specifically, and Phase III crafted that information into pilot projects. Those projects resulted in better information and secured grant and funding opportunities. The mobility effort is currently at the end of Phase IV, wherein a few of the pilots have moved into permanent mobility programs and consideration of long-term funding. Phase V will look more deeply into specific focus areas.~~

~~Mr. Rayburn reviewed the key objectives of the study:~~

- ~~1) Support economic development~~
- ~~2) Promote equitable access to mobility~~
- ~~3) Expand multimodal options~~
- ~~4) Improve public health~~
- ~~5) Preserve our environs by focusing on future growth~~

~~To accomplish those objectives, the following items were prioritized:~~

- ~~1) Micro-transit, including shuttles and circulators, providing shorter trips through the COTA service and augmenting those services.~~
- ~~2) Shared micro-mobility, including bike shares and scooters~~
- ~~3) Concepts for mobility hubs~~
- ~~4) Wayfinding on the City's shared-use paths~~
- ~~5) Complete and smart streets.~~

Micro-transit – Dublin Connector:

~~The Dublin Connector provides mobility independence for those aging in place and those with disabilities. It also provides first and last mile connections for the workforce. Bus commuters to Dublin have often needed to utilize Uber and Lyft to complete their trips, at a cost of \$200-\$400/month. As part of the Covid-19 response, the City discontinued the regular shuttle services to senior/disabled shuttle services in March through September 30, 2020, in order to limit the exposure for City's most vulnerable citizens. Instead, the City pivoted to a delivery service to provide food and essential goods to senior citizens in the community. Staff has tracked key performance indicators to be able to further evaluate and improve mobility services. The indicators showed that the Dublin Connector effort had diverted over 10,000 miles for vehicle commuters, reducing the congestion on Dublin's roadways and resulting in cleaner air in the community. Approximately 7,700 rides have been provided for Dublin citizens since 2018. The following top destinations for those using the micro-transit shuttles are: AC Marriott, Walmart, Kroger, Friendship Village of Dublin, COTA 21 Stop J/Tuttle Mall, Tuttle Mall, Sawmill Meijer, Dublin Food Pantry, Giant Eagle, and Heartland of Dublin. From those destinations, three cluster sites can be seen: Historic Dublin, Sawmill Road, and Tuttle Mall. Next steps for the Dublin Connector Micro-Transit include:~~

- ~~1) Consider utilizing City vehicles to maximize branding opportunities and lower operating costs.~~

20-170/171FDP/FP – Overlook at Tartan

Summary

A request for review and approval of a Final Development Plan for the development of a residential community consisting of up to 56 single-family lots and 7.9 acres of open space on an approximately 24 acre site. Additionally, this is a request for review and recommendation of approval to City Council for an associated Final Plat.

Site Location

The site is located northeast of the intersection of Hyland-Croy Road and McKitrick Road.

Property Owners

DVC 6700 Associates LLC; The Shoppes at Tartan Ridge LLC

Applicable Land Use Regulations

Zoning Code Section 153.050-153.056

Case Manager

Chase J. Ridge, AICP Candidate, Planner I
(614) 410-4675
cridge@dublin.oh.us

Next Steps

Upon approval by the Planning and Zoning Commission for this Final Development Plan, the Final Plat (case #20-171FP) will be forwarded to City Council for final review prior to recording with the County. Subsequent to recording, the applicant will be able to submit building permits.

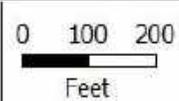
Zoning Map



1. Context Map



20-170FDP
Final Development Plan
The Overlook at Tartan Ridge



2. Overview

Case History

The approximately 24-acre site was annexed into the City of Dublin in 2002 (Ord. 71-02) and originally rezoned in 2007 (Ord. 16-07) to PUD, Planned Unit Development District, Tartan Ridge. The zoning for this subarea originally called for a mix of housing and commercial development.

The Planning and Zoning Commission provided non-binding feedback on a concept plan for this site in July of 2019.

The Planning and Zoning Commission reviewed and recommended approval to City Council of the request to rezone the site from PUD, Tartan Ridge to PUD, The Overlook at Tartan in December 2019.

City Council approved the rezoning and preliminary development plan as well as the preliminary plat for this site in February 2020 (Ord. 07-20).

Site Characteristics

Natural Features

The site is undeveloped, except for a stormwater management pond that was installed as part of a previous phase of the Tartan Ridge development. There are trees and an abandoned silo located in the southwest portion of the site. A stream runs west to east in the northern portion of the site.

Surrounding Land Use and Development Character

North: R: Rural District (Educational – Glacier Ridge Elementary)

East: PUD: Tartan Ridge (Single-Family)

South: PUD: Tartan West (Single-Family)

West: Jerome Township (Park and Recreation – Glacier Ridge Metro Park)

Road, Pedestrian and Bike Network

The site has frontage on Hyland-Croy Road to the west ($\pm 1,365$ Feet) and McKitrick Road to the south (± 975 Feet). A shared use path exists along the eastern portion of the site with runs north off McKitrick Road.

Process

Approval for the development of a PUD is a three-step process, outlined below:

- Concept Plan
- Rezoning/Preliminary Development Plan
- Final Development Plan

The final development plan is the final review stage for approval of a PUD. At this stage of review, the PZC makes a determination based on conformance with the PDP and the approved development text.

Final Development Plan

Site Layout and Access

The site is rectangular in shape and is situated west of the Tartan Ridge neighborhood and south of Glacier Ridge Elementary School. The proposal extends Brenham Way to the south to connect to McKitrick Road, and extends Enfield Trace to the west to connect to Brenham Way. Emmet Row Lane is also to be extended on the north end of the site and will curve to the south connecting to a new stubbed public street, Overlook Drive. Two additional public streets are proposed to provide access to the center and southern portions of the site, Highland Lane and Claymore Drive. Primary access to the lots will be from McKitrick Road via Brenham Way.

A left turn lane will be constructed from McKitrick Road to the new public roadway connection of Brenham Way. This improvement will serve to fulfill the existing Tartan Ridge Infrastructure Agreement that lists the improvement as 'required' with the new street connection. This proposed development will eliminate a previously approved street connection from Hyland-Croy Road to Tartan Ridge and therefore will not require any improvement to Hyland-Croy Road, which is also listed as an improvement to be made with any new street connection in the Infrastructure Agreement.

Sidewalks are proposed throughout the entirety of the site, including along all frontages and leading to a proposed overlook amenity in Reserve A (northwest portion of the site). An eight-foot wide shared use path is proposed along McKitrick Road, turning north along the entire length of Hyland-Croy Road.

A future roundabout is proposed for the intersection of Hyland-Croy Road and McKitrick Road. As this development will likely be constructed prior to this capital improvement being completed, the applicant is developing and connecting to the existing pedestrian and bikepath system at Hyland-Croy and McKitrick Roads to provide safe connections and crossings.

Development Details

The development text is the regulating document that outlines the development standards for the development including uses, lot requirements, and architecture and materials. City Council approved the development text for the site and the request to rezone in February, 2020.

Uses

Per the approved development text, the permitted uses in Subarea F are limited to single-family homes.

Development Standards

The proposal includes 56 single-family lots generally separated into two different sizes. Courtyard lots are a minimum of 60 feet wide at the building line and a minimum of 125 feet deep. These lots are primarily located on the perimeter of the site.

Patio lots are a minimum of 52 feet wide at the building line and require a minimum lot depth of 125 feet. Patio lots are primarily located in the interior of the site.

The smallest lots are +/-6,500 square feet and the largest lot is +/-12,545 square feet in size. Lot coverage is limited to 60 percent for all lots, including structure and driveway.

For courtyard homes, the front yard setback is a minimum of 15 feet and a maximum of 25 feet from the right-of-way, or otherwise shown on the preliminary plat. For patio homes, the front yard setbacks are also a minimum of 15 feet and a maximum of 25 feet. However, front loaded garages must be located at the maximum setback of 25 feet while non-garage portions of the front façade may be permitted to extend up to the minimum 15-foot setback. Rear yard setbacks for both lot types is 25 feet from the rear property line. The minimum required side yard setback is 6 feet.

At-grade patios on both the patio lots and courtyard lots may be permitted to encroach a maximum of 10 feet into the required rear yard provided that no walls greater than 36 inches in height are incorporated into the patio design. Window wells may encroach into the side yards a maximum of three and one-half feet, provided that there is a minimum of eight feet of separation between these permitted encroachments on adjoining lots. Air conditioners may encroach into side yards a maximum of two and one-half feet.

All residential structures are limited to a maximum height of 25 feet, as measured per the City of Dublin Code.



Open Space and Landscaping

The applicant is proposing a number of landscape improvements with this plan, the most notable of which is proposed for the exterior of the site, along Hyland-Croy Road and McKittrick Road (Reserve A). Here, the applicant is proposing a naturalized mix of deciduous, ornamental

and evergreen trees within this reserve. This is consistent with other developments along the corridor and provides screening and privacy for the new homes. At the request of Staff, the applicant has provided a section plan showing how the trees and mounding screen the homes from Hyland-Croy Road. Since the PDP, the applicant has adjusted utilities and grading in Reserve A to help preserve some trees.

The applicant is proposing to replace all 626 inches removed from the site with 271 trees located in the reserves. The development text buffer requirements prescribe the number of deciduous, evergreen and ornamental trees adjacent to the proposed homes along Hyland-Croy and McKitrick Roads. The buffering requirement is a requirement on its own, as is the street tree requirement and the tree replacement requirement in the Code; therefore, staff has determined that the tree replacement inches should not be used to fulfill portions of the buffering requirements. Staff recommends that the applicant continue to work with Staff on fulfilling each individual landscape requirement, or that a fee-in-lieu be paid for the remaining inches. Staff also recommends that no more than 1/3 of the required replacement inches be utilized to fulfill buffer requirements.

The applicant has added street trees along the frontages of both Hyland Croy and McKitrick Roads, as required by Code. These trees stagger the new paths and will be located within the reserve maintained by the master HOA.

Along the northwest portion of the site, the applicant is proposing a less dense cluster of trees and no mounding so that a vista of the existing pond is possible from the west. Staff recommends shifting some of the trees in front of the pond to open views from Hyland-Croy Road to this amenity and the overlook, subject to Staff approval.

Plant species for the hedges in front of the new homes have been narrowed down to boxwood, gray juniper and vintage gold false cypress. A detail for the stone veneer pillars at the sidewalk entries to each home is also included in the landscape package. The pillars will incorporate a brick band at the top to match the driveway materials and be topped with limestone or concrete cap. The proposed height of the pillars (5' 4") is taller than those in Tartan Ridge. Staff is recommending that the height of these pillars be reduced to match those in Tartan Ridge. Front yard trees will be required at each home per Code, and the applicant has provided a list of suggested trees. Pear trees will not be permitted.

Proposed for the southeast portion of the site is an entry feature surrounded by low and mid-height plantings with taller evergreens behind. The pond overlook and shelter in the northwest portion of the site will also include low and mid-height plantings as well as some ornamental trees. All of the cluster box unit locations will be landscaped using a mix of plantings including evergreen trees, deciduous trees, and low and mid-height plantings.

Architecture

The Tartan Ridge development is unique in its detailed architectural requirements, which prohibit overlapping forms, particularly for roofs and require symmetry in design and window placement. In addition, diversity of architecture is strictly enforced. The Overlook at Tartan will have a decidedly different feel to it, but incorporates many of the same elements found elsewhere in Tartan Ridge. The applicant has indicated that the character of the Overlook at Tartan neighborhood will be identified by European Country and Midwestern Vernacular

architectural styles.

Key massing principles outlined in the development text include a prominent street presence, appropriate proportions, clean intersections and purity of form. These principles intend to provide the same high-quality architecture as is found elsewhere in Tartan Ridge. Massing issues such as continuous walls and awkward proportions shall be prohibited in this subarea.

Permitted exterior materials include stone, manufactured stone, stucco, wood or cementitious fiberboard. The primary building materials on the front elevation of a home are required to be represented on all elevations, similar to what already exists in Tartan Ridge. A masonry water table, a minimum of 30 inches high or to the height of the window sill is required on all elevations. No walls are permitted more than two cladding materials unless otherwise approved by the Architectural Review Committee.

The applicant has identified 17 lots that are considered highly visible throughout the development. These homes are primarily on corner lots or along Brenham Way, where side elevations are highly visible. For these homes, additional cladding requirements exist as to ensure a high-quality aesthetic throughout the neighborhood. These homes must be rendered with a constant cladding material on all sides exposed to view. This requirement will also ensure consistency throughout the entirety of Tartan Ridge.

Shutters, when used, are to be used consistently on all elevations and to be sized to fully cover the associated window. Shutters must be a flat panel or board and batten style.

Permitted roof materials include an architectural grade asphalt shingle, wood shake, wood shingle, or natural or synthetic slate. Metal standing seam materials are permitted on porches, hyphens, and dependencies.

Permitted garage configurations include street loaded/front oriented and street loaded/courtyard oriented. Double bay overhead doors and garages containing three or more bays are permitted. However, garages shall comprise no more than 45 percent of the total linear width of the front elevation. Driveways are to be constructed of brick pavers.

As part of this proposal, the applicant has indicated that the HOA declarant shall form an Architectural Review Committee (ARC) to review all architecture to ensure that all dwellings and accessory structures comply with or exceed the architectural standards set forth in the development text.

Entry Sign

The proposal includes one rectangular ground sign identifying the neighborhood at Brenham Way and McKittrick Road. The sign is an engraved cast stone sign, 25 square feet in size. The lettering is proposed to be black, and the sign sits atop a stone-clad monument. The monument is capped with a four-inch cast stone cap. The sign will be approximately five feet in height at its tallest point.

Overlook Amenity

The overlook amenity proposed for the northwest portion of the site provides a unique opportunity for the residents and general public to spend time, with several seating options and tables proposed on the patio and under a covered pavilion. A two-sided fireplace is proposed on the north side of the pavilion. The pavilion, 24 feet in width and 28 feet in length, is constructed primarily of cedar beams and columns, stone veneer, and is sheathed with a dimensioned asphalt shingle. Furniture for the overlook patios and pavilion include white polywood picnic tables and white Adirondack chair and table sets. The patio is a decorative aggregate material and the overlook amenity is clad in a ProVia Ohio Vintage Limestone veneer. All products associated with the overlook amenity are as proposed or are to be an “owner approved equal”. Should the applicant desire to utilize an alternative material, Staff recommends that the applicant provide the alternatives to Staff prior to obtaining building permits to ensure a product of equal or greater quality, subject to Staff approval.

Stormwater Management

The proposal includes the use of two stormwater management facilities. Along with the construction of new public storm sewer and drainage structures. The existing stormwater pond in the northwest portion of the site is proposed to be slightly altered with this proposal and is situated within Reserve A. A dry basin originally proposed in the southeast portion of the site has been removed and replaced with landscaping. The existing pond in Tartan Ridge (southeast portion of the site, east of Brenham Way) will be modified to accommodate the proposed development. The existing stormwater management pond east of Brenham Way is owned by the City of Dublin and is proposed to continue to be owned and maintained by the City of Dublin.

Utilities: Water

This site will gain access to public water for domestic and fire protection service by the proposed construction of water mains and fire hydrants extended from an existing eight-inch water main in the immediate area.

Utilities: Sanitary Sewer

Sanitary sewer will be available to the development by means of the proposed construction of new public sanitary sewer mains, structures and associated sanitary sewer services to each proposed lot. Engineering analysis was submitted that demonstrated that the anticipated sanitary sewer flow from this development would be less than what would be expected from the currently approved zoning.

Final Plat

Overview

The final plat is for the subdivision of an approximately 24-acre site into 56 single-family lots with rights-of-way for four new public streets and open space reserves. The plat includes open space ownership and maintenance, setback requirements, and easements.

Lot Details

The final plat includes 56 single-family lots generally separated into two different sizes. Based on the development text that is proposed for this development, courtyard lots are required to be a minimum of 60 feet wide at the building line with a minimum depth of 125 feet.

Patio lots are required to be a minimum of 52 feet wide at the building line and require a minimum lot depth of 125 feet.

The smallest lots are +/-6,500 square feet and the largest lot is +/-12,545 square feet in size. Lot coverage is limited to 60 percent, including structures and driveways.

Open Space

The Subdivision Regulations require the provision of 3.56 acres of open space based on the 56 units on 24 acres of land. A total of approximately 7.9 acres (32.2%) of open space is proposed in five reserves.

Reserve A (7.4 acres) is located along McKittrick Road and Hyland-Croy Road. This reserve contains a majority of the proposed open space and includes a stormwater management pond in the northwest portion of the site. The existing stormwater management pond is to be slightly modified with this application.

Reserves B, C, and D (0.4-acre total) serve to separate the new homes from Brenham Way and the existing homes to the east. Reserve E (0.1-acre) is located in the northeast portion of the site and serves to separate lot 26 (proposed) from the existing lot 225 in Tartan Ridge.

Streets/Sidewalks/Shared Use Paths

All streets are to be constructed with a width of 28 feet from back-of-curb to back-of-curb. Right-of-way widths are 50 feet. There are 15 on-street parking spaces proposed in the development, five on each of the three north-south oriented streets.

Sidewalks are proposed throughout the entirety of the site, including along all frontages and leading to a proposed overlook in Reserve A (northwest portion of the site). An eight-foot wide shared use path is proposed along McKittrick Road, turning north along the entire length of Hyland-Croy Road.

Since the Preliminary Plat, the applicant has revised the right-of-way dedication at the corner of Hyland-Croy Road and McKittrick Road to include a typical chamfer, as required by Code.

Stormwater Management and Utilities

The existing stormwater pond in the northwest portion of the site is to be slightly altered with this proposal and is situated within Reserve A. The existing pond in Tartan Ridge (southeast portion of the site, east of Brenham Way) will be modified to accommodate the proposed development. The plat states that Reserve A is to be owned by the City and maintained by the lots in the Tartan Ridge Subdivision(s). The overlook structure and associated path are to be maintained by The Overlook at Tartan Ridge homeowners sub-association. The existing stormwater management pond east of Brenham Way is owned by the City of Dublin and is proposed to be maintained by the City of Dublin.

Public utilities will be provided through public easements and/or right-of-way as shown on the final plat.

3. Criteria Analysis

Final Development Plan [153.055(B)]

- 1) *The proposal is consistent with the approved preliminary development plan.*
Criteria Met. The Final Development Plan is largely consistent with the approved Preliminary Development Plan.
- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.*
Criteria Met. The plan allows for safe and efficient pedestrian and vehicular circulation. The applicant is proposing sidewalks throughout the development, as well as a shared-use path on the perimeter of the site. The applicant has continued to work with engineering staff to ensure the street layout and design is adequate, as well.
- 3) *The development has adequate public services and open spaces.*
Criteria Met. This development provides adequate public services and provides more open space than is required.
- 4) *The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.*
Criteria Met. This development is proposed on a site that is largely vacant, flat, and not heavily wooded.
- 5) *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.*
Criteria Met. The development provides adequate lighting without emitting onto adjacent properties.
- 6) *The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;*
Criteria Met. The proposal calls for a routed cast-stone sign, approximately 25 square feet in size. The sign sits atop a stone clad base, which is topped with a stone cap. The sign is appropriately designed and is compatible with surrounding development.
- 7) *The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;*
Criteria Met with Conditions. The applicant is proposing to install fewer inches than Staff calculates is necessary to meet each tree replacement or planting requirement. The applicant should continue to work with Staff to ensure these requirements are met, or pay a fee-in-lieu for the remaining inches. The applicant should also shift trees away from the northwest stormwater facility to create a more open vista from Hyland-Croy Road, subject to Staff approval. The applicant should plant no more than 1/3 of the required replacement inches to fulfill buffer requirements, subject to Staff approval. The

applicant should reduce the height of the driveway pillars to better align with the existing pillars in Tartan Ridge, subject to Staff approval.

- 8) *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;*

Criteria Met. The applicant has worked with staff to ensure adequate infrastructure is provided.

- 9) *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;*

Not Applicable. The development is not proposed in stages.

- 10) *The City believes the project to be in compliance with all other local, state, and federal laws and regulations.*

Criteria Met. The proposal appears to be in compliance with all local, state and federal laws and regulations.

Subdivision Regulations

- 1) *Plat Information and Construction Requirements.*

Criteria Met. The proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The applicant will be required to revise the plat to make any other minor technical adjustments prior to Council review.

- 2) *Street, Sidewalk, and Bikepath Standards.*

Criteria Met. All necessary standards have been provided as part of the proposed final plat.

- 3) *The proposal includes provisions for all utilities in accordance with approved standards.*

Criteria Met. The final plat identifies or establishes all necessary easements for the construction and maintenance of all utilities.

- 4) *Open Space Requirements.*

Criteria Met. Open space reserves are platted as part of this application, providing more open space than required for this proposal.

5. Recommendations

Approval of the **Final Plat** is recommended with the following condition:

- 1) That the applicant make any minor technical adjustments prior to submittal to City Council.

Approval of the **Final Development Plan** is recommended with the following conditions:

- 1) The applicant reduce the height of the proposed pillars to match the existing pillars in Tartan Ridge, subject to Staff approval.

- 2) The applicant continue to work with Staff to fulfill each of the tree replacement requirements, or that the applicant pay a fee-in-lieu for the remaining inches.
- 3) The applicant plant no more than 1/3 of the required tree replacement inches to fulfill buffer requirements.
- 4) The applicant shift a portion of the trees surrounding the stormwater facility in the northwest portion of the site to allow for a more open vista from the west, subject to Staff approval.
- 5) The applicant provide Staff with any alternative materials or furniture selections pertaining to the overlook amenity area prior to obtaining building permits to ensure materials of equal or greater quality are utilized, subject to Staff approval.

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~~Mr. Dring mentioned two programs that DCVB is doing that do not involve the hotels: Celtic Cocktail Trail and Irish Fairy Doors of Dublin. There are many establishments taking part in these trails and they are able to track these programs. For example, the Fairy Door program has brought visitors from 43 states and 8 countries.~~

~~The Downtown Dublin Strategic Alliance, consisting of the City of Dublin, DCVB, the HDBA and Crawford Hoying is still going strong. They are meeting monthly and collaborating for the benefit of all.~~

~~Mayor Amorose Groomes thanked him for the update.~~

~~CITIZEN COMMENTS~~

~~There were no comments from citizens.~~

~~CONSENT AGENDA~~

- ~~• Notice to Legislative Authority of a New D5J liquor permit for Frank & Carls Dublin LLC, dba Frank & Carls, 6558 Longshore Street, Dublin, Ohio 43017~~
- ~~• Notice to Legislative Authority of a New D5A liquor permit for DRE Reit OPCO LLC, dba Residence Inn, 6364 Frantz Road, Dublin, Ohio 43017~~

~~There was no request to remove an item from the Consent Agenda.~~

~~Mr. Peterson moved to approve the actions for the two items on the Consent Agenda.~~

~~Ms. Alutto seconded the motion.~~

~~Vote on the motion: Mr. Keeler, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mr. Peterson, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes.~~

~~SECOND READING/PUBLIC HEARING – ORDINANCES~~

~~Ordinance 06-20~~

~~Rezoning Approximately 3.47 Acres East of Hyland-Croy Road, South of Mitchell-Dewitt Road from PUD, Planned Unit Development District (Oak Park, Subarea E) to PUD, Planned Unit Development District (Oak Park, Subarea F) for the Future Development of up to 12 Single-Family homes and 0.66 Acre of Open Space.~~

~~Ms. Rauch stated that the applicant has requested to postpone this item until the March 16, 2020 Council meeting.~~

~~Mayor Amorose Groomes moved to postpone the second reading of Ordinance 06-20 to the March 16, 2020 Council meeting.~~

~~Ms. Alutto seconded the motion.~~

~~Vote on the motion: Vice Mayor De Rosa, yes; Mr. Keeler, yes; Mayor Amorose Groomes, yes; Ms. Fox, yes; Ms. Alutto, yes; Mr. Peterson, yes.~~

Ordinance 07-20

Rezoning with Preliminary Development Plan of +/- 24 Acres from PUD, Planned Unit Development District (Tartan Ridge, Subareas D1, E and F) to PUD, Planned Unit Development District (Tartan Ridge Subarea F) for the Future Development of Up To 56 Single-Family Homes and 7.9 Acres of Open Space. The Site is North of McKitrick Road and East of Hyland-Croy Road. (Case 19-084Z/PDP)

Ms. Rauch stated that there have been no changes since the first reading. Planning and Zoning Commission has recommended approval with five conditions:

- The Preliminary Development Plan Subarea map be revised to include the existing storm water management pond in the southeast portion of the site that is to be redesigned, prior to Council review;
- The applicant continue to work with staff to ensure that the street names and naming method is appropriate;
- The applicant work with staff to clarify HOA membership;
- The applicant remove the dry basin, add green space in the area and landscape material in the area, subject to staff approval; and
- The applicant provide opaque landscaping on the mound along Hyland-Croy Road.

Mr. Gary Smith, G2 Planning and Design, 720 East Broad Street, came forward on behalf of the applicant and validated that they are in agreement with the five conditions.

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There was no public testimony offered.

Vote on the Ordinance: Mayor Amorose Groomes, yes; Mr. Peterson, yes; Ms. Alutto, yes; Mr. Keeler, yes; Ms. Fox, yes; Vice Mayor De Rosa, yes.

[Mayor Amorose Groomes moved Resolution 16-20 forward on the agenda as it is related to Ordinance 07-20.]

Resolution 16-20

Approving and Accepting the Preliminary Plat for The Overlook at Tartan Ridge.

Ms. Alutto introduced the Resolution.

Ms. Rauch stated that this plat was recommended for approval by Planning and Zoning Commission with the following four conditions:

- The applicant ensures that any minor technical adjustments and updates to the plat in accordance with the accompanying Preliminary Development Plan are made prior to City Council submittal;
- The applicant continue to work with staff to ensure that the street names are approved and indicated properly on the plat;
- The applicant revise the preliminary plat prior to Council review to reflect a typical chamfer at the corner of Hyland-Croy Road and McKitrick Road, as required by Code; and
- The applicant revise the plat to accurately display the planned 100-foot right-of-way for Hyland-Croy Road.

There was no public testimony offered.

Vote on the Resolution: Ms. Alutto, yes; Mr. Peterson, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes; Ms. Fox, yes; Vice Mayor De Rosa, yes.

INTRODUCTION / FIRST READING – ORDINANCES

Ordinance 08-20

Authorizing the Provision of Certain Incentives to g2o, LLC to Induce it to Lease or Purchase a Facility to Locate and Expand its National Headquarters and its Associated Operations and Workforce, All Within the City; and Authorizing the Execution of an Economic Development Agreement.

~~Ms. Alutto introduced the Ordinance.~~

~~Ms. Gilger stated that g2o LLC is planning a relocation and expansion of their corporate headquarters, currently in Columbus. This agreement would result in the relocation of approximately 150 jobs from Columbus to Dublin, and would expand by adding 60 jobs by 2027. The proposal is for a seven-year, 15% performance incentive that is only on the new 60 jobs after they relocate.~~

~~There was no public testimony offered.~~

~~In response to Ms. Fox's question regarding incentives, Ms. Gilger stated that the 60 new jobs is the minimum number that they would need to achieve to qualify for the incentive. There is a cap in the agreement, so anything more than 60 up to the cap would qualify. Ms. Fox asked about how the City verifies the performance of the companies that are incentivized. Is there an annual report with the details of the agreements so the trends can be monitored? Ms. Gilger stated that she is provided with a report from Finance to monitor how companies are performing, if they have hit their cap, etc.~~

~~Mr. McDaniel stated that the payroll is the number that is verified, not the head count of employees.~~

~~Ms. Fox stated that she was hoping that reports may help to flag under-performing or struggling companies. She would like to know that we can identify and assist companies with other resources if they need it.~~

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~~Mayor Amorose Groomes stated that the Ordinance is scheduled for second reading/public hearing on February 24. It is possible that the applicant may request an extension of time to address issues. Staff will inform the HOA leadership of any change to the anticipated hearing schedule.~~

Ordinance 07-20

Rezoning with Preliminary Development Plan of +/- 24 Acres from PUD, Planned Unit Development District (Tartan Ridge, Subareas D1, E and F) to PUD, Planned Unit Development District (Tartan Ridge Subarea F) for the Future Development of Up To 56 Single-Family Homes and 7.9 Acres of Open Space. The Site is North of McKitrick Road and East of Hyland-Croy Road. (Case 19-084Z/PDP)

Ms. Alutto introduced the Ordinance.

Ms. Husak stated this is a rezoning request for approximately 24 acres within the Tartan Ridge neighborhood. She shared an aerial of the site at the corner of McKitrick and Hyland-Croy Roads. It is fairly vacant at this time, but there is a green silo on the site and a stormwater management pond that is being used currently as part of Tartan Ridge and will be enlarged with this application. She shared a view of the entire Tartan Ridge neighborhood, which was zoned in 2007 and is about 190 acres. It was zoned during the time that Oak Park was zoned and this area was slated for commercial development as well as some townhome units. With this proposal tonight, all of those uses would change to single-family residential. There are 56 lots proposed at a density of 2.3 units per acre, and 7.5 acres of open space is proposed, mainly along the Hyland-Croy and McKitrick frontage and the stormwater management pond. The applicant has been working with staff and has also meet with the HOA leadership and adjacent residents. The proposal is for an empty nester market type of home – patio homes. She shared details, noting that the applicant is continuing some of the standards that make Tartan Ridge a unique neighborhood, including pillars at the end of driveways and hedge treatment along the frontages of the homes. There is also a matrix of where side-loaded garages or court-loaded garages could be utilized within this proposal. Staff has also worked with the applicant and their architects on continuing that architectural style that is unique to Tartan Ridge. They have proposed some sample elevations. The pond will include amenities – an overlook with seating areas and a gazebo. There were discussions between the applicant, staff and the PZC in terms of maintenance and how that will be handled in this area. The applicant is proposing to have a sub association, but also be part of the overall Tartan Ridge Association. This particular amenity would be maintained by the Overlook Association.

PZC recommended approval to Council at their December meeting. Staff has been working with the applicant to ensure they have fulfilled the conditions that could be met prior to tonight's hearing. There are a couple items that will be addressed with the final development plan. She offered to respond to questions.

Mayor Amorose Groomes invited the applicant to present.

Kevin McCauley, 6689 Dublin Center Drive, stated he is present on behalf of the ownership group, Stavroff Land and Development. With him are Gary Smith, G2 Planning & Design; Jim Ohlin, Romanelli & Hughes; and Brad Schoch, architect of record for the project. Stavroff has been part of the Tartan Ridge project since the beginning – assembling the land, zoning the property, developing the property and marketing the retail portion of the property over the past 12 years. The property was zoned in 2007 for 68,500 square feet of retail; 24 town homes; and five single-family lots. Primarily, they were working on marketing the retail for the past 10-12 years. They have learned that retail is just not right for this property at this time. They worked with residents, HOA reps, staff, Council members and PZC members to determine what product would work in this location. They believe that what is proposed meets the concerns they have heard. They did survey residents of Tartan Ridge to understand what they want to see in the community. They learned that the majority of the residents did not want the retail. What is being proposed tonight are 56 patio homes, with the elimination of 68,500 square feet of retail, 24 townhomes and five lots. This proposal removes an extra turn lane, reducing infrastructure

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costs for the residents. Stavroff is proud to bring this project forward as part of the community.

Gary Smith, G2 Planning & Design noted that they are asking for Council's consideration in replacing that 68,500 square feet of retail with an additional 27 homes for a total of 56 homes. The intent is to develop a high quality, single-family, empty-nester community. This is a product designed to be highly compatible with the existing residential component of Tartan Ridge and which fills a growing demand for housing that caters to a high end, empty-nester buyer. The target market for Romanelli & Hughes in this product are people moving out of an existing single-family home and desiring an empty-nester home in the same community where they have lived. The proposal would incorporate nearly all of the architectural requirements from the original Tartan Ridge zoning, with the exception of the items that relate to the two-story product. This is a one-story product with no stairs aside from a bonus room access. The landscape and streetscape requirements from the original Tartan Ridge development will also be incorporated to blend this seamlessly with the existing development patterns. The Tartan Ridge columns and hedges are included in this upscale, walkable development that utilizes those traditional neighborhood development principles embodied in Tartan Ridge. All driveways and private sidewalks will be brick pavers, and the community will include some large setbacks along McKitrick and Hyland-Croy. Those setbacks will include a considerable amount of mounding and landscaping, a variety of evergreen, deciduous and ornamental trees. The site itself is somewhat challenging, as it is long and linear. The existing pond will be enlarged to serve some additional capacity for the development. The existing Brenham Way defines the eastern boundary of the site. In the neighborhood meetings, they learned that the residents did not want any new homes fronting on Brenham Way, especially across from the existing houses. That forced the layout of the site as it is now with the blocks turned perpendicular. Public sidewalks are included throughout the development, which has public streets. Those public streets will connect all of the buyers in the Overlook to the greenspace network of Tartan Ridge as well as along McKitrick to the School and Hyland-Croy. A community overlook shelter will be installed as part of the development, and will include a fireplace and seating areas for the residents of the development. Floor plans will be offered in two basic configurations: a traditional patio home with patio in the rear and front-facing garage; and a courtyard type home where the garage is turned to the side. Setbacks will be varied throughout the development. The build-to lines will be between 15 to 25 feet, allowing architecture to be closer to the road and creating some varied distance to the road for various product. All of the homes within the Overlook will be part of the overall Tartan Ridge HOA. The overall HOA will take care of the maintenance of all of the open space, with the exception of the Overlook itself. A sub association will also be formed and will take care of the condo-type maintenance – mowing of the yards, snow removal, etc. for the Overlook residents. Architecture will be European country, Midwestern vernacular that is common throughout the Tartan Ridge development. The last item of note is they have incorporated a number of guest parking spots, parallel parking spots, along with the required cluster mailbox units for all new residential. They have pull-off parking associated with those at the end of each block, and each is within a short walking distance of the residences served. He offered to respond to questions.

Ms. Fox stated that PZC reviewed this rezoning as well as the Oak Park rezoning. This particular rezoning was supported by the residents who came forward. She commended the developer for the many conversations they had with the residents during the process and the willingness to listen to their feedback. She was very pleased with the cooperation the developer and the residents exhibited in this rezoning application. PZC was quite complimentary about the proposal and felt this was a good plan.

Ms. Alutto stated that in the PZC minutes, she read about the possibility for additional shared-use path connections. This will provide an opportunity for some of those. Mr. Smith responded that all of the frontage of McKitrick and Hyland-Croy were to have that shared-use path, but because the commercial languished, that has not happened. Those connections will be made with this development.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

February 10, 2020

Page 15 of 26

Held _____

Ms. De Rosa asked about the setbacks from Hyland-Croy Road – are those 100 feet?
Mr. Smith responded that there is 10 feet of right-of-way, so the setback is 90 feet to the lot line. With the additional 25-foot rear setback, it is approximately 115 from the back of the homes to the right-of-way of Hyland-Croy.

Ms. De Rosa commented that in driving on Hyland-Croy on the east side, a more rural feeling has been maintained because of the setbacks of the homes. Is the intent to have some continuity in the look and flow of that?

Mr. Smith responded that the setback is fairly large and generally consistent with other areas up and down Hyland-Croy. They have incorporated an extensive amount of mounding of up to 4-6 feet, depending on the width of the easements.

Mayor Amorose Groomes stated it appears to be consistent with the homes immediate to the north on the image shown.

Ms. De Rosa stated it is important to have that feel, even though the area is no longer rural. Who owns the retention pond?

Ms. Husak responded it is a City-owned reserve to be maintained by the HOA.

Mr. Reiner stated the architecture is very nice. The site plan, however, could have been more creative in the layout of the homes to avoid a grid of houses locked into each other. Mr. Smith stated it is a patio home community and is set up to be similar to developments like Epcon, but on a nicer scale. The buyers want small lots and nice interior spaces. The site plan itself was very challenging, as not being able to turn houses toward Brenham Way dictated the layout of the streets.

Mayor Amorose Groomes asked about the architecture of the homes that front Brenham Way. Will the sides of those residential units be treated differently?

Mr. Smith responded affirmatively, noting there are requirements for all the sides of all of those homes. Every corner that is visible to the outside will be treated with additional architectural detail.

Mayor Amorose Groomes asked if all of the driveways have the capacity to store a car clear of the sidewalk.

Mr. Smith responded affirmatively. The reason the setbacks are staggered is to allow for the two product types of homes. All of the houses with a front facing garage will have a minimum of 20 feet from the sidewalk to the face of the garage. They are allowing for the rest of the body of the house to project forward of that garage line from an architectural standpoint. The side load has the accommodation for the car parking as well.

Mayor Amorose Groomes asked staff if the required setbacks needed for any improvements along Hyland-Croy in the future have been secured.

Ms. Husak responded affirmatively, noting that is part of the setback requirement as the roundabout is to be constructed at McKitrick and Hyland-Croy.

Mayor Amorose Groomes asked if there is adequate setback for a perhaps boulevarded street that may be in place in the future.

Ms. Husak responded affirmatively.

Mr. Reiner stated that was his question, as well.

Ms. Husak responded that the setback is 90 feet as previously stated. It is adequate to accommodate a boulevard.

There was no public testimony offered regarding the Ordinance.

There will be a second reading/public hearing at the February 24 Council meeting.

Mayor Amorose Groomes noted she will recuse herself from Ordinance 34-19, as her family members are employed at the Dublin Chamber of Commerce. (She left the Council Chamber.)

Vice Mayor De Rosa presided in her absence.

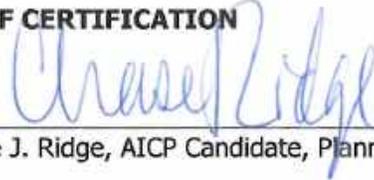
**4. The Overlook at Tartan Ridge
19-084Z-PDP**

**McKittrick and Jerome Road
Rezoning with Preliminary Development Plan**

RECORDED VOTES:

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

STAFF CERTIFICATION



Chase J. Ridge, AICP Candidate, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

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

5. The Overlook at Tartan Ridge **McKitrick and Jerome Road**
19-085PP **Preliminary Plat**

Proposal: Subdivide ±24.55 acres in the Tartan Ridge neighborhood into 56 single-family lots, rights-of-way for five public streets, and two open space reserves.

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

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

Applicant: Gary Smith, G2 Planning & Design

Planning Contact: Chase J. Ridge, AICP Candidate, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-085

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

- 1) That the applicant ensures that any minor technical adjustments and updates to the plat in accordance with the accompanying Preliminary Development Plan are made prior to City Council submittal;
- 2) That the applicant continue to work with Staff to ensure that the street names are approved and indicated appropriately on the plat; and
- 3) That the applicant revise the Preliminary Plat prior to Council review to reflect a typical chamfer at the corner of Hyland-Croy Road and McKitrick Road, as required by Code; and
- 4) That the applicant revise the plat to accurately display the planned 100-foot right-of-way for Hyland Croy Road.

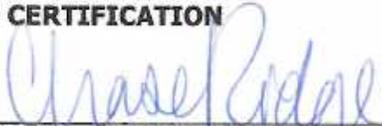
VOTE: 6 - 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION


Chase J. Ridge, AICP Candidate, Planner I



~~{Motion passed 4-2}~~

~~{5-minute recess}~~

~~Ms. Newell stated that Cases 4 and 5 would be heard together.~~

- 4. The Overlook at Tartan Ridge, McKitrick and Jerome Road, 19-094, Rezoning with Preliminary Development Plan**
- 5. The Overlook at Tartan Ridge, McKitrick and Jerome Road, 19-085 Preliminary Plat**

Ms. Newell stated that Case 4 is a request for a recommendation of approval to City Council for a rezoning with preliminary development plan of approximately 24 acres for the future construction of up to 56 single-family homes and approximately 7.9 acres of open space. The site is within the Tartan Ridge Planned Unit Development District, northeast of the intersection of Hyland-Croy Road and McKitrick Road. Case 5 is for the same site and the request is for a recommendation of approval to City Council for preliminary plat to subdivide the site. The Commission will hear the cases together.

Staff Presentation

Mr. Ridge stated that the site is currently zoned PUD, Tartan Ridge, and contains all or portions of Subareas D1, E and F, which permit a mix of uses including townhomes and commercial uses. The site is located northeast of the intersection of Hyland-Croy Road and McKitrick Road and is currently undeveloped. There is an existing stormwater pond in the northwest portion of the site and a solitary tree stand in the southwest portion of the site. The proposed plan for approximately 24 acres includes 56 lots with an average density of 2.33 dwelling units per acre and eight acres of open space. Lot sizes are proposed in two different sizes. There are 34 patio lots that are a minimum of 52 feet wide at the building line with a minimum lot depth of 125 feet. The remaining 22 courtyard lots are located on the perimeter of the site and are a minimum of 60 feet wide at the building line and a minimum of 125 feet deep. Lots range in size from 6,500 square feet to 10,800 square feet. Lot coverage is limited to 60 percent, including structure and driveway. Sideyard setbacks are a consistent six feet minimum across the site. Rear yard setbacks are 25 feet throughout site. Front yard setbacks are a minimum of 15 feet and a maximum of 25 feet from the right-of-way, or as otherwise shown on the preliminary plat. For patio homes, the front yard setbacks are also a minimum of 15 feet and a maximum of 25 feet. Front-loaded garages must be located at the maximum setback of 25 feet while non-garage portions of the front façade may be permitted to extend up to the minimum 15-foot setback. The rear yard setback for both lot types is 25 feet from the rear property line. The minimum required side yard setback is 6 feet. The development text also requires that a minimum of 22 lots in the development have court-oriented garages. On the southeast corner of the site is Lot 1. Due to the separation/isolation and odd lot shape, staff is recommending that the applicant remove Lot 1 from the plan. The applicant has put an emphasis on walkability throughout the site with sidewalks along all frontages, as well as connection and expansion to the shared-use paths along McKitrick and Hyland-Croy Roads. An existing connection to the school site to the north is to remain. There is significant landscaping around the perimeter of the site. The applicant is proposing mounding at a height of 3 - 5 feet with trees on top and behind in a naturalized manner. The proposed pond amenity will be a part

of the existing stormwater management pond in the northwest portion of the site. The amenity will include a patio space and shelter structure with seating.

The development text requires that a hedgerow be planted and run parallel to the front property line as seen elsewhere in Tartan Ridge. It also requires gates and gatepost if a sidewalk is to connect from the front door to the public sidewalk. Brick, stone, or wood posts are permitted materials for the gateposts. Per the development text, driveways are to be constructed of brick pavers, which is a character element unique to this subarea. Outdoor spaces can be constructed within the footprint of the home. Open spaces such as at-grade patios will also be permitted to encroach 10 feet into the rear yard setback, providing increased outdoor amenity space, if desired by the homeowner. Per the development text, the HOA will be responsible for maintaining all open spaces as well as the hedgerow in front of the homes. An important architectural element will be carried over from Tartan Ridge into this subarea, which is the consistent use of cladding materials across all façades. The City-owned pond will be re-designed slightly. Staff is recommending the subarea map include the existing stormwater management pond in the southeast portion of the site that is to be redesigned with this proposal. It is also requested that the applicant continue to work with staff to ensure the street names and naming method is appropriate and that the applicant revise the plat to reflect a typical chamfer at the corner of Hyland-Croy and McKittrick Roads. The rezoning and preliminary development plan have been reviewed against all applicable criteria, and staff recommends approval with three conditions. The plat has also been reviewed against all applicable criteria and staff recommends approval with four conditions.

Commission Questions

Ms. Call inquired what is the reason for recommending deletion of Lot 1.

Mr. Ridge responded that Lot 1 is separated from the rest of the community by a sewer easement. The lot is irregularly shaped, larger than the other lots and isolated.

Ms. Call inquired if the easement is a no-build zone.

Mr. Ridge responded affirmatively.

Mr. Fishman stated that he would assume that the area where the pond is located would be unbuildable, so it would become part of the common area.

Mr. Ridge confirmed that would be the case.

Ms. Fox stated that there is a lovely area on the northwest side with the pond area. The City has many retention ponds. There is opportunity to utilize them as an amenity for developments, and this is a good-sized development. If Lot 1 is eliminated, has staff suggested that a nicer amenity be created at this end of the development, as well?

Mr. Ridge responded that staff has not made that request.

Ms. Fox inquired how stubbing off the one street, currently unnamed, would impact ability for emergency vehicles and trucks to turn around.

Mr. Ridge responded that the proposed name of the street is Jasmine Glen Drive.

Ms. Kennedy inquired between which lot numbers the proposed street would be located.

Ms. Fox responded that the street lies between Lot 32 and 30. She is curious about why that street has been stubbed.

Mr. Ridge responded that some neighbors across the street were concerned about the glare of vehicle headlights into their homes and the closeness of that intersection to the one at Baronet Boulevard.

Ms. Fox inquired if all were public streets.

Mr. Ridge responded affirmatively

Ms. Fox requested confirmation that truck turnaround would not be an issue there.

Mr. Ridge responded affirmatively.

Ms. Newell inquired how a fire vehicle would turn around, if the street terminates there.

Staff responded that it would be necessary for the vehicle to back up.

Ms. Newell stated that there is no ability for a fire vehicle to turn around. Once the roundabout is constructed, is there a distance requirement between that and another lane that would stop and turn?

Staff responded that there is no such requirement.

Ms. Fox asked about the City policy on adding a left turn lane.

Mr. Hammersmith responded that it has been the City's practice for many years that with any new access point into a subdivision, a left turn lane be required to preserve the through movements on the roadway and provide safe access/egress from the development.

Ms. Fox inquired if construction of that turn lane is the responsibility of the developer when constructing the development.

Mr. Hammersmith responded affirmatively. It is built as a public improvement consistent with the City's standards, which the City then inspects and accepts.

Ms. Fox inquired if there have been any exceptions to that practice.

Mr. Hammersmith responded that there has been none during his tenure with the City.

Ms. Kennedy inquired if the left turn is near Lot 1.

Mr. Hammersmith responded affirmatively; it is the McKitrick Road access point, the eastbound left-turn lane.

Kevin McCauley, Stavroff Land and Development, 6689 Dublin Center Drive, Dublin, representative for Tartan Ridge LLC, stated that with him tonight are Gary Smith, G2 Planning & Design, Jim Ohlin, Romanelli & Hughes and Steve Shell, EMH&T Engineering. Previously, they presented the Concept Plan for this development to the Commission. Stavroff has been involved with this project since its inception. They made the initial land purchase for what is now Tartan Ridge. In 2007, they believed there would be a commercial element in this development. In 2019, retail is not an option, and the majority of the residents have indicated they are not supportive of retail within the development. They would prefer to have the subdivision completed now rather than wait five to fifteen years for potential retail to occur. The current market overwhelmingly indicates that a detached, empty-nester product within a community such as this is desired. Dublin residents wanting to downsize will be able to remain within Dublin, be part of the Tartan Ridge community and have a maintenance-free lifestyle. He believes Tartan Ridge is one the best developments he has ever been involved with, and these high-end homes, built by Romanelli & Hughes, will continue that quality. The Commission's concerns shared at the Concept Plan review were noted and have been addressed; Mr. Smith will elaborate on those. As required by City Engineering, a left-turn lane into McKitrick Road will be constructed. However, there is an established New Community Authority, which must pay for the turn lane. Although the developer would build the turn lane and receive a 5% return on his investment, the residents of Tartan

Ridge pay into that Community Authority. The residents paid for the other existing three intersections. No one is opposed to the turn lane, but the residents do not want to pay for it. However, the turn lane is not part of the rezoning matter before the Commission at this time. It could be a later matter for staff's or Council's consideration.

Mr. Hammersmith stated that when he responded to the Commission's earlier question regarding the left-turn lane into this development, he responded in general terms. This turn lane and the other turn lanes constructed earlier with this development were part of an infrastructure agreement approved by City Council in 2008, and only a City Council action could modify that agreement.

Gary Smith, G2 Planning and Design, 720 E. Broad Street, Columbus, stated that since July, they have been working on the architectural elements of the development, tweaking the plan and making significant changes to the development text. The Romanelli & Hughes product has been modified to meet the needs of this development. This is a 24-acre portion of the existing Tartan Ridge development and this portion is in the southwest, below Glacier Ridge Elementary School. What is currently approved for that area are five single-family homes, 24 townhomes, and 68,000 square feet of retail and commercial uses, potentially including gas stations, convenience stores, restaurants and associated uses. The developer has been working on the retail piece of the development for the past 12 years, but no viable option was identified. Because there was a strong desire to have the community completed, they looked for other options. Some form of lower-density residential was determined to be the best use. The City is fortunate to have an abundance of single-family product, and has been trying to broaden the spectrum of lifestyle options for its residents, such as the Bridge Park product. What is proposed is a continuation of that effort to address another lifestyle need. There is a niche of Dublin homeowners who no longer need a large, single-family home. However, they value their network of friends in Dublin and prefer not to move away. They continue to want a high-end home, but with limited maintenance requirements. They may prefer to travel a good portion of the year without the demands of caring for a home here. The proposed development will attract those types of buyers. They are requesting approval of 56 high quality, empty-nester patio homes. Because 29 single-family homes are already approved here, essentially, they are requesting to exchange another 27 patio homes for the 68,000 square feet of retail previously planned. The site is long, linear and encumbered by heavy setbacks along Hyland-Croy and McKittrick Roads. There is an existing pond in the northwest corner of the site, which will be used for stormwater retention. The site dictates the layout of the development. Early in the process, neighbors across the street on Brenham Way indicated that they were not excited about having lots fronting the street across from their homes and asked them to consider turning the layout to avoid that situation. Therefore, the long, linear site, pond and need to avoid having homes fronting the road across from Brenham Way have dictated the layout. In July, the Commission discussed the gridded layout of the development. While it may appear so in a Google view, he has often viewed similar developments and found that a ground-level experience of the site feels different. Upon entering the community, a spectacular model home will be seen. There was some discussion about eliminating Lot 1, but for them, Lot 1 is extremely important. The home on that lot will be the nicest home in the development and will be a critical sales tool. Although the home will be a little further apart due to the easement, many other elements will tie the home to the development, such as the landscaping, hedge treatment and the columns. Upon driving further into the community, the site will look much as it does today. On the right side will be the existing park and the homes on Brenham Way; on the left side will be a linear greenspace. Mounding and landscaping will be

incorporated into that space. The same Tartan Ridge hedge will follow all the sidewalks. In a number of locations, benches will be provided, giving residents the opportunity to sit. There will be no long streets or blocks in this community. Although there is a grid pattern, due to the very short grids, drives and turns, the focus will be on the architecture. On 17 homes, additional architecture treatment on the sides will be required due to those sides being more exposed to the view. The lots along the perimeter have been widened and changed to courtyard lots, and a variance in setbacks will provide architecture that peaks in and out of the view, creating more interest. The courtyards will provide intimate spaces framed by the architecture. This will be complemented by other elements that are part of the Tartan Ridge experience, including an architectural style consistent with the existing development; hedge treatment along all the roads; and masonry columns adjacent to each driveway. With 56 driveways, there will be 112 masonry columns, costing a total of \$250,000. There will be a significant investment on the landscape treatment on the street frontages. Every home will have a brick driveway and matching brick private sidewalks, which is an element not required for the existing Tartan Ridge development. The pond amenity will now be more central to the units than in the earlier plan. With a fireplace and covered seating area, it will be a place for the residents to enjoy. Along the perimeter will be a lush landscape buffer and extensive mounding along Hyland-Croy and McKitrick Roads. Not only will it buffer the rear of the homes, it also will make the drive along those roads feel pastoral. This development will replace a proposed use that would not be viable and is unpopular with many of the Tartan Ridge residents with a use that is in high demand and will serve the needs of the aging portion of Dublin's population. In addition, this development will result in a considerable reduction in the amount of traffic anticipated for the area. Patio homes typically generate less trips per day than other residential development, and its traffic will not be at peak times. These high-value homes will have high property taxes but make little impact on the schools. Due to its many attributes, this is probably the best housing development possible for this area.

Ms. Fox stated that it appears they have discussed the proposed housing development with the neighbors and attempted to address any concerns.

Mr. McCauley responded that there are two different HOAs. They have met with some of those board members to receive their input, and a survey was sent out to residents earlier to obtain feedback.

Ms. Call inquired how the variances in home alignments would impact the front setbacks of the homes, including the garages and the sidewalks.

Mr. Smith responded that the garage doors do not face the sidewalk. The minimum setback for the garages is 15 feet from the right-of-way where the sidewalk is located; the maximum distance is 25 feet. The varied depth in homes will create interest on the street.

Ms. Kennedy inquired if the existing pedestrian trails to Glacier Ridge Elementary Schools would also connect to this community.

Mr. Ridge responded affirmatively.

Mr. Fishman inquired if the smaller pond would remain wet year round.

Mr. McCauley responded that it would be a dry basin. Although it will provide a potential overflow area, it would rarely have water.

Steve Shell, EMH&T, 5500 New Albany Road, Columbus, OH, stated that they were taking advantage of an open area for potential overflow storage, to provide flexibility for the City pond to the west. The proposed basin may not remain.

Mr. Fishman stated that for aesthetic reasons, the City typically prefers a wet pond, which can fulfill the same purpose.

Mr. Smith stated that because it is a tight area, there is a concern about having a wet pond there, which would be connected to the larger pond on the west side. They would work with City Engineering on that function.

Mr. Shell stated that this would be a "bubble up" system. In higher storm events, upper storage basins are used. They would only be wet with a 50-year event or above, so water would rarely be seen in that area.

Mr. Smith stated that stormwater that would typically flow under the surface could bubble up out of it here during a greater event storm. They would consider the potential opportunity for making it a wet basin as well as landscaping opportunities, should it remain dry.

Mr. McCauley stated that it would be very difficult to make this a wet pond. It would be necessary to make the pond even larger to do so.

Ms. Newell stated that if the house on Lot 1 were eliminated, which is staff's recommendation, more area would be available.

Mr. McCauley stated that the wet pond would be unnecessary, as there would seldom be a storm event to make it wet. Because it is a high spot, it would be difficult to make it wet all the time for aesthetic purposes only.

Ms. Husak stated that the City discourages wet ponds within proximity to a road; a 50-ft. setback from the right-of-way is typically required.

Mr. Fishman noted that the dry basins he has seen around the City usually are full of weeds and overgrowth. There would need to be a commitment from the developer that a dry basin would be well landscaped and maintained.

Mr. Smith responded that they are able to make that commitment. This will be a well maintained community. The residents will have a high level of expectations. They will work with staff to ensure what is planted will be maintained and look attractive.

Ms. Kennedy inquired about the price point of these homes.

Mr. Smith responded that the home prices would be approximately \$600,000-\$650,000.

Mr. Fishman stated that he likes the development, except for Lot 1. He believes eliminating that lot would improve the greenspace view from the street.

Mr. Smith responded that while he understands his point, having a model home located on that lot is a critical marketing piece for them. It also would provide a terminus for the architecture of the greater development, rather than having it bleed out to nowhere. This home will be a centerpiece, a showpiece for the community.

Mr. Fishman stated that the neighbors would prefer to see open space. Many subdivisions do not have that, but Tartan Fields does. Its open space is a "Wow" factor. He would concur with staff's recommendation to eliminate that lot.

Ms. Call stated that every parcel presents its own unique features. The setbacks along McKittrick Road here are very nice, and the open space being provided with this development already

exceeds the amount required, which is 3.56 acres. The actual space provided is 7.9 acres. Lot 1 would be in addition to that.

Ms. Kennedy inquired if information regarding proposed developments such as this are shared with the School District, so that it can be factored into its redistricting considerations.

Ms. Husak responded that she is unsure if the Schools are aware of the proposed development. However, an empty nester product would not have much impact on their redistricting considerations.

Mr. Boggs stated that Dublin Schools redistricting is based on projections of development, not this specific development, but upon expected residential infill within the District's footprint.

Ms. Call stated that the Schools are aware of the proposed developments that are before the Commission. This type of development, however, would have little impact.

Ms. Fox stated that she likes the mounding and landscaping along the road. It will create a nice entrance along Hyland-Croy and McKittrick Roads. She likes the enhancements to the pond amenity and public gathering area. The mounding appears to stop behind Lot 17, and the topography around the pond is not extreme. Is there a way to provide connectivity from inside the development out to Hyland-Croy Road, perhaps with a path? The Community Plan recommends providing connectivity from one neighborhood to another. Due to the nearby school, a path connection to Hyland-Croy would be beneficial.

Mr. Smith responded that connectivity has been discussed. The concern is that this is an empty nester community. They do not want to encourage pedestrian traffic into the community from the street. They would be willing to explore connectivity from another location, but not directly from the street. They do not want to advertise a path through the community to be used by bikers or pedestrian traffic along Hyland-Croy.

Ms. Fox stated that she understands. However, residents of the community would appreciate a connectivity to the existing bikepath. Perhaps it could be provided on another corner.

Mr. McCauley stated that throughout Tartan Ridge, there are many other connection points. Residents of this community would have to go outside the community to access one of those paths, but they are confident the residents would prefer that to the alternative. Today, we are constructing pedestrian bridges to encourage our community to walk; perhaps it is fine to encourage the residents of the community to walk down to the street to a central point to access the 1,000-acre park across the street. To have people cutting through this neighborhood would not have a desirable impact.

Ms. Fox stated there are many pedestrian and bike paths around the proposed development, so that opportunity exists. Many of her friends have moved to communities designed for ages 55 and older. What they enjoy is a community center where they can gather. Was there any consideration for using Lot 1 for that purpose?

Mr. Smith stated that Lot 1 was originally used for a community gathering spot, using the fireplace feature. However, Romanelli & Hughes has not experienced interest from potential homebuyers for having a community center, especially in a community this small. It is expensive to support the needed level of architecture, maintenance, heating and cooling needs by HOA dues from 56 lots. Financially, it would be more possible for a community of 150 patio homes to support a fitness center.

Ms. Fox stated she believes an attractive architectural feature would provide a nice introduction to the community. Perhaps an open-sided feature without a high level of maintenance would be an option to consider.

Mr. Smith clarified that the ultimate purpose of Lot 1 for Romanelli & Hughes is to have a model home to be used as a sales center for the development. A model home will showcase what they are selling in the community, but its ultimate repurpose is a home.

Mr. McCauley stated that they have been working on developing this area for 12 years and one year on this specific plan. A model home on Lot 1 will be their sales location, and the home will be the highlight of the community. After 12 years of effort, eliminating that critical feature is too great a risk to take. When everything is completed and the hedgerows are present, this piece will be well integrated into a beautiful development. Taking this one off the board is a significant ask for the Commission to make of the developer. That home is extremely important to kick off this community. Gathering places for the community have been incorporated elsewhere in the development.

Jim Ohlin, Romanelli & Hughes, 148 W. Schrock Road, Westerville Ohio 43081, stated that Lot 1 is the gateway to and the signature piece for the community. Opportunities like this to have a model that will stand out are very important to them. It will be a showcase at the entrance versus just another open greenspace. In considering providing amenities, they always consider the burden that would be placed on the HOA. They are providing multiple amenities within this community. These homeowners will expect a high level of detail for their mounds, greenspace, mulch beds, trees and shrubs – and all that comes with a price. From the HOA's perspective, the pond overlook, in particular, will require costly maintenance. To include an additional clubhouse feature for 56 patio homes would be very burdensome to the homeowners. They have spent a lot of time discussing this layout internally. Former Planning Director Mr. Papsidero has been integral to that planning effort.

Ms. Newell stated that she agrees with staff's condition. She understands that Lot 1 is the premier property for marketing purposes. However, Lot 2 could serve that purpose just as well. Eliminating Lot 1 would improve the entry into the community.

Mr. Fishman concurred. In regard to Ms. Fox's suggestion, he does not believe another amenity should be placed on Lot 1. Greenspace alone will provide a nice entrance. Lot 2 can be used to provide a spectacular model home. Overall, he believes the development plan is beautiful.

Public Comment

David Lakin, 7128 Glacier Ridge Boulevard, Dublin, OH, stated that he formerly served on the Tartan Ridge HOA. He is hopeful that all of the construction traffic will come in from McKittrick Road and not through the main portion of the neighborhood. He is concerned about the school crossing for Glacier Ridge Elementary. When they refer to the HOA, are they referring to a new HOA or the master HOA?

Ms. Husak responded that this development will have a new HOA.

Mr. Lakin inquired if the residents of this new development also would pay into the master HOA. Current residents pay \$800/year to maintain the hedgerows and the City's open spaces.

Ms. Husak responded that, as proposed, they would not.

Mr. Lakin stated that on page 32 of the existing development text, the statement is made that all residential property owners located within Tartan Ridge PUD shall be required to join and maintain membership in a forced and funded homeowners association. Why would these homes not be included, as well? This is important because the master HOA maintains many acres of City land within Tartan Ridge. They were told that due to the proximity they all have to the land, all should share the burden of the maintenance cost. It directly affects the residents' property values and quality of life. These new homes will share that same neighborhood. It would appear that all the residents in the existing development will be sharing in the cost of the left turn lane into the new development, but the new homeowners will not be sharing in the maintenance cost of the common areas. It would make sense for all the common area to be included in the master HOA, and all residential homeowners should pay equally into the master HOA.

Ms. Husak stated that there are two HOAs for the area to the north. There is also an HOA for the alley-loaded lots. Because they also pay into the master HOA, they pay more than \$800/year.

Mr. McCauley stated that, as envisioned, the new development would have its own HOA and be responsible for its 7.5 acres of open space and right-of-way, and not be part of the Tartan Ridge master HOA. This new development will have a high level of maintenance costs in addition to its open space, including the pond and pond amenity, the brick driveways and the sidewalks, and the lawns and landscaping needs for the individual homes. This is a conversation that he and Mr. Ohlin could have with the Tartan Ridge HOA board to see how they would like to proceed. He is unsure the master HOA would want to take on what will be a heavy burden for these additional 56 lots. It would require more than \$800/year per home to cover those costs.

Mr. Lakin stated that there are two other subareas within the subdivision that pay into their own HOAs for private roads and specific maintenance within those subareas, in addition to paying in the master HOA. The maintenance for all the common land, including that which abuts the villa homes is paid by the master HOA. Although they do not own the land, they are responsible for the maintenance. If the City of Dublin would be willing to assume some of the responsibility for maintenance of their own land, that could be an option. Is there any opportunity for the Hyland-Croy roundabout capital project to be scheduled to coincide with the construction of the turn lane?

Ms. Newell responded that issue is not part of the purview of the Planning and Zoning Commission.

Mr. Lakin stated that the varieties of the hedge materials in Tartan Ridge were determined by the City. They have accumulated information on which hedge varieties have lived and which have not. They would like to share that information with staff at the appropriate time. The HOA has been burdened with replacing hedges every year, because they are not the correct variety. They now have historical information on what has proven to be successful within their neighborhood.

Ms. Kennedy referred to Mr. Lakin's earlier comment about second HOAs that can handle the specific maintenance needs of their areas. Would it be appropriate for the Commission to provide such a recommendation for the proposed development?

Mr. Boggs stated that HOA considerations do not address the criteria before the Commission; however, that item could be addressed by City Council. Without knowing details about the status

of the master HOA and the details of the proposed declarations and covenants for the new HOA, he cannot provide better guidance. It would be beneficial for the applicant and the master HOA leadership to meet and discuss these issues.

Ms. Fox suggested a condition be added that information with those details be provided to City Council for their consideration of this rezoning. The development text does describe the HOA obligation. This new rezoning area is part of an overall much larger development. If the new development is being treated differently than the existing development, that is an issue Council would want to be made aware of.

Mr. Boggs responded that Council would want to be made aware of this matter. Including such a condition would be responsive to the criteria that the common areas be maintained appropriately. Typically, Planning staff and the Commission do not address how that occurs other than requiring that there be a forced and funded HOA. How those responsibilities are shared is not part of this Commission's purview.

Ms. Fox stated that the reason she suggests Council be made aware of the matter is, in the past, Council has been petitioned by HOAs for relief when HOAs have experienced financial burdens because these specifics were not clearly addressed with the development. It would be preferable to have a good understanding of this issue as it relates to the overall development and ensure that an exception is not made that will create a problem for the master HOA, and ultimately, the City.

Mr. Lakin noted that essentially, this would be defunding the master HOA the funds from the 29 homes that originally were planned in Tartan Ridge – funds he assumes were factored into calculation of the HOA fee.

Ms. Call stated that the City does not address HOA fund calculations. Looking at the drawing provided, there is a red dotted line circling the development area; what does that denote?

Ms. Husak responded that an outline of the entire Tartan Ridge development as it exists today was provided; the hatched area designates the proposed development area.

Ms. Call stated that, in her view, if this area is being included in Tartan Ridge, it should be included financially, as well. That may mean that a sub association is needed to address the maintenance of the greater amenities in the proposed development. Although that is outside the purview of this Commission, it needs to be addressed by some party. Perhaps the Commission could direct staff to determine the proper body to address it and ensure that it is communicated to City Council.

Mr. Fishman agreed, noting that perhaps these residents should pay into the master HOA and have their own sub association, as well. However, much of this area originally was planned as commercial property. The commercial area was not part of the earlier HOA fee calculation.

Mr. Lakin responded that there were two parcels involved. The commercial component was planned on the right edge, and 29 homes are in the remaining area.

Mr. McCauley stated that, currently, he is not sufficiently knowledgeable of the master HOA document provisions; however, they would abide by the stated terms. If the documents state that this area is to be included in the overall forced and funded HOA, they will comply. If the

documents are unclear on the matter, they would discuss the issue with the master HOA leadership. In addition to lawns, this new area also will have 7.5 acres of open space and a pond amenity. The master HOA may not want to maintain that area. Because this area will have a higher degree of maintenance demands, the applicant was willing to handle that financial responsibility in its entirety. The anticipated financial costs would be calculated, and the parties would meet and discuss them.

Mr. Lakin stated that the Stavroff group has been excellent to work with, and he has spoken with Mr. McCauley frequently. They like the proposed development plan. In regard to a home on Lot 1 – as a resident in the community, he has no objection to the developer's plan.

Kevin Lutz, 9179 Brenham Way, Dublin, stated that his home is located across from the stubbed street. If that street were to cut through, vehicle lights would be an issue for his family; he appreciates the consideration that was made. Although he would prefer the area remain a soybean field, development will inevitably occur. He has heard that they have been trying to identify the right development for 12 years. It is better that it be development that is controlled, and a residential development is much better than the 68,000 square feet of commercial that could have been programmed. That amount of commercial space would not be a coffee shop and ice cream parlor; it would be a strip mall. He applauds the work that has been done with the streets, avoiding any direct access off Hyland-Croy Road that would have resulted in cut-through traffic through their neighborhood. Glacier Ridge Elementary School is their neighbor. Putting any commercial development here would have required a significant level of caution. Having an empty-nester neighborhood makes much more sense. From 3:00-4:00 p.m., Brenham Way is occupied by 20-25 vehicles making school pickups. The proposed development will complement that practice. If a showcase home on Lot 1 will sell all the houses in the division faster, then he supports giving them Lot 1. He would prefer the building process not take eight years! What their neighborhood needs is to be connected. They do not have a bikepath connection. For his children to ride their bikes to Jerome High School, they must either walk their bikes along Hyland-Croy Road or cut through a cornfield. This project will permit a bikepath to be constructed from Glacier Ridge Elementary to Jerome High School, meeting a real need. Although the residents may not want to pay for another left turn lane, that is a better option than the two left-turn lanes that would have occurred with a commercial development. In that case, a left-turn lane off Hyland-Croy Road would have been necessary, as well. There would also be a curbcut on the needed bikepath. Currently, the stretch of road from the elementary school to McKitrick Road has no curbcuts, so children can bike safely down to that intersection.

Ms. Kennedy stated she appreciates the great public feedback and their opinions regarding a house on Lot 1. The Commission appreciates hearing the voice of the residents.

Max Long, 1057 Hyland Croy Road, Dublin, stated that Jerome Township, Union County and the City of Dublin have worked together on forming a comprehensive plan – The Crossroads Area Plan. In 2015, the City agreed to Jerome Township's and Union County's plan. In the Land Use Plan, it was indicated that a rural area would be maintained throughout Hyland Croy Road. Jerome Village has already built 27 homes; 38 homes are planned; and a total of 5,300 homes are projected. In addition to Glacier Ridge Elementary, another elementary and middle school will be added on the same road. Glacier Ridge Elementary is set back 200 feet. When the Oak Park development was adopted, 230 feet of road frontage was required. For Corazon, 300 feet was required; for the Pulte Homes Autumn Rose development, 215 feet of road frontage was required.

Does the text for this development require that the ROW be extended from 40 feet to 50 feet from the center of the road?

Mr. Ridge responded that is the fourth condition, which was added after the staff report was distributed.

Mr. Long stated the road is at the back of the pond. Lots 8 - 17 are within 100 feet of the road. Mid Ohio Regional Planning Commission has indicated that Hyland-Croy will be changed to a four-lane road with an island. When that is completed, will any setback remain? On the Corazon property to the south, the islands are built up, earthen dams with trees, so those homes cannot be seen. According to page 4-2 of this plan, the backs of the homes will not be exposed to the existing road; yet, Lots 8-17 are within 100 feet of the road. The plan also provides for the homes to be architecturally staggered on the lots. With only a 3 to 5-foot mound, there will be a direct view into the rear patios of these homes. It was understood that new residential development was not to be permitted to encroach upon this area. What will the distance be between the anticipated traffic circle and Lot 8?

Mr. Ridge responded that he does not have that information at hand.

Mr. Long stated that for comparison purposes, Glacier Ridge Elementary has a 250-foot setback. The O'Brien property at 9635 Hyland Croy has a 450-foot setback, and the other properties to the south range from 300 feet to 200 feet. Dublin has preserved that setback in the past. There will also be a path immediately next to the road. He does not want his children walking along this road. He lives on this road, which has a 45-mph speed limit. It is often difficult to exit their driveway. This is a heavily traveled road, and these houses will be next to the road. The area plans, including the Jerome Township Comprehensive Plan and the Crossroads Area Plan required some setbacks. The Gorden Property in Dublin provides a 50-ft. setback from the right-of-way; adjacent to that is a service road, and an additional 100 feet is required on the inside before building is permitted. That plan provides a significant open area -- why was nothing similar required for this development? He is concerned this development will destroy the rural feel driving along Hyland-Croy Road.

Commission Questions

Ms. Newell inquired if the City Code has setback requirements for this area. At one time, certain City roadways were considered scenic, typically with requirements for 200-foot setbacks. Does the Community Plan address this?

Ms. Husak stated that the speaker referred to The Crossroads Plan. Staff has reviewed that plan, discussed the issue with Union County and verified that The Crossroads Plan does not address homes backing up to Hyland-Croy Road. Many of the properties that were mentioned are not within the City's jurisdiction. All properties on the west side of Hyland-Croy Road are in Jerome Township and were developed as very rural lots. The City's Zoning Code does not require a setback greater than the right-of-way width. Some of the neighborhoods, such as Bishop's Crossing, Bishop's Run and Park Place, which are now 10-15 years old, were built when the City was working on a plan called, "The Road to WOW." That plan, which was never adopted, proposed standards for greater setbacks from Hyland-Croy Road, and in exchange, higher density would be permitted. The 2007 Community Plan provided for the roadway characteristics of a scenic, rural roadway with a setback requirement of 200 feet. The Community Plan was updated in 2013, along with the Northwest Glacier Ridge Area Plan, and that revision eliminated some of the roadway characteristics and setbacks. The current setback requirement is 80-100 feet. What is proposed with this plan is 100 feet, so it is consistent with the Community Plan. The Community

Plan is a policy document. Mr. Long is referring to Township documents, which the City of Dublin does not have. She is unsure if the Township's 2018 document has the same language, although that document has not been approved.

Ms. Newell referred to Exhibit C-1, which is an EMH&T plan. Running along Hyland-Croy Road, there are a number of dashed lines; what do they denote?

Mr. Smith stated that there are existing easements along Hyland-Croy Road, including a gas line. He believes the dashed lines designate those lines.

Ms. Newell inquired if there are any easements for future roadway improvements.

Mr. Smith responded that there are not. However, they will be dedicating 50 feet of right-of-way along Hyland-Croy Road, pre staff's request, which will result in a total of 100 feet.

Mr. McCauley stated that the existing zoning, which includes the commercial development, permitted the development to be closer than 200 feet. He believes a setback of 150 feet was permitted. The new plan will provide 100 feet from the future road right-of-way.

Ms. Husak stated that staff has verified the future easement is for gas lines.

Mr. Smith stated that he previously served as the Zoning Officer for Jerome Township, so he is familiar with the aforementioned documents. He was present when the Township, City and the County adopted the Crossroads Area Plan. That plan never contemplated land up this far. Its focus area was the area surrounding Costco, the additional piece of industrial land at the intersection of SR161 and US33, and the Jacquemin Farms and Gorden Farms pieces. The different entities were attempting to reach a common ground on that area. He also wrote the Township's Comprehensive Plan in 2009. That plan does not contemplate 200-foot setbacks from anything. It does address land use, rural development and conservation development. Specific setbacks were not established for any roads. From a Code standpoint, rural residential lots within the Township must have a minimum setback of 50 feet from the right-of-way. From Jerome Township's perspective, additional setback for any new development within the Township is preferred. Of the last four-five past developments, however, where houses backed up to the road, nothing more than 80-100 feet was required. This development would be consistent with the Township's policy.

Ms. Call stated that the bikepath is shown in the drawings as continuing along the existing trail that runs adjacent to Glacier Ridge and continuing down to the roundabout. Is there a schedule for phasing in that path along with the development?

Mr. McCauley responded that it would be installed when the street paving occurs, or soon thereafter.

Ms. Newell stated that one of the previous citizen comments referred to the location of the construction entrance. Has the location of that entrance been determined?

Mr. McCauley stated that he does not believe it has, but he does not believe there would be any objection to having it off McKitrick Road.

Ms. Fox referred to the condition requiring elimination of the home on Lot 1. Like Mr. Fishman, she does not support dry retention basins. They tend to look unfinished. From an engineering standpoint, what are the options to make it look attractive? That is at the main entrance. She

would not be opposed to having an attractive piece of architecture in that location. Otherwise, there would be an unattractive dry basin and a flat field.

Ms. Call requested clarification of the reason for staff's recommendation to delete Lot 1.

Mr. Ridge stated that staff recommended that it be deleted because it appeared isolated from the remaining lots, is shaped irregularly and is larger than the other lots.

Mr. McCauley stated that they could agree to remove the dry basin concept, leaving it as open greenspace with some landscaping. They would work with staff on how to modify the other pond appropriately for the site. However, they do need to have Lot 1 remain. As heard tonight, the neighbors support Lot 1 remaining in the plan. Although it appears irregularly shaped in the plans, when completed, it will be as attractive as the other lots. Therefore, he would request that condition be removed. They have no objection to the remaining conditions.

Ms. Kennedy and Mr. Supelak indicated that they have no objection to Lot 1 remaining.

Mr. Fishman requested clarification of the height of the mounding along Hyland-Croy Road.

Mr. Ridge responded that it would be three to five feet in height and include trees.

Mr. Fishman stated that he would like to see it heavily landscaped, but not with landscaping material, per se. He would prefer pine trees or something that will achieve an opaque screening.

Ms. Newell stated that a variety of plantings could achieve that.

Mr. Fishman stated that the plan appeared to provide many deciduous trees. He requested that the applicant commit to making the screening opaque – in whatever way that might be achieved.

Mr. Smith stated that there would be an opportunity for discussion of landscaping details with the Final Development Plan. They are required to bring back a Final Landscape Plan to the Commission.

Ms. Newell inquired if the applicant is in agreement with the revised five conditions.

Mr. McCauley confirmed the applicant was in agreement.

Ms. Kennedy moved, Mr. Fishman seconded to recommend approval of the rezoning with Preliminary Development Plan to City Council with the following five conditions:

- 1) That the Preliminary Development Plan subarea map be revised to include the existing storm water management pond in the southeast portion of the site that is to be redesigned, prior to Council review;
- 2) That the applicant continue to work with staff to ensure that the street names and naming method is appropriate;
- 3) That the applicant work with staff to clarify HOA membership;
- 4) That the applicant remove the dry basin and add green space and landscaping within the area, subject to staff approval; and
- 5) That the applicant provide opaque landscaping in the mounding along Hyland Croy Road.

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

[Motion passed 6-0]

Ms. Newell inquired if the applicant is in agreement with the four conditions.
Mr. McCauley confirmed the applicant was in agreement.

Ms. Call moved, Ms. Kennedy seconded to recommend approval of the Preliminary Plat to City Council with the following four conditions:

- 1) That the applicant ensures that any minor technical adjustments and updates to the plat in accordance with the accompanying Preliminary Development Plan are made prior to City Council submittal;
- 2) That the applicant continue to work with staff to ensure that the street names are approved and indicated appropriately on the plat; and
- 3) That the applicant revise the Preliminary Plat prior to Council review to reflect a typical chamfer at the corner of Hyland-Croy Road and McKitrick Road, as required by Code.
- 4) That the applicant revise the plat to accurately display the planned 100-foot right-of-way for Hyland-Croy Road.

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

[Motion passed 6-0]

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

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

7: ~~Dublin Gateway (Gorden Development), 7270 & 7150 Hyland-Croy Road, 17-061, Preliminary Plat~~

~~A request to subdivide ±45.4 acres into one lot for a senior care facility and 91 single-family lots, rights-of-way for five public streets, and six open space reserves.~~

~~Ms. Call moved, Mr. Supelak seconded to table Cases 6 and 7.~~

~~Vote: Ms. Fox, yes; Ms. Newell, yes; Ms. Call, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Mr. Supelak, yes.~~

~~[Motion passed 6-0]~~

COMMUNICATIONS

~~Ms. Rauch reported that staff is attempting to schedule a joint meeting with City Council, the Planning and Zoning Commission and the Architectural Review Board shortly after the beginning~~



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, July 11, 2019 | 6:30 pm

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

- 1. PUD – Tartan Ridge Subareas D1, E, & F** **PIDs: 3900140580000, 4000140580020, 4000140581010, 3900140580020**
19-049CP **Concept Plan**

Proposal: Potential rezoning of 24 acres within the Tartan Ridge development to accommodate the construction of 56 single-family homes targeted toward empty-nesters and associated site improvements.

Location: On the east side of Hyland-Croy Road, north of the intersection with McKittrick Road

Request: Review and approval of a Concept Plan under the provisions of Zoning Code Section 153.066.

Applicant: Gary Smith, G2 Planning & Design

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

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

Case Information: www.dublinohiousa.gov/pzc/19-049

RESULT: The Commission reviewed and commented on a Concept Plan application for the potential rezoning of 24 acres in the Tartan Ridge development to convert the currently permitted uses of commercial, townhomes, and single-family lots to small, single-family lots for an empty nester market. Most Commissioners supported the change in use, while others were concerned about losing the option of neighborhood serving commercial services. The Commission commented on the dense layout proposed for the site and the lack of integrated open space. The Commission requested the applicant uphold the architectural character and integrity of the established Tartan Ridge neighborhood.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

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





MEETING MINUTES

Planning & Zoning Commission

Thursday, July 11, 2019

CALL TO ORDER

Chair Newell called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Ms. Newell led the Pledge of Allegiance.

ROLL CALL

Commission members present: Ms. Newell, Ms. Fox, Mr. Supelak, Mr. Fishman and Mr. Wilson

Commission members absent: Ms. Kennedy and Ms. Call

Staff members present: Ms. Rauch, Ms. Husak and Mr. Hartmann

ACCEPTANCE OF DOCUMENTS

Mr. Fishman moved, Ms. Fox seconded, to accept the documents into the record.

Vote: Ms. Newell, yes; Ms. Fox, yes; Mr. Supelak, yes; Mr. Fishman, yes; Mr. Wilson, yes.

(Motion passed 5-0)

APPROVAL OF MINUTES

Mr. Fishman moved, Mr. Wilson seconded, to approve the June 20, 2019 meeting minutes.

Vote: Mr. Supelak, yes; Mr. Wilson, yes; Mr. Fishman, yes; Ms. Fox, yes; Ms. Newell, yes.

(Motion passed 5-0)

Ms. Newell stated the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property is under consideration. For those cases, City Council will receive recommendations from the Commission. For other cases, the Commission has the decision-making responsibility, and anyone who wishes to address the Commission on any of the administrative cases must be sworn in. There are no cases on the consent agenda tonight, and the agenda order is typically determined at the beginning of the meeting by the Chair.

CASES

1. Tartan Ridge, Subareas D1, E, & F, 19-049CP, Concept Plan

Ms. Newell stated that this application is a request for the potential rezoning of 24 acres within the Tartan Ridge development to accommodate the construction of 56 single-family homes targeted toward empty nesters and associated site improvements. The site is on the east side of Hyland-Croy Road, north of the intersection with McKittrick Road.

Case Presentation

Ms. Husak stated that a concept plan is the first step with a rezoning to a planned unit development (PUD). The site is currently zoned PUD and consists of portions of three subareas. The applicant is requesting a rezoning of 24.5 acres to create a new subarea with unique standards that would apply to that subarea only. A concept plan is necessary because the proposed rezoning does not currently meet the Community Plan provisions, which are based on the zoning that was in place when the Community Plan was updated. The second step will be the rezoning, which will include a Preliminary Development Plan. Approval of a rezoning occurs by legislative action of City Council, for which Planning Zoning performs an advisory role. The third and final step is adoption of the Final Development Plan by the Commission.

Site

On the south of the proposed new subarea is McKittrick Road and one of the subareas within Tartan West that includes detached and attached condominiums. To the north is Glacier Ridge Elementary; to the east are Tartan Ridge subareas; immediately adjacent is the alley-loaded area in Subarea D1; on the west, is the Glacier Ridge Metro Park.

The Tartan Ridge development is essentially completed; there are few lots remaining. This particular subarea was included in the overall development for Tartan Ridge. The 2005 Tartan Ridge zoning included 68,000 square feet of commercial use, a fuel station permitted as a conditional use, and restaurant, retail and office. Fourteen years have passed since that zoning, and no application or inquiry has been made for any commercial development within the area. The other use permitted immediately adjacent to the M/I alley-loaded lots was 24 townhouse units. On the northern boundary, the street could be extended with six or more single-family lots permitted. The Community Plan was updated after Tartan Ridge was zoned and reflects the uses that were expected at that time, which includes lower density, mixed residential (3.0 units/acre) with a neighborhood retail center.

Proposal

The applicant is proposing to create a new subarea, taking everything that is remaining out of those three existing subareas and creating a new subarea for maintenance-free, single-family homes for empty nesters desiring to downsize but still preferring a high-end living environment. The site layout includes streets that were part of the original Tartan Ridge Plan as well as an access point on McKittrick Road to the south. The City is working with Union County on a roundabout at McKittrick and Hyland-Croy Roads, which the applicant has incorporated into their plan with the ample setback that is typical of Hyland-Croy Road. There are public street connections throughout the neighborhood. The applicant has provided conceptual drawings of the homes, which will be ranch and 1.5-story homes to provide primarily first floor living.

Architecture

There are a majority of front-loaded garages due to the lot sizes and widths, although there are possibilities for some side-loaded/courtyard garages. In the current development text for Tartan Ridge, there are significant architectural requirements and standards, which are not typical for any other development texts within the City.

There is no review criteria for Concept Plan reviews. They are similar to Informal Reviews, and therefore, discussion questions have been provided for the Commission. The applicant is seeking

feedback on the proposal to rezone the site to a new PUD to accommodate the proposed construction of 56 single-family homes and associated site improvements.

Commission Questions

Mr. Fishman inquired the size of the sideyard setback.

Ms. Husak stated that detail is not yet determined. However, in Tartan Ridge, the smallest setback is 6 feet. Tartan Ridge is divided into estate lots, village lots and more compact lots.

Ms. Fox stated that in the Tartan Ridge development text, the importance of setbacks and maintaining a rural character along Hyland-Croy and McKittrick Roads was emphasized. Is the setback approximately 110 feet, in addition to the 60-foot right-of-way from the centerline of the roadway?

Ms. Husak responded that the Community Plan currently requires a setback of approximately 100 feet from the edge of the right-of-way.

Ms. Fox inquired if that right-of-way begins at the centerline of the roadway and extends 60 feet.

Ms. Husak responded that the width of the Hyland-Croy Road right-of-way is 100-120 feet.

Mr. Supelak inquired if this proposed development would make a change in the 2005 master plan for the subareas that were not developed. If so, would the standards for those previous subareas be absorbed into a new subarea and ultimately, a new PUD?

Ms. Husak responded that the standards would not necessarily be absorbed. The standards currently in place for the three subareas that the applicant is asking to combine do not translate to the proposed development. The new subarea would be laid out similarly, however, with standards for setbacks for the rear and side yards and architectural standards.

Mr. Supelak stated that new subarea standards will be written for this new rezoned area. Will the rest of the Tartan Ridge standards remain in place for this development, as well?

Ms. Husak responded affirmatively. In the front of the development text are many standards that apply holistically across the entire Tartan Ridge development. Those standards will need to be updated, because as currently written, technically, they would not apply to this subarea.

Ms. Fox inquired if most of the standards in the original Tartan Ridge development would not apply to this new subarea and, if rezoned, the new subarea would not go before the Tartan Ridge architectural review committee. Many other items that were defined in the original Tartan Ridge PUD, such as setbacks, alley use, posts, etc., would not apply to this new subarea. Is that correct?

Ms. Husak responded that is not necessarily the case. Staff has worked with the applicant to include many of the details that make Tartan Ridge unique; for instance, the individual driveway columns and hedge along the rear of the sidewalk will be included in the new subarea standards. Potentially, setbacks could be different, as well as the standards for the garage location in relation to the front of the homes. The expectation is that the applicant would subject this architecture to the Tartan Ridge review committee. One item required in Tartan Ridge is a symmetry in the design of the homes; for instance, roofs are not allowed to overlap and forms of buildings must be distinct from one another. Staff would work with the applicant to determine if that requirement is feasible in this new area, as well as window and door placements.

Mr. Supelak stated that in the original 2005 master plan for Tartan Ridge, Baronet Boulevard extended through the development and connected to Hyland Croy Road; that roadway is not shown here. Is that determined by the City or the applicant?

Ms. Husak responded that is primarily determined by how the lots are laid out. Engineering had no objections to the road connection not being continued. They did express concerns with the close spacing of this intersection and requested that the intersection not extend all the way through. Washington Township Fire and Engineering had no objections to the proposed roadway layout.

Mr. Wilson stated that the commercial element is being eliminated in this proposed plan. Is there a nearby commercial area that can serve this neighborhood as it grows? If the demand is increased for the current commercial centers, there could be associated traffic issues. Is there any area to the north in the master plan that might alleviate that potential congestion?

Ms. Husak responded that there is no such site currently within the City of Dublin. The applicant can comment on the marketability of a commercial site in this location. Oak Park is experiencing a similar issue, and staff is working with them to convert their commercially zoned area to residential, as well. The closest commercial center to this site is in Dublin Green – Costco's, Aldi's, etc. Jerome Village to the north has commercial use included in their plans, but there are many more homes in that neighborhood.

Mr. Wilson inquired the reason for the different size lots, some narrower and some wider.

Ms. Husak deferred the question to the applicant.

Applicant Presentation

Kevin McCauley, Stavroff Land and Development, 6689 Dublin Center Drive, stated that their firm owns this property and has been involved with the Tartan Ridge development since the beginning. Over the last 10-14 years, they have met with various retailers focusing on what a commercial center in this location would need to survive. They have also been in communication with many residents over the years, whose greatest concern has been the potential retail that was planned for the future. They have worked on different plans, trying to meet everyone's objectives, but in all cases, the residents have strongly objected. There was also a market issue. During the 2009 economic downturn, retailers discontinued plans to expand into green sites, and limited their efforts to infilling current sites. When the market began to improve, the Jerome Village development occurred with plans for a large commercial center at U.S. 42. In addition, the new commercial development with Costco in Jerome Township drew the majority of retailers. The type of retailers they would be able to attract to this development would be limited, and there would be overwhelmingly negative input from residents. After much discussion, they believe the proposed plan will accomplish the best intent for this area.

Concerning the earlier comment about the lack of connection to Hyland-Croy Road, they have repeatedly heard from the residents that they do not want more cut-through traffic through their neighborhood. There are already three access points into the neighborhood of 225 homes; the residents do not want a fourth. In addition, there is a New Community Authority in place for the Tartan Ridge subdivision that allows them to charge back \$800,000 for infrastructure costs to the residents of Tartan Ridge. The residents in the neighborhood are already absorbing the costs of those three intersection improvements. The New Community Authority allows them to improve two more intersections, which would result in an additional \$800,000 in costs. The residents are not supportive of the additional intersections and are requesting that their New Community Authority costs be reduced. This proposal eliminates a cut-through and a potential of \$400,000 in additional infrastructure costs. It also eliminates the retail to which the residents overwhelmingly objected. They met with the Tartan Ridge HOA president, with a board member and several residents from Subarea 5 (the area that would be most impacted by retail), and conducted an email poll of the

Tartan Ridge neighborhood. They believe they have heard from the community as a whole that a commercial element is not desired. The neighborhood representatives who have seen the alternative proposal have responded positively. They appreciated the removal of the two potentially negative elements and the addition of an alternative single-story product in Tartan Ridge. This product also responds to the City's desire for more custom homebuilding in Dublin. Romanelli & Hughes is one of the best custom homebuilders in the area. The value of this product will meet or exceed the product that exists there today. It also will reduce the impact of the excessive amount of retail in the original plan (68,000 sq. feet) on the Tartan Ridge neighborhood and the surrounding area by replacing it with 56 residential units. The response from the community to their proposal has been overwhelming positive.

Commission Questions for the Applicant

Ms. Fox inquired when the poll of the residents occurred.

Mr. McCauley responded that the online survey was approximately 3 years ago, although there have been group meetings with residents, and most recently, a meeting with the HOA.

Ms. Fox inquired if this proposed plan was presented to the HOA.

Mr. McCauley responded that it was.

Ms. Fox inquired if it was the HOA's annual meeting, a large group of residents, or with only a few residents.

Mr. McCauley responded that they met only with the president of the Tartan Ridge HOA. They also met with the subset Tartan Ridge HOA for Subarea 5.

Ms. Fox inquired if the HOA president has shared this plan at their website.

Mr. McCauley responded that he is not aware of what communication the president has had with the neighborhood.

Gary Smith, G2 Planning and Design, 20 East Broad Street, Columbus, OH, architect for the applicant, stated that an important factor to consider along with the proposed site plan is the buyer profile. The people who are attracted to the Romanelli & Hughes' empty nester product are people from the Dublin area, who have raised their families and want to reduce their home maintenance responsibilities. They are very mobile, however, and often want to close their Dublin homes for six months and spend the remainder of the year in a second home located elsewhere. Consequently, they prefer to own a home in a community that is maintained for them. They are selling homes with significant equity and want to place it in another home that will continue to hold its value. Romanelli & Hughes is building a similar product in a number of locations; it has been very successful for them.

Mr. Smith indicated that this site layout meets the generous setback requirements for Hyland Croy and McKittrick Roads. That will be enhanced with a considerable amount of mounding and landscaping to screen the development and create a more rural appearance. There are a variety of lot sizes to give the community overall variety and to support a variety of Romanelli & Hughes products of different widths and depths. There are many different home layouts popular with their buyers, each of which may require a different lot size or depth. This will provide diversity in the community. Some of the homes have courtyard-style, side-facing garages. They have discussed with staff the potential for incorporating a variety of setbacks throughout the site to achieve the diversity requirements and maintain the overall theme of the Tartan Ridge community. For instance, a side-loading garage could be set closer to the street than a front-loading garage. They are also trying to incorporate many of the landscape cues from the Tartan Ridge community, such

as the hedge along the street and the columns alongside the driveways. They have and will continue to work with staff on the architecture to ensure that it is compatible for their product and with the rest of the Tartan Ridge community. There will also be an outside amenity area with a fireplace, grill and gathering area for the community. They will appreciate the Commission's feedback on the three discussion questions posed by staff.

Mr. Fishman stated these houses are small, and a front-loading garage would be dominant. What percentage of the homes would have courtyard garages?

Mr. Smith responded that no percent has been specified, but they do not envision a high percentage of courtyard garages. The anticipation is that, to some extent, it would be a buyer-driven decision. However, if the Board would prefer a maximum or minimum be defined, they do not object to having that discussion.

Mr. Fishman noted that they indicated there would be a 6-foot setback. With only 12 feet between the homes, that would mean a view of a large number of garage doors. He would like to have as many homes with courtyard garages as possible, as it would make a significant difference in the view from the street.

Mr. Smith agreed that it would help provide variety in the street view, which is the intent of varying the setbacks, lot widths and architectural styles. Diversity requirements are included in the architectural styles, consistent with the Tartan Ridge subdivision.

In response to Mr. Fishman's question, Mr. Smith indicated that there would be a minimum of 12 feet between the homes and the air conditioning units would be located behind the homes.

Mr. Wilson inquired about the open building design that was included in the packet.

Mr. Smith noted that it was a conceptual image of a park amenity.

Mr. Wilson inquired if the entire development would be connected to the surrounding trail system.

Mr. Smith responded that connections would be provided to the trail system along McKittrick and Hyland-Croy Roads.

Mr. Fishman inquired if the homes would have fireplaces, as he does not see those indicated on the conceptual drawings.

Jim Ohlin, Manager, Land Acquisition and Development, Romanelli & Hughes, 7077 Sandimark Place, Westerville, Ohio, stated that Romanelli & Hughes was invited by Kevin McCauley and Matt Stavroff to provide the services of a high-end custom homebuilder. Their design process begins by looking for a theme for the community itself. Their current renderings show a stone and stucco theme throughout the community. As a custom homebuilder, they provide examples of the styles of homes that could be built, but every home will be individually designed. As a result, the homes in this community will be the product of Romanelli & Hughes working with the homebuyers. Fireplaces are an option in the homes. Most of the homes in this empty nester community will be 1,800-2,500 square feet on the first floor, and all of the homes will have basements, most of which will be finished. An upstairs bonus room is an option, as well. Staff emphasized the need for architecture diversity, and they have attempted to provide examples of what they have done. In regard to the number of courtyard garages, approximately 25 courtyard garages could fit within this community, many of which would be 3-car garages.

Ms. Fox stated that the original Tartan Ridge plan called for a village-type setting. This plan departs from the opportunity to create that village-type setting and takes another direction. Was any consideration given to adhering to the original concept?

Mr. Smith responded that this concept does not completely depart from a village-type setting. There will be gridded streets and high-quality architecture consistent with the overall Tartan Ridge community. This product would add to the diversity of the community and attract the empty-nester buyers, who will interact with the other residents and be a part of the village. What will be lost is the commercial element and a couple single-family homes and townhomes. Those townhomes departed as much from the village setting as the proposed homes. This plan does retain the residential use, which is what fits with the rest of the Tartan Ridge community.

Mr. Wilson inquired if the streets and driveways would be concrete.

Mr. Smith responded that the streets would be asphalt with concrete curbs. The driveways would be concrete or pavers, but that item is not yet determined.

Mr. Wilson inquired if there is a hedge and monuments at the front of the lots.

Mr. Smith responded that in the Tartan Ridge community, a hedge lines the back of the sidewalks in front of the homes. That theme will be continued in this development, making it consistent with what already exists in Tartan Ridge.

Mr. Wilson inquired if this feature would be maintained by the association.

Mr. Smith responded that all of the mowing and maintenance of the open spaces will be the responsibility of the homeowner association. The only outdoor maintenance that homeowners would be responsible for would be that of their small garden spaces.

There was no public comment.

Commission Discussion

Ms. Newell requested that the Commissioners respond to the discussion questions posed by staff.

Ms. Fox stated that the Tartan Ridge development was an intensive, well-planned concept. The individuals who purchased homes in this development likely anticipated that it would be completed according to its original design. It would be helpful to know what the majority of the existing homeowners think about the proposed change in that design. She is supportive of the conversion of townhomes in the commercial area into single-family ranch homes for empty nesters. Dublin is looking for a variety of housing. One of the most attractive features in the Tartan Ridge community is the sense of a village. She is within the empty nester age group, and would be interested in moving only to something that provided a walkable, village setting. She would want the view from her front door to be that of a beautiful courtyard or village setting. In this layout, everything is immediately adjacent to the other. It is not unique or different in any particular way; it looks like the trending, empty nester home that is being built everywhere. She believes there is opportunity to offer so much more than this. The layout and design are not harmonious with what was designed in the original Tartan Ridge PUD, which was a unique and attractive design. More seniors would be attracted to houses designed similar to that. She could not support a plan like this, because it would devalue the uniqueness of the rest of the development. Most importantly, the Community Plan states that in every new development, the opportunity for a live, work and play area be considered. Retaining the opportunity for mixed uses in this location could attract some small-scale retail. She has strong hesitation about moving away from the original development plan, because it is becoming increasingly popular to have mixed uses. She understands that some of the residents have expressed concerns, but mixed uses can be achieved in an attractive manner. Even if the applicant is convinced that mixed uses are not appropriate here, she is not sure this is the right design.

Mr. Fishman stated that he agrees with some of Ms. Fox's comments. However, he strongly supports "down zoning," so if it can be verified that the neighbors do not want a commercial element, he would be supportive of eliminating it. Rather than situating the detention pond in a corner of the community, could the plan be redesigned to use the water as a central focus within the community? He has no objection to the proposed architecture, although he also would like to see paver sidewalks and driveways and elements that create a village appearance. This plan appears to have focused on achieving as many houses as possible on the acreage. In essence, he would prefer a more village-style community with the detention pond located more centrally within it. It might be possible to leave a small commercial piece in the plan. Overall, he is supportive of this concept, but with a more creative and attractive layout than the typical vertical/horizontal street grid packed with houses.

Mr. Wilson stated that he appreciates the efforts the applicant has made to acquire the community's initial feedback on the proposal. The plan is currently in the preliminary stage. As it moves forward, will neighbors be notified of the project and their opportunities to provide input? The proposed rezoning seems to be consistent with the input received to date from the neighbors in the surrounding area. He has no objection to rezoning the site to an empty nester residential community. Jerome Village to the north will provide a nearby commercial area in addition to the existing commercial opportunities in the area. The development seems to have been enriched on the perimeter with the lake on one side and a community gathering area on the other. Perhaps it could be enriched within, as well, by adding small gathering spaces with benches, landscaping and interesting features for the residents to stop and enjoy, especially since the HOA will be maintaining the outdoor spaces.

Mr. Supelak stated that although Commissioners agree that having a small retail shop, such as a UDF, on the corner is the right touch, finding the right partner for this location would be very difficult. The originally proposed retail center was substantially larger. With the other developments in the area that will have commercial elements, it would be difficult to attract the right commercial partners in this location. Consequently, he is supportive of rezoning this site to replace the commercial use with residential, especially if that is consistent with the residents' preferences. He can appreciate that from the business perspective, it makes sense to put as many homes as possible on the site; however, the site layout is much too compact. Homeowners are not going to want to concede their entire front yard for a driveway that enters and turns out again. The Tartan Ridge community has standards that limit the number of forward-facing garages. The change between the community proper and this subarea would be noticeable. He concurs with the suggestions to use the detention pond differently, lay out the streets differently, reduce the number of forward-facing garages and concede a few lots. Those changes would ease the cramped impression, and the proposed development would become more consistent with the existing community.

Mr. Fishman stated that the applicant has made a good effort with this concept plan. He believes that the 25 potential courtyard garages should be required, as well as paver driveways and walks, elimination of a few lots, and using the water feature creatively. He is supportive of the type and quality of the housing; however, it needs to look more like Dublin. He encouraged giving it a more village feel; curved streets are much more attractive than parallel streets with packed housing. He urged them to make the community appear unique and special.

Ms. Newell stated that she is supportive of rezoning this area to a PUD. She believes the design is harmonious with Tartan Ridge if the setbacks are staggered within the site, as the applicant has indicated. This architecture character does need to be reflective of what already exists in Tartan Ridge, which is a unique development within the City. The architecture also needs to reflect that uniqueness and individuality. In regard to the size of the lots, these are comparable to other empty nester developments. Having 12 feet between the homes is greater than some of the other empty nester communities that have been approved. In regard to the loss of retail, there are some neighborhoods with a mix of retail that have not proven to be successful long-term. One of those is Indian Run Meadows; the businesses in that commercial area experience frequent turnover. While she understands Ms. Fox's support for retaining a retail use, she also understands the reason residents do not want that mix within their neighborhood. Where retail uses have existed, they have struggled and, ultimately, some have become offices rather than retail establishments.

[Ms. Newell noted that Ms. Fox expressed her apologies for departing the meeting early to attend a Special City Council meeting.]

Mr. Smith stated that they have received beneficial feedback from the Commission. They will review and consider the suggestions made and return with a responsive application that is mutually acceptable.

VII. ADMINISTRATIVE UPDATES

1. Historic Dublin – ARB Code Amendments & Historic Dublin Design Guidelines

Ms. Rauch stated that over a year ago, City Council directed staff to remove the historic districts from the Bridge Street District, making the historic districts stand-alone districts with their own standards. Staff has undertaken an amendment to the Code to achieve that, as well as an update to the Historic District Design Guidelines. This has resulted in some modifications to the boundaries of the Historic District. The intent is to retain the existing standards to the extent possible. ARB conducted its first review of the amendments at a Special Meeting on July 10, and staff is preparing responses to their comments. Public input sessions are being scheduled during the next couple of weeks. If desired, links to the draft documents can be shared with Commissioners. Tentatively in August, PZC will see the proposed amendments in a formal review capacity and, ultimately, make a recommendation to Council for adoption.

2. Bridge Street District – Code Amendment & Design Guidelines

Ms. Rauch stated that in 2016, City Council and PZC held a joint work session to identify desired changes to the Bridge Street Code. Those identified were to the Historic South District, existing commercial signage, and an overall update to the Bridge Street Code. An extensive review process has occurred including the consultant and stakeholders within the District, and a Bridge Street Code update and accompanying guidelines have been drafted. A final document accompanied with graphics will be prepared, public input sessions will follow, and ultimately, the Commission's review and recommendation to Council.

Mr. Fishman inquired the northern boundary of the Bridge Street District.
Ms. Rauch responded that it is I-270.