



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, October 1, 2020 | 6:30 pm

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

3. Residential Development Standards Code Update Administrative Request – Discussion Only

Proposal: An informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contacts: Jennifer M. Rauch, AICP, Planning Director; and
Claudia D. Husak, AICP, Senior Planner, Current Planning Manager

Contact Information: 614.410.4690, jrauch@dublin.oh.us
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RESULT: The Commission provided additional feedback regarding recent trends and discussion related to residential development standards. The Commission wanted to define a holistic intent for future residential developments for quality housing projects that are timeless, provide a sense of community, and maintain the character of Dublin. The members wanted to refrain from being prescriptive so as not to limit potential opportunities. The Commission discussed the opportunity to survey Dublin residents about their housing needs and wants, and survey other communities nationally and internally regarding the types of higher density developments with quality of life attributes. They expressed an intent to retain the City’s existing Code standards for typical, lower density suburban developments with exemptions for pocket of developments of higher density that could be considered, if the quality of life attributes are provided. The Commission also discussed that the Dublin 2035 Framework would consider trends, demographics, and the future of housing.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

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Jennifer Rauch
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Jennifer M. Rauch, AICP, Planning Director



taken up by a sign and drawing attention from their business signs. She would be in favor of limiting the sign to 16 square feet for up to 200 feet of frontage; for frontage 200 feet or greater, a 32-square foot sign could be permitted. For a typical nonresidential parcel with 100 feet of frontage and lot coverage of 50-60 percent, what size building and permanent sign would be anticipated? A temporary sign should not be larger than the permitted permanent sign.

Ms. Rauch stated the maximum size permitted a ground sign would be 50 square feet. That is not based on the site frontage, so 32 square feet would be less than what a permanent ground sign is permitted.

Ms. Call stated that a for sale/lease sign would be in addition to the permanent sign for an existing building however. She inquired fellow Commissioners' opinions.

Ms. Fox stated that the intent is to reduce visual clutter but not to reduce the ability for a property owner to have a for sale/lease sign. Her suggestion would be to reduce the size of the sign to 16 square feet, and not be based upon the amount of frontage. In addition, the property owner is permitted only one of three sign options.

Ms. Call inquired if a large parcel, such as Cardinal Health, should be limited to 16-square-foot signs. Although that site has two frontages, 55-70 mph traffic passes it quickly.

Ms. Fox stated that the large signs on commercial sites along I-270 are not an issue; the problem is with the commercial sites on arterial streets.

Consensus of Commission members was to reduce the size from 32 square feet to 16 square feet for nonresidential for sale/lease signs.

Ms. Fox referred to Section 153.151 – Permit Required, which states that "...Fees may be paid by cash, check, or money order." That sentence should be deleted.

Ms. Rauch suggested that this item be tabled to permit staff to make the requested changes and provide the additional information discussed; the revised amendment would be scheduled at a future meeting for the Commission's recommendation.

Ms. Kennedy moved, Mr. Grimes seconded to table the proposed amendment to Section 153.050 of the City of Dublin Zoning Code (Temporary Signs).

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

[Motion passed 7-0]

INFORMAL DISCUSSIONS

3. Residential Development Standards, Administrative

Ms. Call stated that this is a continuation of an informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Staff Presentation

Ms. Husak stated that this is a continuation of the Commission's August 20 discussion on Residential Development Standards. Staff has had difficulty finding the requested development standards for neighboring or regional communities. Therefore, this discussion will focus on the City of Dublin. One remaining developable area where development could occur is north of US33. There is a significant amount of vacancy in that area, and staff frequently receives inquiries regarding the type of development acceptable there. Several pages of the Community Plan, including a map of the Southwest Area, were provided in the meeting packet. Development in that area is difficult, as there are plans for the future extension of Tuttle Crossing Boulevard to the west. Although that project is not programmed in the

current CIP, it makes development difficult because the large parcels in that area will be impacted by the future road extension. The other issue is utilities. It is not financially feasible for most developers to extend utilities for a 20-30-acre parcel -- only a developer of a master development could afford to do so. That type of master development has occurred previously, i.e. the Ballantrae development, with the assistance of the City. There is no active proposal, other than the one Informal Review the Commission reviewed at its last meeting, although some developers are working on preliminary analyses. In the Southwest Area Plan, the designated density is low -- 1.5 units/acre. Within the Amlin area, where Cosgray and Rings roads meet, the Community Plan projects a town center with a surrounding higher density of up to 5 units/acre. That level of density has piqued the interest of some high-end, empty-nester developers, but to date, no applications have been submitted. This area is where future development pressure is anticipated, particularly a joint effort of several developers. In view of the fact that an update of the Community Plan is planned within the next couple of years, what type of development would the Commission foresee in this area? City Council has requested the Commission to provide recommendations on preferred residential development patterns and strategies that should be employed to encourage them. Should those be addressed by the Community Plan or in updated PUD standards?

Commission Questions/Discussion

Mr. Grimes inquired the age of the Southwest Area Plan.

Ms. Husak responded that it was included in the 2007 Community Plan and was not changed in the 2013 update.

Mr. Grimes inquired if the cost of constructing the infrastructure is the main challenge.

Ms. Husak responded that in addition to the infrastructure, the railroad that extends diagonally through the area is also a significant challenge. It would be necessary to extend Tuttle Crossing Boulevard over/under the railroad to provide a connection from both sides of the railroad, and the cost of that project would be astronomical.

Mr. Grimes stated that the Amlin area would present an opportunity to develop a subarea, which could act as a catalyst, drawing support for the needed infrastructure and perhaps annexation of a larger area. The Commission has been considering areas that would be appropriate for a higher, affordable density, and a higher density there could support the needed infrastructure. He assumes an underpass for that railroad, which he believes is a double-track rail, would be quite expensive -- perhaps \$25 million.

Ms. Husak responded that it is a double track and quite busy.

Mr. Grimes stated that he is unaware of any studies that may have been done, but it is difficult to provide an opinion without first looking at the costs and benefits, including the standards and expectations of the surrounding community.

Ms. Husak stated that City Engineering previously advanced plans for the extension of Tuttle Crossing Blvd. from Wilcox Road to Avery Road, and even with tentative funding from MORPC, there was a \$7 million funding gap. These road projects are very costly, particularly the extension of Tuttle Crossing Blvd., which would be similar to Emerald Parkway. Because the West Innovation District and OSU project became a higher priority, the funds were shifted to that area instead.

Ms. Call stated that the following questions were provided to guide the Commission's discussion:

- Provide further discussion and direction regarding preferred residential development strategies;
- Identify additional materials and/or history needed to guide the discussion; and
- Other comments.

Ms. Kennedy stated that as she has mentioned previously, it would be helpful to have an indication of resident preferences on the topic. If no data exists, would it be possible to survey Dublin residents to obtain their opinions to help fuel this conversation?

Ms. Husak inquired if she would be interested in having feedback from a certain demographic or a cross section of different neighborhoods.

Ms. Kennedy responded that a cross section survey would be beneficial. Recent discussion has focused on empty-nester communities, but she would also like to know the opinions of the age 20+ group. Is that group looking for permanent or next step residency? Each of us tend to evaluate the topic based upon our own mindsets; it would be beneficial to learn the viewpoints of other groups of residents. In addition, perhaps it would be possible to obtain case studies from communities similar to Dublin, which also have limited parcels available for development. Obtaining that information would provide Commissioners a better understanding for discussion purposes.

Mr. Fishman stated that he was involved in earlier discussions regarding the area around the railroad track and Amlin. In his opinion, the City should not be in a hurry to accept any deals solely for the purpose of developing. He agrees with Ms. Kennedy that it is essential to know first what our residents want. Because it is important to maintain the character of Dublin, we must wait for the right developments. Perhaps the area on the other side of the railroad could become another hospital or it could be rezoned for an unforeseen development. Those types of developments also would be able to contribute funding for extending the roadway across the railroad tracks. The Village of Amlin has been quite adamant about its desire to remain a village and have surrounding high-quality development. It also is important to maintain the City's standards and ensure that the areas around Tuttle Crossing Blvd. do not become high-density development. There is a demand for, and he is supportive of, having some high-density residential development, if it is done while also maintaining the City's high standards.

Mr. Schneier stated that he would prefer to step back and consider this topic critically. In view of the Muirfield development that occurred in the 1970s, he believes it is better to be less prescriptive. Rather than trying to force a particular outcome, let it evolve. There is always ability to tailor ideas. He would be concerned with stating that we want something that no one else is interested in having. Perhaps a hospital or a very unique, currently un contemplated use will come along. When the concept of Muirfield arose, primarily the Township Trustees and the Village Council were involved.

Mr. Supelak stated that Council has charged the Commission with consideration of this issue. The SW Special Area map indicates a large developable area, and the question is whether we should re-think how to approach residential developments. He agrees with Mr. Fishman that it is important to maintain the character of Dublin. Dublin is largely residential with some pockets of commercial uses and a few exceptions for higher-density, empty-nester communities. While there is merit to having some of those communities, how frequent and how large should they be, and is the resulting product an acceptable complement to the rest of the City? In the SW Area, should the residential development that occurs be comparable to the rest of the City and consistent with its existing Residential Code? He believes the remaining developable area in the Southwest Area should be consistent with the City's standard Code, which provides for the typical suburban lots. That does not preclude certain exemptions occurring for higher-density, quality empty-nester communities; however, they should be complementary pockets of a limited scale.

Ms. Husak stated that when the 2007 Community Plan was drafted, Dublin was aware that the City of Columbus had plans for high-density, alley-loaded lots within the adjacent area. The City intentionally decided that type of development would end where Columbus's jurisdiction terminated. Dublin would provide heavy buffering along the border between the two jurisdictions and the prevalent rural character of the Dublin area would provide a distinction between the two communities.

Ms. Fox stated that the Southwest Area is a large, developable area of land, and the area around the US33 Corridor and University Boulevard will be developed with some residential. We are attempting to balance the needs of the developers versus the desires of the community. She believes the community's consistent message has been that an aesthetically pleasing neighborhood with a natural environment is desired that will meet housing needs, increase property values, and provide a sense of community and quality of life. We should begin with those principles in determining how future residential developments should be built. She agrees with Mr. Schneier; if the City had focused on the footprint, setback and height

of the homes, Muirfield Village with all its connectivity and beautiful landscaping would not have occurred. As a Council member, she does not know what the community's housing needs are. We need to look at the community's demographics and identify how much of the different housing types are needed. In addition to that data, she agrees that it would be helpful to learn our residents' housing desires. She has been told by some residents moving into empty-nester communities that they contain elements that improve their quality of life; the environment is important to them. She has been told that the desired land use balance in the City is 60% Residential/40% Commercial. Are we striving for that balance? It is not possible to define a development pattern without knowing what is needed and desired. To the west of the City is farmland; perhaps some of that will be annexed, and if so, what development pattern should occur there? There are other types of residential patterns available, including pocket neighborhoods with interior, social greenspaces. There is a need to research residential development trends nationally and internationally, and define holistic standards for our future residential developments.

Ms. Husak stated that at this time, Council has requested the Commission's feedback on the details, such as lot coverage, setbacks and density. However, many of the other issues mentioned, including demographic trends and future housing needs, will be discussed at great length as part of the coming Dublin 2035 Plan.

Ms. Fox stated that density was listed as one of the items on which the Commission's feedback is desired. We have said we want reduced density. For a variance to be considered to permit more density, what must the tradeoff be? Who is responsible for encouraging that type of development – the developer or the City? If we do not know what tradeoff is desired, a variance should not be granted. Having provided a variance in the past is not sufficient reason to grant another such proposal, unless there is a significant quality of life tradeoff.

Ms. Call stated that when businesses desire to locate within the City, the requirements are high; we do not seem to require the same of residential developers. Recently, we have received several applications for empty nester developments or single-family homes with minimum setbacks and maximum lot coverage. Although residential developers claim their proposed product is what the market is demanding, they should also be required to provide a high quality product. If a survey of residents is conducted, it would be helpful to inquire how difficult it was to find their desired home in the City. She agrees that the requirements should not so restrictive that opportunities are discouraged, but there is no need to accept less than what is desired. We are looking for the right fit for Dublin.

Mr. Supelak stated that there are many cities in Arizona comprised largely of retirement communities built as Ms. Fox described, providing quality of life amenities. Dublin's Code dictates our residential development, and for the Commission to consider an exemption to that for an empty-nester pocket community, the developer should be required to "sell" the development to the Commission.

Summary of the Commission's feedback is as follows:

- Define holistic intent for future residential developments for a quality housing product that is timeless; provides a sense of community; and maintains the character of Dublin.
- Refrain from being prescriptive so as not to limit potential opportunities.
- Survey Dublin residents re. housing needs/desires; survey other communities nationally and internationally regarding types of higher density developments with quality of life attributes.
- Current intent is to retain the City's existing Code standards for typical, lower density suburban developments; exemptions for pocket developments of higher density can be considered if quality of life attributes also are provided.
- The Dublin 2035 Plan project will consider trends in-depth, including demographics and future housing.

Ms. Husak stated that staff had received sufficient direction from the Commission's informal review of Ayreshire Farms last month and tonight's discussion. A summary thereof would be provided to City Council.

Staff also will obtain feedback from HOAs and the younger demographic of homebuyers regarding housing needs and desires.

4. Specialty Hospitals Code Update, Administrative

Ms. Call stated that this is an informal discussion regarding recent trends in medical care facilities and how to best address the uses in the Zoning Code.

Staff Presentation

Ms. Rauch stated that staff is working on a proposed amendment to the City's Zoning Code that will provide clearer requirements for in-patient specialty care facilities. In recent years, the City has received a number of inquiries regarding permitted locations for specialty hospital facilities, such as behavioral health hospitals. Provision of these facilities within the community is important, but they need to be located appropriately. The Commission's feedback is requested regarding any use specific standards that should be included with this potential Code amendment.

Commission Discussion

Mr. Grimes inquired if the primary concern is the number of applications received for specialty care hospitals or their appropriate fit within the City.

Ms. Rauch responded that the concern is not with the number. However, there is the potential for an in-patient facility that is classified as a hospital to be located within close proximity to residential uses. Should there be some site considerations or distance requirements? Specialty care hospitals typically have longer patient stays; they are not the quicker turnover type of hospital, nor a medical office use.

Mr. Grimes responded that if an applicant is able to put together the needed capital to provide this type of resource for the community, it is a good thing, and typically, it is better for them to be readily accessible to the community. Close to home facilities can be accommodated appropriately within the community.

Mr. Fishman stated that he believes this will be a situation of changing uses. Some office buildings and retail space will become vacant and could be converted to small, specialty care medical facilities. We will have to wait until those offers come to the City, but there would already be zoning for the site that would control parking and access.

Ms. Call stated that the definition of hospital is somewhat broad. The parking needs are very different for traditional hospitals and specialty hospitals, such as rehabilitation, mental health or substance abuse facilities. The Commissioners' questions may depend upon the definition of specialty hospital.

Mr. Fishman stated that there is a need for those type of facilities, and space will be available due to opportunity for conversion of uses. However, the needs will be different, so the Code would have to address those needs.

Mr. Supelak stated that specialty care hospitals do not fit within the Code's current definition of a traditional hospital; so the Code definition should be updated to include types and specialties. Different specialties have different behaviors, however, and those behaviors will dictate the standards.

Ms. Fox stated that in the past, neighbors have complained about health care facilities locating in residential areas. There are concerns about the type of specialty behaviors being addressed within their neighborhood. Pompano Beach had shopping centers that were vacant, and health care services began to locate in the available space. Unfortunately, there were no zoning regulations in place. In addition to updating the definition for a hospital, there is a need to define where specialty hospitals or medical facilities may be located, in consideration of their impact on the neighborhood. Some specialty hospitals are open 7 a.m. to 7 p.m., but others are open 24 hours with associated traffic flow. What is the distance that should exist between any type of hospital and the neighborhood?



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, August 20, 2020 | 6:30 pm

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

3. Residential Development Patterns Informal Review

Request: An informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

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

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

RESULT: The Commission discussed the topic and advised Staff to continue to bring forward examples and discussion topics.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

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



Ms. Noble stated that staff would like to continue to use AO 8.5 for flexibility in administering the enforcement process. Does the Commission have any objection to doing so?

Mr. Supelak responded that if the AO provides an adequate escalation path and equips the enforcement arm appropriately, he has no objection to the AO serving that purpose.

Mr. Boggs responded that the AO sets forth the path that a typical complaint will follow from the initial Notice of Violation to enforcement. The notice can contain significant detail -- after the internal process ends, the case would proceed to Mayor's Court for citation, or potentially to Environmental Court. Mr. Jones has indicated that Code Enforcement receives 98% compliance on these issues; very few proceed to court.

Mr. Supelak inquired if the escalation path is sufficient for addressing those cases on which compliance is not reached in the first step.

Mr. Boggs stated that he anticipates the amended Code will address those cases. There are a few, limited cases where it was necessary for the City to demolish nuisance houses, mow lawns and invoice the property owners, remove debris and bill the property owner. If enforcement staff does not receive the response requested of the owner, Legal staff directs a letter to them, which typically results in compliance.

Ms. Kennedy inquired if the timeline in the AO is clear to the citizens making the complaints.

Mr. Boggs responded that the sequence is embedded in the AO; the timeline is not. Different repairs take different time to complete, and the number of days to complete is typically provided in the notice. He is unsure if the complainant is made aware of that.

Ms. Noble stated that Mr. Jones inquires if the complainant wishes to remain anonymous. If not, he will follow up with them. They are provided Code Enforcement officers' names, should they wish to follow up.

Mr. Boggs noted that if the complainant wishes to remain anonymous, it is not advisable to send them a letter, which would become a public record that a property owner could request. Any updates are provided via phone.

Ms. Fox stated that she receives many complaints about vacant properties. Although 98% compliance is received, it is the remaining two percent that need to be adequately addressed in the enforcement process. Residents need to be confident that the City's regulations have "teeth." Commission members indicated that the AO 8.5 is satisfactory for administration of the enforcement process.

3. Residential Development Patterns, Informal Review

Ms. Call stated that this is a request for an informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Staff Presentation

Ms. Husak stated that in recent discussions about proposed residential developments, the Planning and Zoning Commission and City Council have expressed concerns regarding trends in development patterns, particularly in terms of side yard setbacks and lot coverage. At their June 22, 2020 meeting, Council referred the subject to the Commission for discussion and a recommendation for potential changes. Background information has been provided on a few approved residential developments to assist the Commission in its discussion. The issue is the reduced setbacks and larger home footprints, particularly for empty-nester homes. The homes tend to be ranch-style, which comprise a larger footprint. Oak Park is one of the developments that was the most concerning to the residents within that neighborhood. Oak Park has a minimum

lot size of 6,900 square feet; minimum lot width of 55 feet; and a side yard setback of six feet. Many of the homes are at that distance, so there are only 12 feet between the homes. The permitted lot coverage is 60%. Oak Park was developed as part of the Conservation Design Resolution, which clustered the homes and provided 50% open space. The Overlook at Tartan Ridge, recently approved, will have a minimum lot size of 100 square feet; minimum lot width of 52 feet; minimum side yard of 6 feet; lot coverage up to 60 square feet.

Ms. Fox inquired the amount of open space.

Ms. Husak responded that she believes it is 30%; in Tartan Ridge, overall it is 40%. The development that triggered this conversation is The Hamlet on Jerome. The minimum lot size is 5,000 square feet; minimum lot width of 45 feet; minimum side yard setback of 5 feet; and lot coverage of 70%. At the time of review and approval of this development, the Commission was concerned about these numbers, particularly in regard to the ability to provide maintenance and parking. [Review of developments continued.]

Public Comments

Jon Melchi, 445 Hutchinson Avenue, Suite 280, Columbus OH 43235 (BIA of Central Ohio):

"Dear Members of the Dublin Planning Commission:

On behalf of the Building Industry Association of Central Ohio (BIA), you are to be commended for your interest in reviewing and considering the circumstances of the current housing market and residential development in Dublin. The interests of your residents, our customers, do evolve, and we applaud communities when they consider changing demands of residents in the context of the regulations that are in place to reflect community values. The BIA represents over 800 members in Central Ohio who develop, build and provide all of the essential support services for the residential housing market in Dublin and our region. In general terms, demographics (e.g. smaller household sizes, later in life household formation, varying age cohort sizes) combine with personal preferences (e.g. walkability, time allocation changes, "work-from-home") to cause changes in the concepts of "home" that residents desire."

Jim Lipnos, Homewood Corporation, 2700 E. Dublin Granville Road Suite 300, Columbus, OH 43231:

"This is a great idea to conduct an informal discussion on Residential Development Patterns. I am a local developer and builder, both in and out of the City of Dublin, and have first-hand accounts of what potential homeowners desire. Quite simply, it is not the same home or lifestyle that we grew up in, and it takes a bit of perspective to understand the new lifestyle. Fifteen years ago, it was the McMansions and 2-story great rooms; however, today's buyer is much more particular in their wants and needs. Today's lifestyle is demanding. Typically, both adults in the home will be working and time is valuable. Large yards are a burden and not integral to their lifestyle. Maintenance free exteriors are in high demand. Today's buyers are willing to spend their money on things they value, and that is typically on the interior of the home. Home offices are in high demand, and since the pandemic, are almost mandatory. There is a high probability that more and more people will be working from their homes, and filing their taxes as such. From my experience, and I know everybody says, we are not against density, but the fact remains that the buyers value what will make their life more convenient and free up more of their time. By allowing smaller lots/setbacks and increasing lot coverage, the cost of the lot will decrease, the amount of burden on the service department will decrease and the buyer will put that money into the home,

particularly the interior, where they live. I appreciate your willingness to gather feedback from builders and developers and would be happy to discuss any of these topics with you individually.”

Commission Discussion

Mr. Fishman stated that he has served on the Commission accumulatively for 40 years, and has witnessed many changes during that time. As the earlier public comments indicated, it is true that homeowners are looking for different things. However, through the years, Dublin made some unfortunate mistakes, a couple of which were developments shown earlier. Dublin is known for being green. Dublin has received many positive comments from visitors regarding its greenspaces. There is nothing wrong with having some denser development. That has been tried, and in some cases, it has succeeded; in others it has not. Previously, the City adopted a “Wow” ordinance, which provided for very large setbacks. Along Brand Road, there are 100-foot or greater setbacks, and the lots are smaller. The problem now is that developers want to continue to build on smaller lots, but they are unwilling to give the greenspace. Small lots can work if the greenspace is provided. Open areas and spaces are very important in those developments. The developers say that homeowners do not want the burden of maintaining a yard, but it isn’t necessary that they do so; it can be open space that is controlled by the homeowner association. In many parts of the country, particularly the south, that is very common. The development has the beauty and the feel of open space without burdening individual homeowners with yard maintenance. Dublin has done a good job through the years in controlling residential development. Although there have been some changes today in what people desire, changes should not be based upon economics. Developers want smaller lots, so they can crowd more houses on the land. Because he has seen some of the earlier mistakes that were made, he voted against The Hamlet development. Dublin must continue including greenspace in these developments, as it always has. Dublin’s greenspace is a big reason that people move here. In his view, having smaller lots must also include more open space.

Ms. Kennedy stated that she is in agreement with Mr. Fishman’s comments. This Commission needs to maintain the Dublin character, and that character is green open space. A homeowner should not be able to reach out and touch his neighbor’s house; most of our residents do not want that. In her view, a first-floor master does not equal an empty nester home. Generally speaking, she is not in favor of the higher-density residential developments, some examples of which were shown in the earlier slides. Looking at those, she will be more focused on ensuring greenspace in future proposed developments. It is important to ensure that outdoor space and feel. This pandemic has changed our values and perspectives. Our backyards and patios are much more important to us. She values greenspace and believes the City’s residents do, as well.

Mr. Grimes stated the Riviera development has a good balance. He is reluctant to see houses jammed together on a large scale. Although beautiful, the houses in Oak Park are spaced too close. Personally, he needs more elbow room than that! We have to be sensitive to what today’s homebuyers want, but there is enough land to provide a diverse range of products in different areas. It is important not to have too much of one type and be unable to provide people the choices they desire. He loves greenspace, but understands there is some tradeoff.

Ms. Fox stated that the American Planning Association indicates that today that there is a need to retrofit suburbia. People are changing their lifestyles; they want to move to more urban areas, walk and know their neighbors. The theory is that the single-family home on a quarter-acre lot will not be popular in the future. There may be some credibility to that view. However, the existing

dense development gives us some concerns; there is something about it that we do not like. The developers may indicate that is what is wanted, but we feel uncomfortable with the denser developments already existing on Hyland-Croy Road. She believes part of that reason may be that the public realm, the area around the homes, does not invite walkability and connectivity. Although the City has required greenspace, it is not necessarily functional. In the Historic District, the homes are close but the neighborhoods are walkable. The public realm is active, working and connected with treescaping and streetscaping. In comparison, the open spaces in the developments farther out seem constrained and unnatural. We need to encourage public realms that would make neighborhoods nurturing and more livable. We are giving the developers the density they want, but, in return, we are not getting anything that makes living there enjoyable. People may want to live in homes on smaller lots, but they value the community feel. What does "community" look like in the design of a development?

Mr. Supelak stated that the letter sent by the BIA member alluded to macro demographic shifts that are happening in the world. Do we subscribe and commit to making a substantial change in regard to increasing density in the City, or do we remain consistent with who Dublin is and has been? If we were to cut up our land and build a different density on it, it would be a permanent change. He agrees with Mr. Fishman that retaining the greenspace throughout the community is important. While the idea of Conservation Design is good, it is not his favorite method of ensuring greenspace in the City. If we were to consider the macro demographic trends, how do we obtain a good sense of those – from BIA or from other sources, as well? Considering what the trends are may not, however, change who we want the City to be. If developers were to tell New Albany the trend for picket fences is out, New Albany either could subscribe to making changes or stay the course with who they are. Trends can come and go. Is there merit to looking at examples of a more dense residential development style? Then, perhaps, we could draw some conclusions. At this point, he has no position on the matter. Empty nester communities warrant a different amount of lot coverage, and there is a need in Dublin for some pockets of those developments, but what is enough but not too much? Like Oak Park, the context of those developments is good, but sitting out in the middle of a field, they do not make much sense. There is much to consider in this discussion; at this point, we cannot identify a new trajectory.

Mr. Schneier stated that we all bring our experiences and biases to the conversation. He is in the process of downsizing from 2.7 acres in Muirfield to .25 acres in downtown Dublin, so he sees both sides of the topic. One of the attributes of Dublin that we all recognize is its diversity of housing, from very large to small starter homes. One characteristic of most of it is the quality of the housing stock. Small lots do not necessarily mean inexpensive homes. Some homeowners do not want the hassle of lot maintenance, but they do want quality homes. His concern is that altering the setback and lot coverage requirements too much may preclude the ability to have very nice homes on them. The right balance may be permitting smaller lots with a greater lot coverage but compensate with a dedicated greenspace, creating a suburban walkability versus urban walkability. Perspective homebuyers wanting quality homes would be willing to pay a pro-rated share of the greenspace, and that will create many exciting possibilities. He would love to see some examples of best practices. In Naples, Florida, for example, there are pocket areas with very nice homes on small lots but with dedicated greenspace within the development; it is a lifestyle choice. He is not aware of anything similar in central Ohio, but seeing examples would be educational. Other communities are facing similar questions, but Dublin has the flexibility to deal with this issue as it should choose, not to have it pushed on it by a large land developer.

Ms. Call stated that she agrees with fellow Commissioners' comments. Previously, in another state, she served on a City Council that was where Dublin was 30 years ago. That City experienced tremendous growth every year, and had the ability to carve its environment. What they heard from developers was exactly the same as what we have heard tonight – that lifestyle choices were changing and homebuyers were looking for a different housing product. Then, as a result, the city ended up with too much inventory of one type of housing stock. She appreciates fellow Commissioners' comments that there may be a place for some higher density residential developments, but as Ms. Fox noted, higher density and clustering works only when it engages with the surrounding area. Building a clustered housing development on Hyland-Croy Road with a large amount of unused open space is not engaging. It is important to identify the right place for that type of residential development. What we build today will exist for many years before it could, potentially, be redeveloped; commercial development may never occur there. We have an identity in Dublin that we want to, for the most part, preserve. While we may want to preserve the greenspace, we also need to have a variety of housing products reflective of the changing demographics. It is the Commission's responsibility to provide diversity of housing while also maintaining and even elevating Dublin's identity. From her perspective, she likes the "and" condition of a combined side yard setback. She agrees that it would be helpful to view successful examples of denser developments. She can speak for fellow Commission members, that we find Mr. Fishman's previous experience in this area very helpful.

Mr. Fishman stated that it is important to have a Commission that has the interests of Dublin at heart. However, developers are quite smart at what they do. Their job is to make money in developing. Therefore, when we hear from developers that homebuyers want small lots, no greenspace, that is because it is the most profitable way to build a residential development. On another note, he rides his bicycle approximately 3,000 miles/year through many subdivisions. Since the pandemic changes on the community, the bicycle paths are crowded; our residents are using the available facilities. While he agrees that some cluster home developments with surrounding open space areas are not that attractive, we can encourage developers to be creative and integrate that greenspace. What he has seen, however, is that Dublin's residents are using the greenspaces within their developments and connecting with their neighbors.

Ms. Fox clarified that she is not a proponent of abandoning greenspace. The Dublin Convention and Visitors Bureau has said that visitors have commented that what they love about Dublin is its naturalness, greenspace and friendliness. What homebuyers want is a beautiful, natural environment, social connectivity, and a refuge when they go home. While we consider diversifying our housing product with some higher density communities, we must focus on integrating attractive greenspaces with amenities in every development. Every development we approve must achieve that balance so that the people who live there will find it worthwhile. We cannot just look at whether the building requirements were met, but also at whether the development provides the complete picture of a place to live. Is it a place in which we would all like to live, because it is so well designed?

Ms. Call inquired if the Commission has provided sufficient direction to staff for them to proceed. Ms. Husak responded that staff would be able to provide examples of residential developments that would be worthy of discussion. Mr. Supelak has mentioned that he would be interested in hearing from the BIA or developers on this topic -- would other Commissioners also be interested? Mr. Supelak stated that he does not know who the right sources would be, but there are likely experts who would be willing to share their perspectives with the Commission.

Ms. Call stated that greenspace, density, clustering, etc. are fundamentals of a PUD. Dublin is a suburban area and many of our developments have larger lots with single-family lots. However, we already have diversified our housing with some condominium developments. Some of those are good; others are not. PUDs provide flexibility to allow for larger homes on smaller lots, increased lot coverage, reduced setbacks, etc., but it is important to ensure that they have the necessary balance. She believes the fundamentals of a flexible PUD will achieve the right product.

Ms. Kennedy stated that if we want to hear from an expert, it should be someone who has the expertise but is unbiased – someone who does not have a vested financial interest in pushing an agenda. That could be a faculty member at OSU, who studies economic development. She believes a missing piece in the discussion tonight has been that there were no public comments from our residents. She would be interested in hearing if they have views on the different types of housing products. Has the pulse of the community been taken on this topic recently, which we could consider? It would be good to have the resident perspective.

Ms. Husak responded that she is not aware of such a survey.

Ms. Kennedy stated that it would be helpful to obtain that type of feedback.

Ms. Fox stated that she agrees. Some of our residents who have moved from a large home to a denser community could share what they love/do not like about the different housing product. We could learn from their experience.

Mr. Fishman stated that it is possible to build a smaller, yet quality house. In Upper Arlington, there are four-sided architecture, 1,500-square-foot, 85-year-old homes that are beautiful. There is room in Dublin for a variety of residential communities, all of which can be integrated into open, usable greenspace.

COMMUNICATIONS

- Ms. Husak reported that the next regularly scheduled PZC meeting is scheduled for Thursday, September 17 at 6:30 p.m.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Rebecca Call

Chair, Planning and Zoning Commission

Judith K. Beal

Deputy Clerk of Council

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 22, 2020

Page 13 of 14

Held _____

Public Services Committee: Ms. Fox offered to call a meeting to discuss the DORA topic if needed. Mayor Amorose Groomes stated that if a committee meeting is needed, then Public Services was the appropriate committee for it.

COTA: Vice Mayor De Rosa reported that COTA has partnered with Columbus City Schools to use the buses that are not in service right now as internet hot spots for students so they have the access they need.

MORPC: Mayor Amorose Groomes stated that conversations are happening regarding the economic restarts and what that will look like with the balance of the money allocated to the State of Ohio. She thanked Mike Schadek from Mayor Ginther's office for convening a regional conversation.

LUC: Mr. Keeler stated that he continues to be astounded by the pace of development on our western border. 60-80% of the cases they are hearing are on our doorstep. He reported that he looks forward to a dialog for collaboration.

Board of Education: Mr. Peterson noted he has had ongoing discussion with Dr. Hoadley..

Dublin Bridges: Ms. Fox stated they have a new project every month.

Complete Count Committee: Ms. Alutto stated we are at 78.7% completion. The City provided additional signage to try to raise our participation. She encouraged everyone to participate.

COUNCIL ROUNDTABLE

Mr. Keeler stated that:

- o with the redistricting and the busing issues within the district, specifically by Jerome, he would like to see additional improvements for crosswalks so students can safely walk to school;
- o traffic noise is becoming disruptive with drivers accelerating their vehicles through town and by Bridge Park; and
- o unlawful fireworks restrictions need to be enforced.

Ms. Fox stated that:

- o Would request that Council refer to Planning and Zoning Commission the discussion of setbacks and lot coverage issues that were brought forward during the Oak Park discussion;
- o Would also like Planning and Zoning Commission to discuss connectivity and bike paths before discussions occur regarding the Dublin 2035 Framework/Community Plan.

Vice Mayor De Rosa stated that:

- o She would like clarification regarding what advisory body would best be able to discuss and provide feedback regarding the six feet setback – CDC or PZC? Ms. Rauch stated that it is Council's discretion which body would discuss these topics.

Mayor Amorose Groomes believes the appropriate body is PZC.

Ms. Rauch stated that PZC has discussed this topic, but the issue is a lot of the residential developments are within a planned district. Therefore, a code change would not address this globally. It is a larger policy discussion. She is happy to take this back to PZC.

Vice Mayor De Rosa stated that she is fine with PZC discussing it and bringing recommendations to Council.

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Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 22, 2020

Page 14 of 14

Held _____

- o She thanked Mr. Earman and congratulated him on the Recreation Center opening in the current environment. She was very impressed with the tremendous job everyone was doing of disinfecting and cleaning.
- o She would appreciate a quick financial update. Mr. Stiffler stated that income tax revenue as of today (June 22) is down 8.5% from 2019. A significant portion of that will be recovered in July when the tax deadline occurs. The withholding revenue is up 2.4% and is holding steady. Overall year-to-date, there is a \$4 million decrease from 2019. Income tax revenues are looking stronger than previous discussed. Hotel-Motel revenue is down as expected.

Mayor Amorose Groomes:

- o Asked for an update on the S. High Street Trees. Mr. Earman stated that staff will be meeting with Mr. McDaniel soon about costs and can bring an update to Council after that.
- o Asked Ms. O'Callaghan about the crosswalk improvements. Ms. O'Callaghan stated that a report has been prepared for Council detailing the results of the enhanced crosswalk study that was just completed; benchmarking best practices; and laying out guidelines for the future. The report will be provided to Council tomorrow (June 23) in the City Manager Update packet.
- o Asked Chief Paez what is being done in response to Mr. Keeler's concerns regarding traffic noise. Chief Paez stated that the Police have been working the Riverside Drive area to reduce speeding and reckless operation.

Mr. Keeler asked if there was a decibel level regarding a noise ordinance. Chief Paez stated that the ordinance itself prohibits excessive or unusual noise, but has no decibel limit per se. He added that it is difficult for officers to cite a driver for that because often times they do not witness the loud exhaust first hand. He stated they will continue to try to enforce the ordinance where possible.

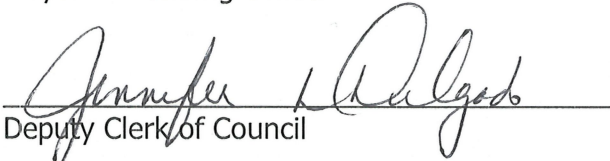
- o Stated that Ms. Fox's concerns regarding e-bikes and scooters are best left as a Committee discussion. Vice Mayor De Rosa stated it will likely be part of the Dublin 2035 discussion also.

ADJOURNMENT

The meeting was adjourned at 10:41 p.m.



Mayor – Presiding Officer



Deputy Clerk of Council