



MEETING MINUTES

Planning & Zoning Commission

Thursday, July 8, 2021

CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the first in-person Planning and Zoning Commission meeting since the pandemic, during which Webex meetings were conducted and streamed live online. This first in-person meeting is being held in the old Council Chambers at 5200 Emerald Parkway. Beginning in August, the Commission will meet in the new Council Chambers at 5555 Perimeter Drive. Tonight's meeting can also be accessed at the City's website. Public comments on the cases are welcome. To submit any questions or comments during the meeting, please use the form under the streaming video on the City's website. Questions and comments will be relayed to the Commission by the meeting moderator. The City desires to accommodate public participation to the greatest extent possible.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Warren Fishman, Lance Schneier, Rebecca Call, Lee Grimes, Jane Fox, Kim Way
Commission members absent: Mark Supelak
Staff members present: Jennifer Rauch, Nichole Martin, Thadd Boggs, Zachary Hounshell, Tammy Noble, Michael Hendershot

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Grimes moved, Mr. Fishman seconded acceptance of the documents into the record.

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

[Motion approved 6-0.]

Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Ms. Call swore in individuals intending to address the Commission on tonight's cases. There has been a request to move the one Consent Case to the regular agenda for discussion, so tonight's reviews will begin with Case 4.

4. Z21 Realty – Fence, Amended Final Development Plan, 21-089AFDP

Request for installation of a fence for an outdoor recreation area associated with a proposed learning center. The 0.90-acre site is zoned Planned Unit Development District, Llewellyn Farms and is located south of Bradenton Avenue, ±700 feet east of the intersection with Frantz Road.

Staff Presentation

Mr. Hounshell stated that this is a request for an Amended Final Development Plan for installation of a fence for an outdoor recreation area on a 0.90-acre site located south of Bradenton Avenue, approximately 700 feet east of the intersection with Frantz Road. The site is zoned Planned Unit Development – Llewellyn Farms. The applicable development standards for building modifications, site modifications, parking, and signs are those in the corresponding development text. However, Llewellyn Farms does not have a development text, and thus defaults to the most compatible Zoning Code Section – Suburban Office and Institutional District (SO). The site is fully developed. Street trees are existing along the Bradenton Avenue frontage, and additional vegetation is located to the rear of the lot. There is a shared vehicular access point east of the building and an open greenspace just north of the building, which is the area of interest for this discussion. The applicant is proposing an approximately 1,040-square foot outdoor recreation area for an existing daycare. This site is required to meet the setback requirements of the Suburban Office and Institutional District (SO). 30- The proposed area is setback 30 feet from the front property line, approximately 20 feet from the northwest property line, and approximately 30 feet from the west property line. The outdoor recreation area will be enclosed by a 4-foot tall Ameristar black aluminum fence, with a single gate entrance located on the east side of the recreation area. The proposed outdoor recreation area will not include any playground equipment. The fence is proposed to be screened by 20 Emerald Green Arborvitae, meeting the landscape screening requirement for the outdoor recreation area. Zoning Code Section 153.026(A)(6)(b)(3) requires that a deciduous tree be planted every 30 feet along the outside of the play area fence. The applicant should continue to work with staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional. Staff has reviewed this application against all applicable criteria and recommends approval with one condition, regarding the additional landscaping item.

Mr. Way stated that every corner of the fence should have a post, but the drawing provided does not depict that. He looked at the dimensions and the notes, which state that the fence comes in sections. The sections are either 6 or 8 feet. The dimensions of each of the edges of the fence do not match those lengths. Will they be able to construct the fence as shown?

Mr. Hounshell responded that the applicant had been unaware of the 6 and 8-foot lengths. Staff has spoken with the applicant, and they have indicated they will ensure any fence layout meets the Zoning Code requirements. The space may need to be slightly smaller than depicted.

Applicant Statement

Susan Bolongaita, Z21 Realty, 5757 Vanity Court, Dublin, OH 43017, stated that to address the question just raised, this item was brought to their attention only tonight, but they are willing to work with staff to ensure they remain in compliance with Zoning Code requirements.

Public Comment

No public comments were received.

Mr. Way moved, Mr. Fishman seconded approval of the Amended Final Development Plan with one condition:

- 1) The applicant work with staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional.

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

[Motion carried 6-0]

INFORMAL CASES

1. Bridge Park, Block F – Residential, Informal Review, 21-093INF

A request for feedback on development of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood and located northwest of the intersection of Dale Drive with Banker Drive.

Staff Presentation

Ms. Martin stated this is a request for an Informal View of a site in Bridge Park – Block F. Block F is a ±2.27-acre block located north of Banker Drive between Dale Drive and Mooney Street, and south of Bridge Park Avenue. The site is comprised of three parcels: a 0.56-acre parcel developed with a seven-story, 145-room hotel (Building F1, Springhill Suites); a .22-acre parcel developed with a private, one-way street (Winder Drive); and a 1.77-acre site, the proposed site of this development. Tonight, the Commission is considering the southern parcel, which is 1.77 acres. The surrounding development character includes an existing automobile dealership to the south; Bridge Street-style development to the west; and the recently constructed Springhill Suites to the north. The latter, also located within Block F, is a 7-story, 145-room hotel. This site is presently undeveloped.

City Council approved the Basic Plan with Development Agreement for Block F at their meeting on October 22, 2018 and appointed the Planning and Zoning Commission as the required reviewing body for future applications. City Council approved the Basic Plan with four Waivers and six conditions. On February 7, 2019, the Planning and Zoning Commission approved a Site Plan and Development Plan Springhill Suites. Three buildings were originally contemplated for Block F, but with tonight's iteration, the Commission is looking at two buildings. Each zoning district permits a variety of building types, and the building type permitted by this District and selected for this development is the podium apartment building.

Proposal

The proposal consists of a six-story podium apartment building containing 87 dwelling units (20, 3-bedrooms and 67, 2-bedrooms) with ±2,500 square feet of lobby, fitness, café, office, and an 89-space podium parking structure on the ground story. There are also two on-street parking spaces. A total of ±0.30-acre of public open space is distributed across Block F (combined Buildings F1 and F2) and a ±0.27-acre private amenity space is provided for Building F2. Publicly available open space is available in Block F, and a terrace is proposed within the U-shaped building footprint. The primary vehicular access will be on the north side along Winder Drive. Access to the parking structure

is along Mooney Street, a neighborhood street. No vehicular access will be provided along Dale Drive or Banker Drive. For this conceptual review, massing for the structure has been provided.

Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, parking, building, and open space details, and has provided the following questions to assist in that review:

- 1) Is the site layout appropriately integrated with the surrounding development pattern?
- 2) Is the Commission supportive of the Podium Apartment Building – Building Type including a Conditional Use to permit a podium parking structure?
- 3) Is the Commission supportive of a Waiver to the maximum number of stories for the Podium Apartment Building – Building Type?
- 4) Does the Commission support a Waiver to RBZ and front property line coverage requirements along Dale Drive and Banker Drive?
- 5) Is the Commission supportive of a Parking Plan to provide a reduced amount of parking for Building F2, with the remaining parking being provided in Block B?
- 6) Does the Commission support providing a reduced amount of publically accessible open space for Block F?

Commission Questions

Mr. Way inquired about the uses/activities behind the hotel on Winder Drive. Is that the hotel drop-off area?

Ms. Martin responded that the vehicular drop off for the hotel is located on Winder Drive. There are also some very small open spaces, some of which would likely need to be reprogrammed to accommodate this development.

Mr. Schneier inquired how many stories comprise the hotel and was a waiver required to permit those?

Ms. Martin responded that the hotel is 7 stories in height and is a different building type. It was not subject to the same standards.

Ms. Fox inquired if the café would be public or private.

Ms. Martin deferred the question to the applicant.

Mr. Fishman inquired if the construction type would be stick.

Ms. Martin responded that at this time she is not aware of the proposed construction type. Per the Building Code, only a certain number of stories can be constructed of wood.

Applicant Presentation

Joe Pax, Architect, M&A Architects, 775 Yard Street, Columbus, OH, 43215 stated that this would be a stick building, Type 3B construction, with two R-rated exterior walls, and a concrete podium. The parking garage will be concrete and on the ground level; 5 levels of wood construction would be above. They are attempting to accommodate the conditions on Winder Drive, respecting the hotel entranceway and a plaza within the area. This building will be pushed back in order to create that plaza. This will be an 87-unit independent-living, senior apartment building, ages 55+

Questions for the Applicant

Ms. Fox inquired if the plaza would be open to the public.

Mr. Pax responded that it probably would not be; any programming in the building would likely be for the apartment building.

Mr. Kim stated that the auto drop-off is one-way and not the typical one-way direction.

Mr. Pax responded that the direction is determined by the existing conditions on Winder Drive.

Ms. Fox stated that she understands the ground topography, but the parking garage on Mooney Street will be at pedestrian level with a view into it; could it be sunken to reduce that view?

Ms. Pax responded that because of the grade along Mooney Street, it would not be possible. The hotel trash compactor on the northwest corner of the site must stay; it has an existing curbcut.

Ms. Fox stated that she asks because the last thing we want at street level is just a garage. As the massing is considered, would it be possible to hide the garage in some manner?

Mr. Pax stated that because the parking garage is on the west side of Mooney Street, that access makes the most sense, as it permits the traditional building elevations along the other roadways surrounding the site.

Ms. Fox inquired if the parking garage view would be significant on Winder Drive or the corner of Dale Drive and Winder Drive.

Mr. Pax responded that there would not be a significant view of it in that location. The view would be only from Mooney Street. Because the topography slopes downward 20 feet from east to west, the garage will be buried into the ground; the platform will be at grade along Dale Drive. It will not be apparent that there is a garage beneath it, due to the grade conditions.

Ms. Call stated that the building use is residential. He requested that the applicant clarify both the reasons for reducing the parking spaces from 144 spaces to 91 spaces and how the use aligns with that reduction in parking.

Mr. Pax responded that the building footprint, which can accommodate only 91 spaces, determined the parking spaces. However, the parking garage across from Mooney Street will have parking spaces allocated to the residents' use.

Ms. Call stated that she has a similar question in regard to the amount of open space; it appears this plan offers one-third less than what would be typically required, decreased from 0.44 to .30 acres. How would that reduction in open space impact the residents in the adjacent parcels?

Mr. Pax responded that with the building layout, they have tried to concentrate the open space on the south side along Banker Drive. Because of its proximity to Dale Avenue, the building is positioned to maximize the condition on the corner with a public green. The intersection of Dale and Banker drives is important. Landscape improvements are proposed along the south side of the property, including terraced greenways and tree plantings. There also will be the traditional 5-foot setbacks for foundational plantings on Mooney Street. Some improvements are also contemplated within the island in the Winder Street plaza.

Mr. Schneier stated that one elevation depicts balcony fire escapes.

Mr. Pax responded that those are interior emergency egress stairs.

Commission Discussion

Ms. Call requested the Commissioners to respond to the seven questions offered by staff for discussion:

- 1) Is the site layout appropriately integrated with the surrounding development pattern?

- 2) Is the Commission supportive of the Podium Apartment Building – Building Type including a Conditional Use to permit a podium parking structure?
- 3) Is the Commission supportive of a Waiver to the maximum number of stories for the Podium Apartment Building – Building Type?
- 4) Does the Commission support a Waiver to RBZ and front property line coverage requirements along Dale Drive and Banker Drive?
- 5) Is the Commission supportive of a Parking Plan to provide a reduced amount of parking for Building F2, with the remaining parking being provided in Block B?
- 6) Does the Commission support providing a reduced amount of publically accessible open space for Block F?

Mr. Fishman stated that he is not supportive of the items listed in the last two questions: a reduction in parking and publicly accessible open space. This building is crowded onto the site, which eliminates any concept of walking around the area and gathering. He is not supportive of eliminating any parking spaces, because this senior population will have vehicles. The intent of Bridge Park was to supply sufficient parking for its residents. The lot coverage is much too dense, and he is not supportive of the proposed waivers. In regard to the first two questions, he has mixed feelings about podium buildings, and there will be no ability to move around this building.

Mr. Schneier stated that if it were not for the nearby hotel, the proposed building height would be problematic; however that hotel "sets the stage" visually. His initial reaction to a reduction of parking spaces would be negative, but there were earlier studies indicating that because more than adequate parking has been provided in the existing parking structures, parking for future developments within the area could use some of that excess parking. If additional information is provided, he could be persuaded that the proposed parking is adequate. The density and excitement of Bridge Park is good, but the lack of open public spaces is problematic. He does not see any compelling reason for a waiver to be given for the open space requirement.

Ms. Fox stated that when Springhill Suites was discussed, the intent was to provide an inviting pedestrian thoroughway and promenade; right now, it is just a driveway. If the building will be sited in the proposed manner, then there should be a plaza. This would provide the desired byway, and a café could activate that space. The Commission had asked the hotel to provide an area for outdoor seating. If the façade of this building is attractive and there is an available space to enjoy a cup, perhaps people would be encouraged to walk here. Regarding the question as to whether the "site layout is appropriately integrated with the surrounding development pattern," although residential units could be provided here, she is not supportive of another podium building. The front of the building needs to have architectural interest. As proposed, the view from the hotel would be only that of an apartment building. There is opportunity with the terrace amenity to create an attractive destination. Will the amenity terrace be public?

The applicant indicated it would not be public.

Ms. Fox stated that would be an issue, as the existing corner will never get used. A greenspace that is visible through the opening between the buildings should draw the curiosity of those passing. Adequate landscaping should be provided even if it requires the building be pushed to the south. The façade along Winder Drive should be attractive and draw in people in. The massing is a podium wall. Senior citizens want connections, sociability and a pedestrian-friendly space. This building is a long walk from that. Architectural diversity is needed. There is opportunity here to have cascading rooflines, which would create niches and jutting projections activating the entire façade of the building. There would be opportunities for rooftop gathering areas. That terrace amenity space

needs to be public, and private amenity space could be provided in other places with a cascading roofline. Activating the terrace amenity is difficult when the view is the rear of an auto dealership. Some improvement is needed along the backside of Banker Drive, perhaps a terraced space with steps leading into it – a pergola effect. A beautiful framed terrace could replace the view of an auto dealership. The space also could be less wide and more intimate; there is real opportunity for placemaking here. Additionally, the corner with the landscaping could be a potential site for a small mobility hub for the seniors.

Mr. Grimes stated that he likes the general layout of the building and what is proposed along Winder Drive, although that could be refined and made friendlier. He likes the amenity space, which could be smaller and cozier. He would be interested in seeing a parking study. If there is ability to use available public open space 200 feet away, that might avoid the need for an open space waiver. He requested staff to comment on that possibility.

Ms. Martin stated the Commission recently approved a 17,000-square foot dog park, located on the east side of Dale Drive near the intersection with Tuller Ridge, as part of the Block G development. Not all of the open space in that dog park was needed to meet the minimum open space requirement for the Block G development. That area is approximately 600 feet from this site, which could provide offsite open space; however, staff would recommend that the applicant work to provide some additional open space onsite, but also that the Commission consider approval of a waiver. As we consider future blocks of development, having piece-meal open spaces allocated to various areas becomes challenging.

Mr. Grimes agreed that it would be difficult to track and would become “lost” over a period of time. He is generally supportive of the proposed height in relationship to the surroundings. He also agrees that with the parking facility located across the street on Mooney Street, it makes sense to have this garage entry face it. The three remaining sides of the building offer other opportunities. The intersection of Dale and Banker Drive is inviting, but screening of the dealership parking lot is needed.

Mr. Way stated that the hotel drop off area is a very tight urban space. There is too much space along that edge given over to automobile. The building could be shifted closer to Winder Drive, which would also provide more open space along Banker Drive. The connection along Winder Drive could be a much different space than currently perceived. The intersection of Banker Drive and Dale Drive is a gateway into the development and needs to be made a very special place. The dedicated open space there is appropriate, and more space would be possible if the building were shifted to the north. Currently, nothing would be happening in that open space at a key gateway corner. There are uses within the building that potentially could migrate to that edge of the building, such as a fitness room that would provide activity looking out on that open space. Including such an element with the building could animate that open space. Architecture at that corner should be unique and special, providing a gateway feeling. He has no objection to the proposed parking and height. His concerns are the general massing of the building and the provision of too much space along Winder Drive and too little space along Banker Drive. He would encourage Banker and Dale drives to be made a gateway corner.

Ms. Fox expressed agreement with Mr. Way’s comment. Currently it feels like an auto-oriented corner, not pedestrian-oriented. Perhaps the entire backside could be terraced including stairs and be landscaped. Perhaps an urban garden could be provided. Architectural diversity is needed. There are too many rectangular, flat podium buildings in the District. There is an opportunity here for a

different building. She is concerned that there will be little sunlight penetration; people will feel “warehoused” here. The massing needs to be broken up significantly to provide interest for public and private spaces for the senior residents. She agrees that providing more space on the backside would provide some beautiful landscape opportunities.

Ms. Call stated that she concurs with fellow Commissioners’ comments. She believes that the current reduction in parking and open space is due to the size of the proposed building. She agrees with the need to be very cautious with shared spaces, whether open space or parking, and not for accounting purposes only. A reduction in open space already has been permitted for each of the blocks, and when an open space or parking space is shifted to other blocks, the walk distance to reach those amenities is increased for the patrons or residents. With the already reduced amount of open space inherent to the nature of this District, we need to be cognizant of that issue. If we were to permit any further reduction in either open space or parking, shared-use agreements would be necessary for documentation purposes. Future Commissions will need to administer the redevelopment of these areas and it will be difficult for them to undo all the “spaghetti arrangements” that have occurred in the preceding years. Although she is not opposed to podium buildings, a certain level of detail and quality is expected within the Bridge Street District. In summary, she is not in favor of the reduction in parking and open space; reducing the size of the building should mitigate those issues.

Mr. Fishman agreed with the need to reduce the size of the building and provide more open space at the entrance. Unlike Chicago or Los Angeles, apartment residents here should not have to park in another building. Walking 300 feet to park in another building is not common within the Columbus, Ohio area. He is opposed to reducing the number of parking spaces provided for senior residents.

Ms. Call noted that when considering terracing and steps, it is necessary to be cognizant of ADA standards.

Public Comments

No public comments were received on the case.

Ms. Call inquired if the applicant required further address.

Matt Starr, Crawford Hoying, 6640 Riverside Drive, Dublin, OH, stated that he appreciates the comments. He would point out that the residential parking ratio in the neighborhood is 1.15 to 1.2 cars per standard unit. The proposed parking envisioned a 1.0 parking ratio. For 530 units, there is ability to park 580+ cars. They have sufficient direction on the other elements.

2. 5055 Upper Metro Place, Informal Review, 21-094INF

Feedback on development of a four-story, mixed-use building consisting of 174 residential units, 13,500 square feet of commercial space, and associated site improvements. The 1.88-acre site is zoned Bridge Street District, Commercial and is located southwest of the intersection of Upper Metro Place with Frantz Road.

Staff Presentation

Ms. Noble stated that this is a proposal for a mixed-use development on a vacant 1.88-acre parcel. The applicant is requesting feedback on the development of a four-story, mixed-use building consisting of 174 residential units, 13,500-square-feet of commercial space, and associated site improvements. The site is located southwest of the intersection of Upper Metro Place with Frantz Road and zoned Bridge Street District, Commercial, as is the area to the north and west. Community Commercial is located to the east and a PUD is located to the south. The primary uses within the immediate area are hospitality uses. Home2 is located to the north; to the west is Embassy Suites; to the west is Town Suites.

An 111,318 square-foot, 4-story mixed-use building is proposed, which would contain 174 residential units and 13,500 square feet of commercial space. This will be an L-shaped building with frontage along Frantz Road and Upper Metro Place. Open space is located south of the building. This mixed-use building type is a permitted building type in the BSD Commercial District, permitting a maximum of five stories. This site is also located with the Dublin Corporate Area Plan (DCAP), a Special Area Plan under review by the Commission. The objectives of that area plan are to create a more walkable, dense community within an area that has been predominantly Office uses. Commercial activity is proposed on the first floor of the building and will consist of a pub/restaurant use located in the northeast corner of the building. It will also include an outdoor dining area. The internal space along Frantz Road will provide a fitness facility for both the building residents and the general public. The remaining space will be conference space to meet the needs of surrounding hotel uses. The proposal provides approximately 35,000 square feet of open space, which largely addresses the need for the residential uses, but does not account for the requirement for the commercial uses. Underground parking will supplement the on-street parking provided on the site for commercial uses and service parking, providing a total of 222 parking spaces. 17 on-street parking spaces will be located along Upper Metro Place.

Staff has provided the following questions to facilitate the Commission's review:

- 1) Does the Planning and Zoning Commission generally support the proposed site layout?
- 2) The open space provide in the proposal does not meet the open space requirement for both residential and commercial uses. Would the Commission support a waiver from this requirement?
- 3) Is the Commission supportive of the open space design, location and layout?
- 4) Is the Commission supportive of the conceptual mass, scale and height of the building?
- 5) Does the Commission support on-street parking?

Commission Questions for Staff

Mr. Grimes inquired if on-street parking currently exists here.

Ms. Noble responded that it does not.

Ms. Fox stated that she is unclear how both the requirements of the Bridge Street District Plan and the DCAP recommendations are being blended within this proposal.

Ms. Noble responded that the two plans are very different, and Commission feedback is sought regarding the building height. However, this plan has focused on providing mixed use, open space and vitality within the area, which is the intent of the DCAP.

Ms. Fox stated that the DCAP calls for one to two stories on Frantz Road. She requested Ms. Noble to review the building height requirements for vertical mixed use and Office.

Ms. Noble responded that with this building type, the Bridge Street Commercial zoning permits a maximum of 5 stories. The proposed DCAP would permit 2 stories along Frantz Road.

Ms. Fox inquired if both the commercial and vertical mixed use are permitted to be 5 stories.

Ms. Noble responded affirmatively.

Applicant Presentation

Dwight McCabe, 7361 Currier Road, Plain City, OH 43064 stated that there is lengthy history with this particular property, which has been vacant for many years. It has been difficult to develop this property, but the Bridge Street zoning now presents an opportunity to develop it. There are varieties of overlays impacting this site, but there is an intent to revitalize Metro Park. The desire is to develop a live-work-play concept within an existing developed corridor and office park. Grandview Yard is an example of that occurring successfully. That area provides commerce, hospitality and residential. Those uses work together because the vehicular component has been minimized and the walkable component has been elevated. This site is very narrow with a small amount of Frantz Road frontage. The adjacent uses of a hotel and a bank are not likely to change; however, south on Frantz Road, redevelopment of the sites will be occurring. The challenge was how to insert this proposed development in a connected and purposeful manner.

Mr. Way stated that the applicant has indicated that the on-street parking is vital to their operations. He requested more details on that element.

Mr. McCabe responded that what makes this site difficult is that the access is right-in, right out on Frantz Road. That is part of the reason commercial previously not fared well on this corner. There is no parking along Frantz Road. If it is necessary to drive around the block to find parking at the rear, patrons will not be interested. The on-street parking will provide more easily accessible parking and also show evidence of activity, attracting more customers. The parking would be provided in a manner to encourage a walkable environment.

Ms. Fox inquired about the open space thoroughway, which staff proposed. She agrees with some of the traffic issues the applicant mentioned. City Council and many of the neighbors are very interested in the DCAP. The streetscape along Frantz Road is a high priority, and where multifamily and the sensitive infill areas are very important. As we discuss this proposal, it is very possible that the massing will change. Is the applicant open to that type of conversation?

Mr. McCabe responded affirmatively. The dilemma identified early in the process is that the Bridge Street zoning requirements are very explicit about buildings facing the street. The massing can make it impossible to meet that requirement. Their hope is that variances will not be needed. They would like to fit within the box given. They have attempted many layouts to identify one that would work. It is necessary to provide parking under the building, or too much parking is lost, and functionally, the site does not work. Providing more surface parking results in loss of greenspace. In addition, any amenity included must actually function. The intent of this proposal is to provide an easily understood portal to the site. He pointed out that "The Goat" in Hilliard is a very successful development with great synergy. That is the kind of place that people seek out.

Mr. Way inquired if the underground parking is a 60-foot bay that runs along the entire length of the building.

Ms. McCabe responded affirmatively. The shift of grade makes it work.

Mr. Way inquired if there would be parking under the greenspace.

Mr. McCabe responded that there would not be.

Mr. Way inquired if the on street parking would be restricted.

Mr. McCabe responded that it would not be restricted, although building tenants would have assigned parking within the underground parking. Part of the parking seen within this parcel includes approximately 22 spaces allocated to the hotel.

Mr. Way inquired why the structure is 4 stories, although 5 stories are permitted. Mr. McCabe stated that if the on-street parking would not work, it must be provided onsite, so they decided to allow sufficient flexibility to make the site work.

Mark Costandi, Architect, Costandi Studio, 2125 Sinton Avenue, Cincinnati, OH 45206, stated that he has been involved with the preliminary designs. He would like to point out the individual issues of parking, open space and building height must all work together. For example, the height was determined by the need to limit the number of units to permit the required 200 square feet of open public space per unit. The open-air amenities for the residents could not be included in that equation. The proposed plan is entirely about meeting Code and making the numbers work in a coordinated manner. This plan makes it all work as closely as possible. Although the amount of setback provided is dictated by the public utility extended through there, they have been able to take advantage of it as public space. Linear and gathering types of open space will be included. The public space will not be one-dimensional. One thing that is not very clear in the slides shown is that multiple concepts of open space are included on the site. One public space, a plaza, penetrates the building. It will be under cover, due to the bridge of the apartments above it. The commercial spaces will be able to take advantage of that open space and the public space along Frantz Road. This will provide constant visual recognition of activity, inspiring people to discover for themselves what is occurring on the site. This will not be a one-dimensional development.

Commission Discussion

Mr. Grimes stated that the general layout is a beautiful concept, but the parcel is too small for it. Too much is being provided on this size of a parcel. He would not be in favor of a waiver for the open space requirement. He has concerns with the on-street parking, as there is currently no on-street parking on this street.

Mr. Way stated that he understands the challenges of this parcel. He believes the mixed-use is appropriate here. He is very concerned about the massing of the building. It is a linear façade that is articulated but not broken up well. He believes it should be two 5-story buildings that would still achieve the number of units desired and the necessary parking. The separation between the buildings could be the open space desired with a public face along Metro Place. If done well, it would attract people from the hotels across the street. He is in favor of the project, but consideration needs to be given to breaking up the building. He is supportive of 5 stories, as the adjacent building is 5 stories. The other nearby hotels are 4 and 8 stories.

Mr. Schneier stated that he commends the architect, as this is a difficult parcel. He previously had an office in Metro Place, and if this will be the first project in the revitalization of Metro Place, it must set a high standard. If Grandview Yard is the inspiration, this layout does not meet that expectation. The proposed look is more institutional, not a desired look. He is supportive of mixed use here and the on-street parking requested. His issue is the building mass.

Mr. Fishman stated that he believes this is too much building for this site, although dividing the mass into two buildings might help. He does not understand how providing the public space between the commercial and multi-family would work. The intention of the Bridge Street zoning is to raise the bar, requiring something special. This proposal has a long way to go to achieve that. Covering the space with building and nestling small public spaces within the building will not result in true public areas. The trend seems to be forcing more building on a space than is necessary.

Downtown Bridge Street is very special and the City has been careful with that area. We really value open space, and he would not be in favor of an open space variances. Less building or two buildings would be preferable on this site.

Ms. Fox stated that there is a push-pull between the Bridge Street zoning and the DCAP. As Mr. Way pointed out, there is some opportunity here, which the architect has attempted to address by finding ways to activate the streetscape. Instead of greenspace, what is desired is activated, socially connected open areas. The site does not need anything this massive. Per the DCAP and Bridge Street zoning principles, what we want to achieve here are buildings with dynamic design that are not flat-faced and linear. The buildings should be designed per human scale based on the District and the location. This location is a gateway location for both Bridge Street and the DCAP. She agrees with the suggestion to break the building into two buildings. It is not necessary to be close to the street. What we are interested in is not how many feet away the building is but whether it draws visitors to the site. This is a front-door site, and the development has to be great. She believes multi-residential would be appropriate here, but it does not need to be located on the side of the street. That is where the restaurant and dynamic energy should be located, inviting people to linger. She is not opposed to on-street parking, as it was described. She would be supportive of underground parking and some front doors from the residential component to the street. In summary, the plan must have architectural character. Following the form-based Code can be restrictive; what we want to see here are elements of interest, something that is timeless.

Ms. Call stated that she agrees with Mr. Grimes' comments. The massing on the parcel is very intense. She is supportive of Mr. Way's suggestion to break it up into two buildings with inviting open space between. She believes mixed use is appropriate in this space and likes the proposed ground-floor commercial. She is not particular supportive of on-street parking, but depending on the ultimate layout, she could be persuaded to permit 17 on-street parking spaces. However, cars are not a component that can activate a space; people are, as evidenced by the Bridge Street District. Waivers are a potential mechanism, if warranted.

Ms. Call inquired if the applicant sought clarity on any items.

Mr. McCabe stated that it was very frustrating not to be able to have provided architecture. He understands the direction regarding the massing. What he is hearing from the Commission is that, although the proposal meets Code, the Commission does not want the plan to feel as massive. They are able to meet the open space requirement if the parking is required to be on site. There is excess open space available with the hotel site that could be re-distributed.

Ms. Call responded that it would have been necessary to consider that option with the hotel development, not after the fact.

Mr. McCabe that the site is actually over-parked, so they would be able to provide that onsite, if on-street parking is not permitted.

Ms. Call stated that at this time, only the massing is considered, not the architecture. However, the Commission is not in favor of the open space placement. If that is moved, the building footprint would be impacted and could, therefore, not meet the requirements. Some members of the Commission are supportive of the proposed on-street parking. In regard to the architecture details which would be provided in a future iteration, the Commission is looking for a 3.0 version of Metro Place. There are two opposing versions of Code applicable to this site, and the Commission would take both into consideration. The applicant would not be required to meet over and above Code.

Ms. Fox stated that the massing is too large. She would prefer to see a 2-story building along Frantz Road, but the residential building behind it could be more stories. The DCAP document is very important, as that sets the stage for the streetscape. She would not be supportive of a 4-story building along the Frantz Road streetscape.

Ms. Call noted that Commission support for a higher number of stories along Frantz Road appears to be split. However, the Commission is not requesting a reduction in building square footage, only the massing of that square footage.

Mr. McCabe stated they would re-think the massing and bring back a future plan that reflects the Commission's guidance.

Public Comments

No public comments were received on this proposal.

Ms. Call stated that due to the number of residents present for the DCAP Cases, Cases 5 through 7 would be heard next, followed by Case 3.

ADMINISTRATIVE CASES

5. DCAP Code Amendments, MUR-4, Informal Review, 19-117ADMC

Feedback on proposed amendments to the City of Dublin Zoning Code to create the MUR-4, Mixed Use Regional – Llewellyn Farms Office District, which includes the creation of a new zoning district and associated development standards.

6. DCAP Design Guidelines, Informal Review, 21-086ADMC

Feedback on proposed design guidelines to complement the proposed MUR-4, Mixed Use Regional – Llewellyn Farms Office, Zoning District requirements.

7. DCAP Area Rezoning, MUR-4, Informal Review, 21-087ADMC

Feedback on a proposed area rezoning accompanying the creation of the MUR-4, Mixed Use Regional – Llewellyn Farms Office, Zoning District.

Staff Presentation

Ms. Rauch stated that the proposed Zoning Code requirements, Design Guidelines and Area Rezoning for the Dublin Corporate Area Plan (DCAP), MUR-4 Zoning District were introduced at the June 17, 2021 Planning and Zoning Commission meeting. The Commission reviewed the materials, provided feedback and requested additional information for future consideration.

Background

Four districts were created when the DCAP was adopted in 2018. The proposal before the Commission this evening is only for the MUR-4, the Llewellyn Farms Office District. The DCAP documents recommend lower density Office use, and when adjacent to residential areas, the building story height is limited, setbacks are increased and landscaping buffering is provided. At the June meeting, the Commission discussed the various limitations and specifically discussed Site 11, the only undeveloped parcel within the District. No numbers, other than building heights, were

included in the DCAP recommendations. An attempt is in process to translate that to Code, holding collaborate discussions among staff, the neighbors and the commercial property owners to find the best balance for all parties. Tonight will be another Informal Review of the DCAP documents; no determinations will be made. There will be future special meetings for detailed review of this plan. The ultimate goal is the Commission's recommendation to City Council for adoption.

The Code and Guidelines have been developed with the goal of implementing the Area Plan recommendations, recognizing the commercial property owner's need to establish a viable development/redevelopment of their site, also taking into account the residential properties that abut the area. The property owners have been very engaged in the process. There are been several meetings with the residential and commercial property owners over the last year, attempting to address the challenges, particularly those for the undeveloped site, Site 11 (NRI, Nationwide Realty Investments property). At this time, NRI has initially requested to be removed from the MUR-4 district. (That letter was included in this meeting packet.)

At the June 17 meeting, the Commission requested the following information to assist their review:

- Detailed history of engagement and public review of the DCAP;
- Comparison of adjacent commercial and residential developments;
- Potential development capacity studies for Site 11 (NRI, Nationwide Realty Investments property);
- Landscape buffering information;
- Comparison chart of outstanding points of impasse;
- Response to Llewellyn Farms Civic Association questions.

Additionally, minor changes have been made to the draft Code and Guidelines for the Commission's consideration. These changes are represented as a redline version document for review. The most notable is the division of the MUR-4 area into four subareas to help clarify the requirements proposed for the different properties within the MUR-4 District. Ms. Rauch reviewed the responsive information provided.

Ms. Call stated that the additional history that was provided was very helpful.

Public Comment

Public comments were provided by the following Llewellyn Farms residents:

Eric Kreidler, 5815 Settlers Place, Dublin, OH, stated that an attempt is being made to address the concerns with the undeveloped site. Would this Code also address redevelopment of a currently developed sites in this District.

Ms. Rauch responded that the Code requirements would address all those instances, whether it be for a building addition, demolition and construction of a new building. A public review process would be required, of which abutting property owners and neighbors would be notified.

Mr. Kreidler clarified that he was attempting to clarify if the Code would be applied uniformly to all property owners within this District

Ms. Rauch responded that they would address existing buildings in the subareas, as well.

Sven Christiansen, 5765 Settlers Place, Dublin, OH stated that building height and setback are the two outstanding items that continue to need work. He inquired if there had been any subdivision of plans in the revised Code. The previous Code proposal would have added approximately 12,000 usable square footage for the NRI site. Does that remain essentially same? Additionally, he would

like to have a copy of staff's responses provided for the Commission's requests from the previous Council meeting. The goal stated is development "compatible with surrounding structures." However, a building that is taller than exists today would be incompatible." He would prefer the word, "consistent." In his neighborhood, what is in harmony is what has been there. With this Code, the residents desire to have security ensured that will not be bypassed.

Larry Darlington, 4209 Haymaker Lane, Dublin, OH stated that we went through this process a few years earlier. The members of their HOA would understand that the City would not reflect any changes between Tuttle Road, Frantz Road and Rings Road with which the association was not in agreement. He has lived in this neighborhood many years, long before Nationwide purchased this lot in 2006. He objects to the need for the residents to "bend" to allow this developer to make money, impacting their neighborhood negatively. None of the residents are in agreement with what is proposed. The residents are also hearing about other real estate transactions occurring in Cramer Creek that are not public knowledge. He would appreciate the City's help in protecting a long-existing community.

Marguerite Thomison, 4656 Bridle Path Lane, Dublin stated if information provided indicated roofline heights of 35 feet adjacent residential areas. Is that residential comparable to Llewellyn Farms, or does it include other residential types, including, condominiums and multi-family. Ms. Rauch stated that in the DCAP, residential refers to single-family homes adjacent to commercial. [Reviewed the sites abutting single-family residential.]

Edward Erfurt, 4212 Haymaker Lane, Dublin OH, inquired if the 35-foot maximum height refers to the ridgeline. What would be eligible to exceed 35 feet – mechanicals, chimneys?

Ms. Rauch responded that where the height is determined depends on the roof type. For a pitched roof, it would be the midpoint of the eave. The draft Code attempts to establish a roof pitch requirement.

Mr. Erfurt responded that there are churches in residential areas that are well above 35 feet, and they have pitched roofs.

Ms. Rauch responded that in this instance, churches are not a permitted use. The height of a flat roof would be measured from the roof deck. Language was added that would limit the roof pitch. Roof height is measured consistently for all buildings within the City.

Mr. Erfurt inquired if illumination is addressed in the proposed zoning.

Ms. Rauch responded that the Code would require that parking lot lighting would be shielded. There are property line limitations to ensure that light trespass is not occurring onto adjacent properties.

Merlina Galbreath, 4203 Hertford Lane, Dublin, OH stated that most existing buildings adjacent to residential are not 35 feet in height. How could that be consistently ensured for their neighborhood, if the proposed 35 feet were to be approved? She is interested in seeing staff's responses to the questions provided by the civic association.

Ms. Rauch reviewed staff's responses provided to the Commission in response to the questions raised by the civic association.

Ms. Galbreath inquired if HVAC could be in addition to the 35-foot maximum height.

Ms. Rauch responded that the two items are considered separately, but the maximum height cannot be exceeded.

Ms. Galbreath stated that the civic association had provided a potential proposition to staff during the attempt to negotiation during this past year. As a good faith effort, they had proposed numerical values for building height and setback, according to their calculations, the developer would be able to increase the size of their development by 32%. Was staff able to verify that their calculations?

Ms. Rauch stated that the parking ratio for MUR-4 is a minimum parking ratio. If the developer desired more parking, the size of the building would need to be reduced.

Ms. Galbreath stated that she would like staff to verify the calculations they had proposed would achieve the beneficial results they indicated.

Ms. Rauch responded that the proposition was provided to NRI, as well, which Mr. Cull may want to respond to.

[No additional public comments were received at this point.]

Matthew Cull, Attorney, Kephart Fisher LLC, 207 N. Fourth Street, Columbus, OH 43215, representing Nationwide Realty Investors (NRI), stated a letter from NRI was provided in the Commission's packet. That letter included a timeline and the position at which they have now arrived. While they were aware of the DCAP recommendations, there was nothing objectionable for this property in Cramer Creek and until they were made aware of what was in the draft Code. At that time, rather than seeking to opt out, or something similar drastic, NRI leadership decided to attempt to work with it. The initial communications with the City, NRI limited their request to three items. Those were as limited as possible and still have an economically viable property. This site is 5.7 acres that has remained empty for the 15 years NRI has owned it. It already was a difficult property to develop, they limited their requests for modification to the draft Code to the extent possible. Negotiations beginning in August 2020 had seemed to progress, and they had agreed to meet with the Llewellyn Farms Civic Association. They believed a resolution had been achieved that would satisfy both parties. However, the meeting with the civic association was canceled. The first iteration they saw of the draft Code included a significant down-zoning from the Suburban Office and Institutional District. All along, NRI has been attempting to retain the minimum development rights that they currently have. After negotiations stalled in November-December, the City contacted NRI to see if they would be interested in having their site removed from the MUR-4 District. Subsequently, they submitted a formal request to remain in the Suburban Office District. Their concern at this point is, if their request to be removed from the MUR-4 is not granted, that the current draft Code will be implemented without their ability to meet with and work with the neighborhood to negotiate terms with which both NRI and the neighbors could agree. If the current draft is implemented, and they are subject to that, their property will be undevelopable. For this reason, their request is to be removed from the MUR-4 District. They did see the proposal the civic association put together. One of the primary issues is that the draft Code limits the maximum number of parking spaces to 2.5 per square footage. For Office space, a minimum of 4-6 parking spaces is desired. The ratio presented by the draft Code was a drastic reduction and will not work.

Ms. Fox inquired if NRI remained willing to meet with the civic association.

Mr. Cull responded that at this point, their strong preference would be to remain in the SO District. He cannot say that the opportunity no longer exists, however, as he is not an NRI decision maker. He can check with them and verify their position.

Ms. Fox asked Mr. Cull to clarify their parking needs.

Mr. Cull responded that 5-6 parking spaces per 1,000 square feet of Office is standard. Less than that, potential tenants would not be interested.

Ms. Call inquired if there are “sticking points” of the greater concern for NRI than others.

Mr. Cull responded that one of the most significant was the introduction of a very significant pavement setback, which was a 35-foot pavement setback at the rear. However, there is not one issue that was greater; it was the combination of all that makes the site unviable. At one point, they had requested a 25-foot rear pavement buffer, but the City’s landscape planners responded that it would be difficult to meet the landscape requirements within that space. NRI indicated that they could so. However, the 35-foot pavement buffer with the additional setbacks was untenable.

Ms. Call stated that most of the concerns reflect the anticipated massing of up to 35 feet in height. Does NRI have a building template that would typically be placed on this site that would alleviate the massing concerns?

Mr. Cull responded that there is no NRI template. The issue is whether NRI has 2-3 viable tenants interested in the site. The City Economic Development has proposed certain layouts that could attract tenants to the site. He is not aware of the reason nothing went forward.

Ms. Call stated that the NRI request to remain in the SO District remains outstanding. However, the question has been raised as to whether the opportunity remains to go back to the NRI decision makers and see if they would be willing to work on a resolution.

Mr. Cull stated that they all would prefer to have something mutually acceptable; however, at this point, their strong preference would be to be left out of the MUR-4.

Ms. Call requested that the responsive information the residents requested be provided at the website for public accessibility. There will be future working sessions to discuss the proposed Code, Guidelines, and Rezoning. Is there any additional guidance the staff requests from the Commission?

Ms. Rauch stated that as next steps, they will determine if there is an opportunity for the parties to meet and discuss the issues in more detail to see if a compromise might be possible. A future special Commission meeting may be scheduled for further discussion.

Ms. Call stated that there may be a need to have the residential standards be identified in numerical values.

NEW CASE

8. The Country Club at Muirfield Village, Amended Final Development Plan, 21-085AFDP

Construction of platform tennis courts, a warming hut, pool patio expansion, and associated site improvements. The 79.66-acre site is zoned Planned Unit Development, Muirfield Village and is west of the intersection of Muirfield Drive with Whittingham Drive.

Staff Presentation

Mr. Hounshell stated that this is a request for review and approval of an Amended Final Development Plan for the Country Club at Muirfield Village. This is Phase 2 of the improvements contemplated on the site. The site is located west of Muirfield Drive, approximately 1,700 feet northwest of the intersection with Memorial Drive. This is one of two golf courses located within the Muirfield PUD. The site was zoned PUD, Planned Unit Development District, as part of the Muirfield Village development in the early 1970s. There is no development text that exists for this golf course. Everything on the site is considered compliant.

In September 2020, the Planning and Zoning Commission approved an Amended Final Development Plan for renovations to the existing clubhouse, pool house, patio bars, and the addition of four pickleball courts. In January 2021, the Planning and Zoning Commission approved an Amended Final Development Plan to allow for the relocation of four previously approved pickleball courts, as well as modifications of an adjacent patio and landscaping.

Proposal

The applicant is proposing the addition of two platform tennis courts, a warming hut, and additional swimming pool deck modifications for the existing site. The improvements are considered Phase II of The Country Club at Muirfield Village planned improvements. The applicant is proposing a new approximately 5,000-square-foot platform tennis facility located west of the existing tennis pro shop. The new facility will be integrated with the existing walking path to the east of the project area, and will provide a walkway entrance from the parking lot to the west. The facility will include two platform tennis courts; both are approximately 1,800 square feet in size and are elevated approximately 3 feet from grade on a platform. The courts will be constructed of a sports court material in Stadium Blue, Nova Green, and Grey, and will be enclosed by a 12-foot tall black hex-mesh wire screen fence. These courts will also be lit with sixteen 300-Watt Shoebox light fixtures distributed throughout each court. At the center of the facility, the applicant is proposing a 384-square-foot warming hut and patio space. The warming hut is approximately 14 feet in height and will be constructed of treated wood in a Mocha stain and a standing seam metal roof in an Antique Bronze finish. Additionally, the warming hut will include two bronze outdoor wall sconces on the south elevation of the structure, located on both sides of the entrance into the structure. South of the warming hut, the applicant is proposing a stone veneer gas fire pit with six grey Adirondack lounge chairs. The fire pit and seating will be enclosed on the west, south, and east sides by a 4-foot tall satin black aluminum fence. The decking material surrounding the warming hut and gas fire pit has not been provided with the submitted materials. The applicant should work with Staff to determine the final decking material. The construction of the platform tennis facility requires the removal of 27 parking spaces from the tennis parking lot to the west of the facility. The removal of the 27 parking spaces reduces the existing parking on the site from 280 parking spaces to 253 parking spaces. The Zoning Code does not have a designated parking calculation for Golf Courses. Since this site is located within a PUD, a minor text modification is required to allow for the decrease in parking for the site. There is an existing 8-inch sanitary line that runs through the area of the proposed platform court. The City Engineer has reviewed the proposal and provided some conditions for approval. The applicant is proposing to expand the swimming pool deck by approximately 4,000 square feet. A mix of concrete and stamped concrete around the perimeter of the existing deck is proposed on the west, north, and east sides of the pool. The applicant is proposing a Desert Tan 3-foot by 3-foot stamped concrete pattern to the north of the pool on two 7-inch raised slabs, and southwest of the pool on the existing concrete deck. The additional deck area provided to the east and west of the pool will be concrete to match the existing concrete. Finally, the applicant will be modifying the existing perimeter fence to accommodate the improvements. The applicant will be removing 203 linear feet of fencing on the east side of the pool. The applicant is proposing to move the fence approximately 10 feet to the east of its existing location, adding approximately 210 linear feet of fencing. The applicant should verify with Staff that any new fencing material matches the existing relocated fencing and meets the zoning code requirements for fencing, subject to Staff approval. The applicant has provided a tree preservation plan for the swimming pool improvement area. The proposed improvements will not affect the two existing mature trees within the project area. The applicant should install tree protection fencing around the two trees, adjacent to pool deck expansion, at the dripline prior to commencement of construction activities. The applicant did not provide a tree preservation plan for

the platform tennis court project area, and additionally, did not provide any proposed landscaping with this project. Staff is recommending that the applicant work with staff to provide a tree preservation plan for the platform tennis court project area. Additionally, staff is recommending the applicant provide a landscape plan consistent with and complementary to the approved pickleball court landscaping approved for the site, subject to staff approval. The plan should incorporate similar plant materials to those previously approved.

Staff has reviewed the application against the applicable criteria and recommends approval of the one Minor Text Modification and the Amended Final Development with 8 conditions.

Commission Questions for Staff

Mr. Schneier inquired if the intent was to reuse most of the fence that will be moved and, as necessary, replace it with new fence. If it were all new fence, would it comply with current Code, or has Code changed since the fence was initially constructed?

Mr. Hounshell responded that as the condition is written, the applicant would be required to meet current fence standards. They are proposing to salvage the fencing being removed.

Ms. Call stated that the illustration depicting the 10-foot move on the east side appeared that it would impact the two mature trees.

Mr. Hounshell responded that the two mature trees within the area will be preserved, but he would defer the question regarding the trees she has referenced to the applicant.

Applicant Presentation

Matt Toddy, Architect, Design Collective Architecture, 151 East Nationwide Blvd., Columbus, OH 43215, stated that in regard to the question about the trees. The illustration shown does not accurately depict the existing trees. There is a series of evergreen trees on the eastern border. The fence will be placed as far east as possible without impacting those existing trees. In regard to the type of fence anticipated, all new fencing will be compliant with existing zoning code. It is their intent to use existing fence and supplement where necessary with a like product. The existing fence will be relocated to a new place, so small segments of supplemental fence will be required that will match the existing fence. He would request that the Commission consider eliminating two of the conditions for approval. The first is for a tree preservation plan. Although one was provided for the pool area, none was provided for the area of the platform tennis court. The courts actually were shifted approximately 12 feet to the north to ensure that a significant donor tree was not impacted, and there are no other trees that could be impacted.

Ms. Martin clarified that the request was for the applicant to provide updates to the plan when submitted to ensure appropriate tree protection fencing from any construction.

Mr. Toddy stated that was his reading of Condition #6, to which he has no objection.

Ms. Martin responded that Condition #6 refers specifically to the two trees adjacent to the pool area, as they are the two largest, most mature trees on site. Something more protective is needed than a snow fence, such as a chain link fence, to provide a protective barrier for those trees.

Mr. Toddy stated that they could work with that. He noted that the original plan for this area called for a much larger raised parking area, which would have surrounded the tree. At the advice of their landscape architect on the project, the parking was revised to protect that tree. The other condition he would ask the Commission to consider is #5, which would require a landscape plan. The Country

Club does not have plans to provide landscaping in any of these areas, and they do not believe it should be compelled, if it is not part of the design.

Ms. Call requested staff to respond.

Ms. Martin stated that any development application that comes before the Commission, the applicant is required to submit a landscape plan. A landscape improvement plan was not provided with this plan, and the expectation is that any development plan, no matter how large or small, provide appropriately-sized landscaping. Planning is recommending that the landscape design be consistent with the recently approved Phase 1 plans for the pickle ball facility.

Ms. Call stated that with the understanding that is required for all applications, and there is existing landscaping adjacent to these areas, would the applicant be amenable to providing the required landscaping plan?

Mr. Toddy responded that although it is a blanket requirement, this is a private club and is not visible from any public right-of-way. It is significantly distant from Avery-Muirfield Drive. Whether it should be subject to a blanket requirement for other developments would be the Commission's purview.

Ms. Fox inquired if landscaping was provided in Phase 1 around the pickleball court, or is the intent not to have landscaping around the pickleball court?

Ms. Martin clarified that those are two different types of facilities. The courts in this application are for platform tennis. The applicant did provide landscaping around the pickleball facilities. As submitted, no landscaping is being provided with this project. Staff recommends that a landscape plan be provided and that the character of that plan be consistent with what was installed around the pickleball facilities.

Mr. Toddy responded that the pickleball court is at grade, and the Phase 1 project included a seating area at grade; landscaping was deemed necessary to make that project work. Platform tennis courts, however, are raised above grade. The remainder of the project involves modifications to the pool deck, which currently involves no landscaping.

Ms. Fox requested clarification as to the reason they object to adding landscaping.

Mr. Toddy responded that it is because landscaping is not necessary for the success of the project.

Commission Discussion

Mr. Way stated that he is unclear about the reconfigured parking lot, where some spaces are being removed. Where will the striping be and the drive lane to provide circulation? He would like to see some definitions of the parking lot layout. Tree islands could be added to define the end of those rows, thereby providing landscaping. Additionally, there is one walkway from the parking lot to the courts, but there are three aisles. It would be nice to have a sidewalk connection at the end of each aisle, so patrons were not required to walk through the grass.

Mr. Schneier stated that the applicant has indicated that landscaping was considered appropriate and was provided for the pickleball courts; however, it was not considered needed for raised platform tennis courts. Maybe that is appropriate due to the height of the courts. This is private property and not in view of the public. In view of the applicant's explanation, he has no objection if they choose not to landscape.

Mr. Fishman stated that he would not want to set a precedent for not providing a landscape plan. Dublin and Muirfield are both all about landscaping. The City requires many applicants to submit landscape plans on private property that is not visible from the street.

Ms. Fox agrees that a landscape plan is necessary. She compliments the architect, however, on the beautiful project. The Country Club should be very pleased!

Ms. Call stated that she also agrees with the need for a landscape plan, and also with the level of vitality and beauty provided with this project. She inquired if the applicant desired any further direction.

Mr. Tully responded that he appreciates the Commission's consideration of his requests and their feedback. He has no additional questions.

Public Comments

No public comments were submitted on this case.

Mr. Grimes moved, Mr. Way seconded approval of the following Minor Text modification:

1. To modify the development text: The Country Club at Muirfield Village shall be required to provide a minimum of 253 parking spaces, unless otherwise approved by the Planning and Zoning Commission.

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

[Motion approved 6-0]

Mr. Grimes moved, Mr. Fishman seconded approval of the Amended Final Development Plan with the following 8 conditions:

- 1) The applicant work with staff to determine the final platform tennis decking material, subject to staff approval;
- 2) The applicant select a UV-resistant umbrella canvas, subject to staff approval;
- 3) The applicant verify that any new fencing matches the existing relocated fencing and meets all zoning code requirements for fencing, subject to staff approval;
- 4) The applicant work with staff to provide a tree preservation plan for the platform tennis court project area;
- 5) The applicant provide a landscape plan consistent with and complementary to the approved pickleball court landscaping previously approved for the site, subject to staff approval;
- 6) The applicant show on the building permits and install tree protection fencing around the two trees, adjacent to pool deck expansion, at the dripline prior to commencement of construction activities;
- 7) The applicant be required to perform preconstruction televising inspection of the existing 8-inch sanitary sewer line below the proposed improvements. This inspection should show that there are no functional issues or defects with the existing sewer and should be submitted at the time of building permit submission. Once construction is complete, post construction televising will be performed by the applicant and submitted as a part of the as-built plans for the site construction, showing that no damage to the existing sewer occurring during construction to the satisfaction of the City Engineer;
- 8) The applicant submit and gain approval of an easement encroachment, including an easement encroachment agreement, from the City Engineer prior to beginning construction within the easement.

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

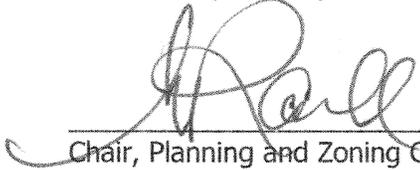
[Motion approved 6-0]

COMMUNICATIONS

Ms. Rauch reminded Commissioners of the following:

- Complete the Cornerstone training on diversity, equity, inclusion and ethics.
- Using the sign-up genius invitation, schedule and participate in a facilitated discussion on managing implicit bias.
- The open house ribbon cutting ceremony for the new Council Chambers at City Hall and the retirement recognition party for recently-retired City Council Clerk, Anne Clarke, will be on July 26, 2021 at 4:30 p.m. Commission members are invited to attend the festivities will occur immediately before the first Council meeting in the new Chambers.
- The next regular meeting of PZC is scheduled for 6:30 p.m., Thursday, August 5, 2021, and will be held in the new Council Chambers, 5555 Perimeter Loop Drive, Dublin.

The meeting was adjourned at 10:57 p.m.



Chair, Planning and Zoning Commission



Assistant Clerk of Council