



RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 24, 2017 | 6:30 pm

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

- 3. NE Quad PUD - Emerald Fields 4040 Wyandotte Woods Boulevard
17-080AFDP Amended Final Development Plan**
- Proposal: Modifications to an existing park to construct two new sand volleyball courts, two new tennis courts, and associated site improvements. The approximately 34-acre park is zoned PUD, Planned Unit Development District – North East Quad - Subarea 2.
- Location: Northwest of the intersection of Wyandotte Woods Boulevard and Scioto Crossing Boulevard.
- Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
- Applicant: Dana L. McDaniel, City Manager, City of Dublin.
- Planning Contacts: Claudia D. Husak, AICP, Senior Planner/Current Planning Manager; and Lia Yakumithis, Planning Assistant.
- Contact Information: (614) 410-4675, chusak@dublin.oh.us; or (614) 410-4654, lyakumithis@dublin.oh.us

MOTION: Mr. Miller moved, Ms. De Rosa seconded, to approve the Amended Final Development Plan with three conditions:

- 1) That the color of the chain link sports barrier and accompanying gate enclosing the tennis court area be black;
- 2) That the applicant provide photometric lighting details for the proposed tennis court lighting, prior to permitting; and
- 3) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Lori Burchett, AICP, Planner II



**3. NE Quad PUD - Emerald Fields
17-080AFDP**

**4040 Wyandotte Woods Boulevard
Amended Final Development Plan**

The Chair, Victoria Newell, said the following application is for modifications to an existing park to construct two new sand volleyball courts, two new tennis courts, and associated site improvements. She noted the approximately 34-acre park is zoned PUD, Planned Unit Development District – North East Quad - Subarea 2. She said the site is northwest of the intersection of Wyandotte Woods Boulevard and Scioto Crossing Boulevard. She said this is a request for a review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

The Chair swore in anyone interested in addressing the Commission with regard to this case.

Lia Yakumithis presented an aerial view of the site and noted previous approvals for this site include:

- 2001 - Playground (north of site)
- 2006 - Restroom facility
- 2007 - Baseball fields, parking area, plaza, extension of bike path
- 2009 - Playground (central site), covered shelter, restroom facility
- 2016 - Public input for future site improvements was conducted in October whereas the residents requested tennis courts, etc.

Ms. Yakumithis presented the Master Plan that has almost been completely built out with the exception of athletic courts proposed this evening. She presented the proposed site plan that includes: two sand volleyball courts, two tennis courts, and 49 replacement trees.

Ms. Yakumithis reported staff has reviewed this proposal and finds it consistent with the criteria for the Amended Final Development Plan, therefore, approval is recommended with three conditions:

- 1) That the color of the chain link sports barrier and accompanying gate enclosing the tennis court area be black;
- 2) That the applicant provide photometric lighting details for the proposed tennis court lighting, prior to permitting; and
- 3) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

Steve Stidhem asked if there is a fence proposed around the volleyball courts. Ms. Yakumithis said no fence is being proposed for that area. Mr. Stidhem asked staff if there was any concern about balls going into the road. Ms. Yakumithis said the road is pretty far away.

Mr. Stidhem asked if there were plans for lighting, especially around the tennis courts. He asked if there is renewable energy planned there.

Shawn Krawetzki, Parks and Recreation, answered there are not any solar panels but they are using new LED technology that has a real good zero cut-off both towards the ground as well as toward the sky so they are energy efficient.

Bob Miller asked about the orientation of the tennis courts. Mr. Krawetzki confirmed they are going towards the ball field. Mr. Miller asked if it would make more sense to turn those to the other direction. Mr. Krawetzki said if they rotated them, players would look right into the western sun.

Cathy De Rosa said she thought the volleyball courts were interesting and if there were any others in the City of Dublin. Mr. Krawetzki said there are sand volleyball courts in Tullymore Park and Avery Park. She asked what the other City recommendations were, other than volleyball. Mr. Krawetzki answered due to

the public input received, those were the top two choices and basketball was also in the mix. Ms. De Rosa indicated the basketball courts always seem so busy. Mr. Krawetzki said they shifted from basketball to tennis per the public input.

Motion and Vote

Mr. Miller moved, Ms. De Rosa seconded to approve the Amended Final Development Plan for the Emerald Fields Expansion with three conditions:

- 1) That the color of the chain link sports barrier and accompanying gate enclosing the tennis court area be black;
- 2) That the applicant provide photometric lighting details for the proposed tennis court lighting, prior to permitting; and
- 3) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

The vote was as follows: Ms. Newell, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; and Mr. Miller, yes. (Approved 5 – 0)

PLANNING ITEMS

1. Historic and Cultural Assessment

~~The Chair, Victoria Newell said this is a comprehensive review of the results from the historic and cultural assessment of the built resources, landscape features, and archaeological sites within the entire Dublin Planning Area, and a list of preservation strategies appropriate to Dublin.~~

~~JM Rayburn said this assessment was initiated to accomplish four goals:~~

- ~~1. To provide an update to the Ohio Historic Inventory;~~
- ~~2. To develop strategies to encourage historic preservation efforts for property owners;~~
- ~~3. To access contributing/non-contributing buildings in Historic Dublin; and~~
- ~~4. To lend general historic architectural assistance.~~

~~Mr. Rayburn said this is a review to understand the project and ask questions of the consultant prior to being presented to City Council as a Resolution for Acceptance.~~

~~Mr. Rayburn introduced Anne Lee from Commonwealth Heritage Group to share more of the findings of the Historic and Cultural Assessment.~~

~~Anne Lee referred everyone to the Planning Department's website to read all the documentation for this study included in eight appendices. She said she works with three architectural historians and two GIS specialists and archeologists. She restated their objective was: to prepare a detailed inventory; look at what the key elements of Dublin's resources are and how they contribute to the unique sense of Dublin; and provide resources to the City Planners that would enable them to make decisions very easily.~~

~~Ms. Lee said the Dublin planning area is 34 square miles that covers three different counties. Before they even did data collection, she said, they developed historic context to put everything that they would identify into its proper place in terms of significance to see if it matched with any trends that they could identify. She said they identified important points of interest for the historic context from the Request for Proposal were building structures and archeology sites. She said they also reviewed the Washington Township Multiple Resources Area, which is a 1979 document that collects many of the national register properties together under one theme and the Ohio Historic Preservation Office themes like agriculture,~~



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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2009

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

1. **NE Quad – Subarea 2 – Emerald Fields Park 4040 Wyandotte Woods Boulevard
09-030AFDP Amended Final Development Plan**

Proposal: To construct a restroom and maintenance building and to install a universally accessible playground, parking lot, shelter, and landscaping at the Emerald Fields Park located on the north side of Wyandotte Woods Boulevard, approximately 1,000 feet northwest of the intersection with Emerald Parkway.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Terry Foegler, City of Dublin; represented by Laura Karagory, Landscape Architect, Parks & Open Space

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: To approve this Amended Final Development Plan because it is consistent with the Emerald Fields Park Master Plan, is compatible with the surrounding area and complies with the criteria with four conditions:

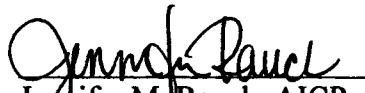
- 1) A final utility plan is required as part of the building permit approval indicating appropriate water and sewer connections to the site;
- 2) Utilize mounding and plant material along the eastern side of the existing private drive to meet the vehicular use perimeter buffering requirements, subject to Planning approval;
- 3) Wood lattice shall be substituted for the proposed vinyl lattice screen used along the western edge of the parking lot and for screening the service area; and
- 4) The landscape plan be revised to provide more deer resistant landscaping material, additional deciduous trees west of the sidewalk to the south and foundation planting around the maintenance and restroom building, subject to approval by Planning.

*Laura Karagory agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

**1. NE Quad – Subarea 2 – Emerald Fields Park 4040 Wyandotte Woods Boulevard
09-030AFDP Amended Final Development Plan**

Chair Chris Amorose Groomes introduced this Administrative matter and explained the rules and procedures.

Jennifer Rauch asked if the Commission needed a presentation regarding this case. Ms. Amorose Groomes stated that a presentation was not necessary.

Ms. Rauch distributed two correspondence items to the Commission, one from a resident of the Copperhill Apartments, across from this site on Sawmill Road, not within the City of Dublin, expressing concern about two playground areas and the second was from a Kelly Drive resident wanting to ensure that when future sections of the neighborhood are developed that bike path connection is provided. She said that Laura Karagory had replied and said that the City would ensure that appropriate connections would be made at that time.

Flite Freimann expressed a concern about the bikepath connectivity and said he supported the City ensuring that a proper connection was made between the park and the adjacent neighborhoods. He said that in relationship to the City of Dublin's Community Plan, the City has made an effort to maintain the rural character of Dublin. He asked if it was possible to allow the areas of open space to be more natural areas of landscaping and less manicured lawn areas to enhance that feeling of rural character.

Laura Karagory, representing City Manager Terry Foegler, presented a photograph showing the area between the two tree lines and indicated that the area is heavily vegetated area and not manicured landscaping. She said it is equally important, or more important, to preserve the wooded area just beyond the City property based on environmental sensitivity. She said the whole theme of the park was based on enhancing the rural character of the area including the large setbacks, type of fencing and general aesthetics of the structures for the park.

Mr. Freimann asked if as the site is developed, was there an opportunity to add more wildflowers that would give it a more natural feel. Ms. Karagory said the planting plan could certainly be changed to incorporate that suggestion.

Ms. Amorose Groomes referred to a planting listed as 'R' on the Plan, and said there is no 'R' in the plant material list. She said she had concerns about plants bulbs, particularly tulips in this area, given the natural wildlife that occurs. She said she did not want to encourage vegetation that would attract deer. Ms. Amorose Groomes stated that crocus and daffodils may be appropriate. She said that 70 taxus are shown on the Plan which to attract deer. She said the Boxwoods may be more appropriate. Ms. Amorose Groomes requested that the plant list be reviewed with attention to these comments.

Mr. Zimmerman asked why there were no foundation plantings around the restroom and maintenance building. Ms. Karagory said that was the architect's preference. Mr. Zimmerman said that most other buildings including landscaping and that should include these buildings. Ms. Karagory said that they could modify the landscaping to include plantings in this area of the site.

Mr. Zimmerman asked an addition maple tree could be provided around the open area to provide shade around the basketball courts.

Mr. Zimmerman asked an addition maple tree could be provided around the open area to provide shade around the basketball courts.

Ms. Karagory clarified that the basketball courts were not part of this phase, but in a future phase. She said there will be additional landscape then.

Ms. Amorose Groomes suggested supplementing some shade tree planting adjacent to the sidewalk that might have an opportunity to reach some maturity prior to the construction of the basketball courts.

Mr. Walter expressed concern that it might not be prudent to plant trees before the engineering of the basketball courts is complete.

Mr. Fishman suggested the trees be planted on the other side of the sidewalk be planted now based on the fact that the trees would not be impacted by the construction activities. Ms. Amorose Groomes agreed that they could be planted in that location of the site.

Mr. Zimmerman suggested that a maple tree be planted to the east of the maintenance building to also provide shade. He said the pines provide screening, but a maple or oak tree provides shade.

Ms. Amorose Groomes suggest elm trees, honey locust or purple glory maples on the west side of the sidewalk. She said that diversity in plant material on any given site is important.

Ms. Husak recapped the discussion with the following conditions:

- 1) That the landscape plan be revised to provide more deer resistant trees west of the sidewalk and foundation plantings along the buildings, subject to review by Planning.

Mr. Fishman said that this maintenance building were simple in design and asked whether additional attention should be given to the appearance of the building.

Mr. Taylor said that a simple design may be appropriate. He said the analogy would be that the structure is similar to a barn out in the field with a bucolic, rural character to the building. He said the simplicity of the building is what makes it work. He said if it were a metal building, it would look uncharacteristic for the site. The proposed building has subtle details on the gable ends and the overhangs to give it that rural feeling. He said it was appropriate preserving that character of the site.

Mr. Fishman asked how many trees would be added. Ms. Rauch said that Planning could bring back a revised plan with the next phase when funds are available.

Mr. Fishman asked when this would be constructed. Ms. Karagory said it was hoped to go out to bid as soon as the revisions are made to the plan. Ms. Husak said it was supposed to be this year.

Mr. Fishman said he would like to see the plan when it is complete..

Ms. Husak committed to provide the revised plan for the Commission to review. However, she said there would not be the opportunity to vote again and it would be for informational purposes only.

Motion and Vote

Mr. Freimann made the motion to approve this Amended Final Development Plan because it is consistent with the Emerald Fields Park Master Plan, is compatible with the surrounding area and complies with the criteria with four conditions:

- 1) A final utility plan is required as part of the building permit approval indicating appropriate water and sewer connections to the site;
- 2) Utilize mounding and plant material along the eastern side of the existing private drive to meet the vehicular use perimeter buffering requirements, subject to Planning approval;
- 3) Wood lattice shall be substituted for the proposed vinyl lattice screen used along the western edge of the parking lot and for screening the service area; and
- 4) The landscape plan be revised to provide more deer resistant landscaping material, additional deciduous trees west of the sidewalk to the south and foundation planting around the maintenance and restroom building, subject to approval by Planning.

Ms. Karagory agreed to the above conditions. Mr. Fishman seconded the motion.

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

~~2. Shoppes at River Ridge—Montgomery Inn 4565 West Dublin-Granville Road
09-034CDD Corridor Development District~~

~~Ms. Amorose Groomes announced that a written request to table this case had been received from Dean Baumgartner, Ford and Associates Architects, representing the owner/applicant, Evan Andrews, Montgomery Inn.~~

~~**Motion and Vote**~~

~~Flite Freimann made the motion to table this Corridor Development District Application as requested. Warren Fishman seconded the motion. The vote was as follows: Mr. Zimmerman, yes; Ms. Amorose Groomes, yes; Mr. Taylor, yes; Ms. Kramb, yes; Mr. Walter, yes; Mr. Fishman, yes; and Mr. Freimann, yes. (Approved 7 – 0.)~~

~~3. Dublin Jerome High School—Parking Lot Expansion 8300 Hyland-Croy Road
09-056AFDP Amended Final Development Plan~~

~~Chair Chris Amorose Groomes introduced this Administrative matter and explained the rules and procedures. Ms. Amorose Groomes polled the Commissioners as to whether a presentation was necessary for this application, and they chose to forego the presentation.~~

~~Kevin Walter asked about the pedestrian connections between the parking and athletic facilities and if they were going to be integrated as a part of this plan, since those connections do not currently exist.~~

~~Jonathan Papp said a connection existed just south of the tennis courts and it will be maintained. He said the connection continued to the varsity and softball fields as well, but they are the only~~



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 17, 2007

CITY OF DUBLIN.

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

- 5. Emerald Fields Park 4040 Wyandotte Woods Boulevard
07-006FDP Final Development Plan**

Request: To consider partial site improvements for the southern portion of an existing community park; located on the north side of Wyandotte Woods Boulevard, approximately 900 feet west of Emerald Parkway.

Procedure: Review and approval of a Final Development Plan under the PD provisions of Code Section 150.050.

Applicant: Jane S. Brautigam, City Manager, City of Dublin; represented by Fred Hahn, Director and Laura Karagory, Landscape Architect, Parks and Open Space, City of Dublin.

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

MOTION: To approve this Final Development Plan because it is consistent with the updated Master Plan and existing development in the area, will be compatible with future development of this neighborhood park, and complies with the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code.

VOTE: 6 - 0.

RESULT: This Final Development Plan was approved.

STAFF CERTIFICATION

Claudia D. Husak
Claudia D. Husak, AICP
Planner

09-030AFDP
Amended Final Development Plan
Emerald Fields Park
Playground/Restroom Facilities

Mr. Walter asked that Planning completely address the phone easement on this property before the Commission sees this again. Ms. Husak said a communication was received after the 15-day deadline.

Motion and Vote

Mr. Gerber made a motion to table this Rezoning/Preliminary Development Plan as requested by the applicant's representative, Ben W. Hale, Jr. Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Gerber, yes; Mr. Fishman, yes; Mr. McCash, yes; Mr. Saneholtz, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Walter, yes. (Tabled 7 - 0.)

Mr. Gerber said the Commission looked forward to seeing the applicant's best project coming back. He then called a short recess at 8 p.m. before proceeding to the last case, Case 6 – Leo Alfred Jewelers.

**5. Emerald Fields Park – 4040 Wyandotte Woods Boulevard – Final Development Plan
07-006FDP**

No discussion took place regarding this Final Development Plan.

Motion and Vote

Rick Gerber made the motion to approve this Final Development Plan because it is consistent with the updated Master Plan and existing development in the area, will be compatible with future development of this neighborhood park, and complies with the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code without conditions. Todd Zimmerman seconded the motion. The vote was as follows: Mr. Walter, yes; Ms. Amorose Groomes, yes; Mr. Saneholtz, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6 – 0.)

**6. Leo Alfred Jewelers – 4115 W. Dublin-Granville Road – Final Development
Plan/Corridor Development District Review
07-018FDP/CDD**

Claudia Husak presented this request for review and approval of a final development plan and a Corridor Development District review for a 5,400-square-foot retail space within the Shamrock Crossing development. She explained that the Planning Report for this case was slightly different than the others tonight, so Steve Langworthy also would be speaking. She presented slides of the site and surrounding area. Ms. Husak said the Shamrock Crossing Planned District was approved by the Commission in December 2006, and by City Council in January 2007. Ms. Husak presented a slide of the proposed site plan, which indicated a one-story building oriented towards Sharp Lane, parking to the south and east, and a stormwater retention pond on the southeast corner.

Ms. Husak said as required by Code and in the development text, this retail use requires 37 parking spaces based on one space per 150 square feet of building. Ms. Husak said the applicant is proposing 33 parking spaces. She said although the reduced number of spaces minimizes unnecessary impervious surface, it does not meet the Code requirement. She said Planning originally directed the applicant to look into decreasing the parking.

09-030AFDP
Amended Final Development Plan
Emerald Fields Park
Playground/Restroom Facilities



**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
May 11, 2006**

CITY OF DUBLIN.

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

- 1. Amended Final Development Plan 05-147AFDP – Emerald Fields Restrooms – NE Quad PUD – 4040 Wyandotte Woods Boulevard**
Location: 34.29 acres located on the south side of Summit View Road and north of Wyandotte Woods Boulevard, approximately 800 feet west of Sawmill Road.
Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).
Request: Review and approval of an amended final development plan under the PUD provisions of Section 153.056.
Proposed Use: Restroom facilities for an existing park.
Applicant: City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017, represented by Fred Hahn, Director of Parks and Open Space.
Staff Contact: Jamie E. Adkins, Planner.
Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

MOTION: To approve this Amended Final Development Plan because it is consistent with the updated master plan and character of the area, and will provide necessary facilities for the overall park.

VOTE: 6-0.

RESULT: The Amended Final Development Plan was approved.

STAFF CERTIFICATION


Jamie E. Adkins
Planner

09-030AFDP
Amended Final Development Plan
Emerald Fields Park
Playground/Restroom Facilities

Jennifer Readler said they were contacted by the developer for the Villages of Coffman Park regarding the October 6, 2005 Record of Action Condition 11 read that the City be given all general warranty deeds for parkland dedication prior to building permit issuance. She said that the developer is having problems getting easements and has detention pond questions. She said the relevant City department heads have been contacted and they agreed to amend Condition 11.

Mr. Gerber understood and said that they cannot define those areas until all this takes place. Ms. Readler said this is for the benefit of the City and they are willing to waive that and recommend that the language regarding building permits be deleted and instead change to "prior to issuance of zoning clearance for occupancy permit".

Motion and Vote: Mr. Gerber made a motion Regarding Final Development Plan 05-152FDP – Villages at Coffman Park – Post Road, heard at the October 6, 2005 Commission meeting, amending Condition 11 to read as follows:

That all required general warranty deeds for parkland dedication be submitted to the City of Dublin prior to issuance of the ~~building~~ *occupancy** permit;

Mr. Saneholtz seconded, and the vote was as follows: Mr. Zimmerman, yes; Ms. Jones, yes; Mr. Fishman, yes; Mr. Walter, yes; Mr. Saneholtz, yes; Mr. Gerber, yes. (Approved 6 – 0.)

Chair Gerber explained the rules and regulations of the Commission. He said that Cases 1 and 2 are considered consent and asked if anyone would like to pull those cases. [No one responded. The minutes reflect the order of the published agenda.]

1. Amended Final Development Plan 05-147AFDP – Emerald Fields Restrooms – NE Quad PUD – Summitview Road

Jamie Adkins was the planner who prepared the staff report for this case.

Fred Hahn represented the City for this application.

Rick Gerber made the motion to approve this application because it is consistent with the updated master plan and character of the area, and will provide necessary facilities for the overall park.

Ted. Saneholtz seconded the motion, and the vote was as follows: Ms. Jones, yes; Mr. Fishman, yes; Mr. Walter, yes; Mr. Zimmerman, yes; Mr. Saneholtz, yes; and Mr. Gerber, yes. (Approved 6 – 0.)

2. Amended Final Development Plan 06-045AFDP – Brighton Woods Condominiums
Judson Rex, Planner, prepared the staff report for this case.

Rick Gerber asked if there was anyone who wished to speak in opposition to this application. [No one responded.]

Mel Ehrlich, representing the applicants, agreed with the seven conditions listed in the staff report.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 19, 2001

CITY OF DUBLIN

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

8. **Final Development Plan 01-068FDP - Northeast Quadrant Park**
Location: 35 acres located on the south side of Summitview Road approximately 500 feet west of Sawmill Road.
Existing Zoning: PUD, Planned Unit Development District (NE Quad PUD – Subarea 2).
Request: Review and approval of a revised final development plan under the PUD provisions of Section 153.056.
Proposed Use: A 6,000 square foot playground area with a 450 square foot gazebo and landscaping within Phase I of a community park.
Applicant: City of Dublin, c/o Timothy Hansley, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017; represented by Fred Hahn, Director of Grounds and Facilities, 5800 Shier-Rings Road, Dublin, Ohio 43017.

MOTION: To approve this final development plan because it implements the first phase of a long-needed park and playground amenity to the northeast quadrant of the City, and because the thematic design elements maintain the rural character of Summitview Road, with six conditions:

- 1) That the proposed apron be constructed of asphalt; and that the temporary entry drive from Summitview Road to the gate be replaced with turf block at such time when this entry is reduced to emergency access only, and that this vehicular access along Summitview Road remain until the primary park access is constructed at the south end of the park, subject to staff approval;
- 2) That parking for the soccer fields be constructed before programmed play is allowed;
- 3) That colors and materials for the park shelter, fencing, arborways and dry-laid stone walls be submitted, to the satisfaction of staff;
- 4) That mounding and/or landscape plans for the eastern boundary of the park be coordinated with the developers of this adjacent property and that a suitable buffer plan and bike path access points and/or easements be coordinated, subject to staff approval;
- 5) That climbing shrubs be incorporated into the design of the wood arbors, subject to staff approval; and

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 19, 2001

8. Final Development Plan 01-068FDP - Northeast Quadrant Park (Continued)

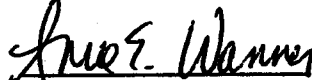
- 6) That signage be placed in the soccer fields indicating that they are not to be used for programmed play until full development of the park is completed.

* Fred Hahn agreed to the above conditions.

VOTE: 7-0.

RESULT: This Final Development Plan was approved.

STAFF CERTIFICATION



Anne Wanner
Planner

Mr. Lecklider made the motion To approve this development plan because it meets the PCD regulations and the Perimeter Center development text is compatible with the surrounding area, and meets the future land use map of the Community Plan, with 14 conditions:

- 1) That no medical or dental offices be permitted with this proposal, and a note be indicated on the staking plan;
- 2) That stormwater management meet the City's requirements, subject to staff approval;
- 3) That the masonry units shown on the building and sign be eliminated and replaced with brick or stone, subject to staff approval;
- 4) That the landscape plan be revised to comply with all Code provisions and the comments contained in the staff report, subject to staff approval;
- 5) That a document be provided granting an easement, for cross property access, at such time as a similar cross access easement is granted by the adjacent properties, subject to staff approval;
- 6) That lighting conform to the Dublin Lighting Guidelines;
- 7) That signage be located outside of the sight visibility triangle;
- 8) That the applicant relocate the street trees, subject to approval by the City Forester;
- 9) That a perimeter planting plan be submitted for the detention swale, subject to staff approval;
- 10) That pavement strength be approved by the City Engineer;
- 11) That revised plans be submitted within two weeks and prior to scheduling the presubmittal meeting;
- 12) That all noise producing services (as measured just off-site) be limited to the hours of 7:00 a.m. to 9:00 p.m., as required by Code, and that signs be posted on site indicating the limitation on those services, and that the dumpster doors remain closed at all times;
- 13) That the appropriate number of handicap parking spaces be provided according to the American With Disabilities Act; and
- 14) That any major deviation from the approved site plan must return to the Planning Commission for review and approval.

Mr. Shepherd agreed to the conditions as listed above. Mr. Eastep seconded the motion, and the vote was as follows: Mr. Gerber, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Fishman, yes; Ms. Salay, yes; Mr. Eastep, yes; and Mr. Lecklider, yes. (Approved 7-0.)

8. Final Development Plan 01-068FDP - Northeast Quadrant Park

Anne Wanner presented this park PUD final development plan. It has been planned through a committee including the civic association, schools, and the soccer associations since 1997. This is a community scale park, known as the Northeast Quadrant Park. She said NBBJ generated the 34-acre master plan. Dublin City Council has appropriated funds based on this master plan, and this is Phase 1. It involves the northernmost area of the park. She showed several slides.

She said the soccer fields are to be located to the rear of the site, and the existing tree row to the east and west along the northern boundary will remain. The site is next to the water tower. Phase 1 includes the playground area and grading and seeding for four soccer fields, some bikepaths and parking for five vehicles. The master plan includes softball and, baseball fields, another playground and parking for 360 vehicles.

Ms. Wanner said there is a vehicular turnaround area with alternate paving. Summitview Road was listed as an Agricultural WOW scenic road, and appropriate architectural themes were incorporated. The park elements, including the bosque of trees, generate an agrarian feel. The 2,000 square foot play area has an asphalt play court and 18-inch limestone seat walls. An east/west eight-foot wide

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asphalt bikepath is proposed. Entering the playground, at three points, will be a wood arbor and fencing to section portions of the park.

The shelter uses agrarian themes and has a standing seam roof and a wood timber base. A veneer will be on the stone bases. The cupola at the top will match the standing seam roof. The arbor is 8.5 feet tall, made of pressure treated lumber. The wood stained equestrian style fencing will wrap around several portions of the park.

Ms. Wanner said the East Dublin Civic Association gave positive feedback to the park itself. The plan includes several WOW elements, and it will set a good precedent for future sites. She said staff recommends approval of this final development plan with five conditions:

- 1) That the vehicular access along Summitview Road be eliminated or reduced to emergency access only at the time when primary park access is constructed at the south end of the park, and that the driveway apron be constructed of concrete, subject to staff approval;
- 2) That parking for the soccer fields be constructed before programmed play is allowed;
- 3) That colors and materials for the park shelter, fencing, arborways and dry-laid stones walls be submitted, to the satisfaction of staff;
- 4) That mounding and/or landscape plans for the eastern boundary of the park be coordinated with the developers of this adjacent property and that a suitable buffer plan and bike path access points and/or easements be coordinated, subject to staff approval; and
- 5) That climbing shrubs be incorporated into the design of the wood arbors, subject to staff approval.

Mr. Sprague said this was a great idea and location. He questioned the site access. Ms. Wanner a loop with five or six parking spaces is proposed. Mr. Sprague asked about use of the four soccer fields. Mr. Hahn responded they will be graded and seeded next spring. Mature turf is needed prior to programmed play. Parking is in a later phase, and staff hopes it can be coordinated with the access and utilities from Wyandotte Woods Boulevard. Parking is only proposed because there is no other access, interior street system, etc., and this serves the local neighborhood.

Ms. Salay said she knows there were not enough soccer practice fields. She expected people to start playing anywhere with open, and she predicted parking problems. She asked for a sign to avert this: "This soccer field is in development, please do not play on here until the turf is developed." Mr. Hahn agreed to post the signage.

Mr. Hahn said there are no fountains or restrooms until the utilities are extended.

Mr. Eastep asked how successful the painting of the treated wood fence was. Mr. Hahn expected that cedar would be used on the trellises and the fencing.

Mr. Fishman asked if the temporary entrance to Summitview Road will be closed. Mr. Hahn said yes, but it will be maintained for emergency purposes only. The park master plan only has one general access point on Wyandotte Woods Boulevard. He said there will be a telephone in the park.

Ms. Wanner said the alternate paving. would be double seal "shoot and chip" paving and will have the feel of an old country road. Engineering staff has signed off on this detail. The Moravian Church driveway on Summitview Road is approximately 100 feet east of the park entrance.

Mr. Hahn said the location of the five-car parking lot and turnaround was based on the true parking lot design and the narrow shape of the park. All the future parking will be stacked on the east property line. He said the turnaround will be maintained at the north end of a very long parking lot. Ms. Boring suggested using pavers or some alternate material for the apron. Mr. Eastep did not think the apron should be concrete and suggested using asphalt and turf block.

Ms. Boring said that at the East Dublin Civic Association meeting, a question was raised as to the possibility of having horse trails in this agricultural-looking park. Mr. Hahn questioned the said compatibility of mixing the looped pedestrian/bikepath system with an equestrian trail. He noted that Dublin is participating with the Metro Parks in the northwest area, and that plan includes a major equestrian trail. He did not know if horseback riding is prohibited in city parks.

Mr. Fishman proposed separate trails for horses because they are not compatible with bicycles. Mr. Hahn did not think there was enough space to meet all the potential requests of this park. Ms. Boring agreed but wanted horse trails considered for the future. Mr. Hahn agreed.

Ms. Boring said the existing tree row always gets chopped by the electric company, and new Dublin plantings will also. Mr. Hahn agreed.

Ms. Wanner said the corner was included in the stormwater waiver.

Mr. Fishman made a motion To approve this final development plan because it implements the first phase of a long-needed park and playground amenity to the northeast quadrant of the City, and because the thematic design elements maintain the rural character of Summitview Road, with six conditions:

- 1) That the proposed concrete apron be constructed of asphalt; and that the temporary entry drive from Summitview Road to the gate be replaced with turf block at such time when this entry is reduced to emergency access only, and that this vehicular access along Summitview Road remain until the primary park access is constructed at the south end of the park, subject to staff approval;
- 2) That parking for the soccer fields be constructed before programmed play is allowed;
- 3) That colors and materials for the park shelter, fencing, arborways and dry-laid stones walls be submitted, to the satisfaction of staff;
- 4) That mounding and/or landscape plans for the eastern boundary of the park be coordinated with the developers of this adjacent property and that a suitable buffer plan and bike path access points and/or easements be coordinated, subject to staff approval;
- 5) That climbing shrubs be incorporated into the design of the wood arbors, subject to staff approval; and
- 6) That signage be placed in the soccer fields indicating that they are not to be used for programmed play until full development of the park is completed.

Mr. Hahn agreed to the conditions above. Mr. Eastep seconded the motion, and the vote was as follows: Mr. Gerber, yes; Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Ms. Salay, yes; Mr. Eastep, yes; and Mr. Fishman, yes. (Approved 7-0.)

Mr. Sprague adjourned the meeting at 11:04 p.m.

Respectively submitted,

Libby Farley
Libby Farley, Administrative Secretary

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