

MEETING MINUTES

Planning & Zoning Commission

Thursday, November 4, 2021

CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:35 p.m. and welcomed everyone to the November 4, 2021 Planning and Zoning Commission meeting. 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: Rebecca Call, Warren Fishman, Kim Way, Jane Fox, Leo Grimes, Lance Schneier

Commissioners excused: Mark Supelak

Staff members present: Jennifer Rauch, Nichole Martin, Thaddeus Boggs, Christopher Will, Michael Hendershot, Tina Wawszkiewicz

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Grimes moved, Mr. Fishman seconded acceptance of the documents into the record and approval of the 9-23-21, 10-07-21 and 10-18-21 PZC meeting minutes.

Vote: Mr. Schneier, yes; Mr. Fishman, yes; Mr. Way, yes; Ms. Fox, yes; Ms. Call, yes; Mr. Grimes, 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 those individuals intending to give testimony at the meeting.

CASES

1. Mount Carmel Hospital at 3865 Bright Road, Concept Plan, 21-158CP

Conceptual development proposal to establish a Planned Unit Development for a 190,000-square-foot, 30-bed inpatient hospital and ambulatory center also providing outpatient services. The ±35-acre site is zoned R-1, Restricted Suburban Residential District and is located southeast of the intersection of Bright Road with Emerald Parkway.

Staff Presentation

Ms. Martin stated that this a request for review and consideration of a conceptual plan for the potential future development of a Mt. Carmel Hospital facility within the City. The proposal is to establish a Planned Unit Development for a 190,000-square-foot, 30-bed inpatient hospital and ambulatory center providing outpatient services on a ±35-acre site. A Concept Plan is the first step of the PUD process if the site is larger than 25 acres or does not comply with the Community Plan. The next step would be a Rezoning and Preliminary Development Plan. The final step is the Final Development Plan, where final architectural details and landscape, sign and site elements are finalized. This 35-acre site is located southeast of the intersection of Bright Road with Emerald Parkway and has frontage on I-270 and Sawmill Road. The site is in proximity to a number of established single-family neighborhoods, as well as the Perry Township offices and the Village of Inverness. When rezoning is under consideration, the Community Plan is a key guiding document. It includes Future Land Use, Thoroughfare Plan and Special Area Plan recommendations for development. The Community Plan identifies three Future Land Use recommendations for the 35-acre site. The primary Future Land Use recommendation for the site is Premium Office/Institution encompassing approximately 28 acres. The two secondary land use recommendations are Standard Office/Institutional encompassing approximately 3 acres along Emerald Parkway, and Mixed Residential – Medium Density for the 4 acres along Bright Road. For Premium Office, the recommended density is up to 16,500 sq. feet/acre. The recommended density for Standard Office/Institutional is up to 12,500 sq. feet/acre, and the recommended density for Mixed Residential-Medium Density is 5 dwelling units/acre. The cumulative recommended density for this site is up to 487,000 sq. feet of Office or Institutional Use with up to 20 dwellings. This proposal is for 190,000 square feet for Phase One. The Thoroughfare Plan establishes a framework for future connectivity, as well as enhancements to surrounding street networks. Bright Road is designated a collector street, which is the lowest street classification. It provides a connection between a minor arterial street (Emerald Parkway) and a major arterial (Sawmill Road and I-270). Special Area Plans provide a scenario for potential development. The Community Plan also provides mobility and design recommendations. It recommends a consistent landscape treatment along Sawmill Road; limited/restricted access along Sawmill Road; and that any large-scale office be oriented to I-270. It also acknowledges overhead utility easements and exploration of the opportunity for an overpass connecting Emerald Parkway to the Bridge Street District. Along Emerald Parkway, the Community Plan recommends two-story, corporate offices, as well as supporting services, and the future widening of Bright Road. Emerald Parkway Phase 8, which opened December 2014, was the final phase of a connection between Tuttle Crossing Blvd. and Sawmill Road. Emerald Parkway is a premier office corridor, which was intended to open up 115 acres of developable land for economic development.

Ms. Wawszkiewicz reviewed the existing transportation studies completed recently within this region. The first of the two recent studies was completed in 2019. The joint study with the City of Columbus reviewed the Sawmill Road Corridor. The study showed that adding travel lanes only on Sawmill Road would not solve the problem; it would draw more traffic to that corridor, further increasing delays. The study recommended a few “spot” improvements and considered an overpass over I-270 that would connect the Bright Road neighborhood to the Bridge Street District. That opportunity is under additional review. The Concept Plan looks at internal site circulation for all modes. However, a future Rezoning would require a detailed Traffic Impact Study, which would identify any traffic mitigation strategies needed to offset the anticipated traffic impact. Those recommendations

subsequently would be formalized in an Infrastructure Agreement between the applicant and the City.

Ms. Martin reviewed the development proposal concept. The site is relatively flat and undeveloped on the southern portion and contains a tree stand in the northernmost portion of the site. On the eastern side of the site, there is a gravel area to the rear of the Perry Township office (7125 Sawmill Road). A 50-foot wide overhead utility easement traverses the site. This is a request for consideration of Concept Plan proposal to establish a Planned Unit Development (PUD) for a 190,000-square-foot medical office and hospital facility on the site with separate emergency and non-emergency drives. The main boulevard entry drive and welcome plaza are accessible from Emerald Parkway, as is a second restricted access for emergency vehicles. Additionally, there is a north-south connection for visitor, patient and staff use. The inpatient, 30-bed care facility is sited adjacent to I-270. A two-story ambulatory center is located centrally at the terminus of the main entry drive and plaza with a medical office outpatient clinic located immediately to the northwest. A healing garden will be located on the site between the clinic, ambulatory center and welcome plaza. Both staff and visitor parking are provided. The 248 employee parking spaces will be located to the rear of the facility, proximate to Sawmill Road. Visitor parking is located to the north (200 spaces) and south (140 spaces) of the boulevard entry drive with a north-south access drive internal to the site. Back of house areas are located along the restricted access drive, including the ambulatory drop-off, the service area, and the heli-pad. The proposed massing has been provided including both detail and overview perspectives [perspective views and inspirational images shown.] The proposed development proposal should be viewed from a regional context. Both Cases 1 and 2 are proximate to one another. The sites include the 35 acres for Mt. Carmel and the 40 acres to the northwest for the Bright Road senior housing development. Additionally, a zone is depicted in which potential I-270 crossings are being contemplated. The following questions have been provided to guide the Commission's discussion:

- 1) Is the Commission supportive of the proposed land use based on the surrounding context?
- 2) Does the Commission support the conceptual site layout including building, parking, and open space locations?
- 3) Is the Commission supportive of the proposed building mass and scale?
- 4) Does the Commission support the conceptual architectural and landscape character?

Applicant Presentation

Diane Doucette, 6171 Lewis Road, Sunbury OH 43017, president, Mount Carmel Health System, stated that she is the executive sponsor for the project and will be the future president of the project. She is a registered nurse with 30 years of experience in the nursing field. Much has been learned during the past 19 months of the Covid19 pandemic, and that learning will be incorporated into this new health care campus. When Mt. Carmel considered possible sites for a new health care campus, they looked for areas with service gaps, and the east side of Dublin falls within that category.

Jason Koma, 7587 Tullymore Drive, Dublin, OH, project manager, Mount Carmel Health System, stated that this is their first project to be planned with the lessons learned from the Covid19 pandemic. This facility will provide services at Dublin's eastern gateway. The design process is in the early stages, and their intent is to work with all stakeholders throughout that process. Each of their facilities attempts to match the character of the community in which it is located. They intend to be a good neighbor, and although the facility will have emergency services, it is important to point out that emergency vehicle sirens are turned off upon entering the facility site. They have met

with the East Dublin Civic Association and the HOA leadership of the Village of Inverness, and will be working collaboratively with the neighbors.

Commission Questions

Mr. Schneier inquired if the proposed pedestrian crossing would be across Emerald Parkway.

Ms. Martin responded that a potential I-270 crossing would provide for multiple modes of mobility, including bicycle and pedestrian facilities.

Mr. Schneier inquired if anything about this project would interfere or limit the options for that.

Ms. Wawzkiewicz responded that the two project teams are coordinating efforts. The City has a consultant working on the I-270 crossing alternatives, and they have met with the applicant's team to begin discussions regarding how both projects could be the most successful.

Mr. Way stated that this is the initial phase, but there is the potential for future additional development. What is the vision for additional future development, including what else and how large that might be? Is something driving the current design that will allow future expansion over time?

Denny Freudeman, 8564 Pennington Court, Powell, OH 43065, President, Hplex Solutions, Mt. Carmel project manager, stated that the site is 35 acres. Phase one is for approximately 190,000 square feet of development; however, the site is being designed to accommodate potential expansion of the hospital, if warranted, which could be an additional 15,000-20,000 square feet. The development will also include a medical office building for use by independent physician groups identified by Mt. Carmel to bring more health care to the site. There is a potential for primary care and orthopedic specialists to complement the facility. Any hospital expansion on the site would occur to the east. If that expansion were to occur, it is possible that there could be a structured parking facility. To facilitate the vehicular movement on the campus, there will be four different entry points to disperse traffic into and on the site. It is essential that circulation is convenient for visitors and patients.

Ms. Call inquired if the 190,000-square-foot Concept Plan proposal was inclusive of that future development.

Mr. Freudeman responded that it is not inclusive; it covers only phase one.

Ms. Call inquired if he could estimate the size of the full build out.

Mr. Freudeman estimated that the future expansion and medical office building could bring the total square footage to 250,000-275,000 square feet. The medical office building would be approximately 35,000-50,000 square feet in addition to the hospital expansion of 20,000-25,000 square feet.

Mr. Fishman stated that one of the accesses would be at Bright Road. Obviously, that road would require some improvement to handle that access.

Ms. Martin stated that the Community Plan anticipates improvements to Bright Road, and the Preliminary Development Plan and rezoning would study those potential improvements. Improvements are anticipated to mitigate any traffic impacts generated by this user or other users to the north and west.

Mr. Fishman inquired if those improvements would occur in conjunction with this project.

Ms. Martin responded that with the Preliminary Development Plan application and rezoning, the applicant is required to submit a Traffic Impact Study, which looks both at existing pre-development conditions, as well as post-development conditions, and recommends the mitigation needed. That

mitigation could include a number of changes to Bright Road, which would be explored for implementation with this project or in conjunction with other projects.

Ms. Fox stated that there will be two access points on Emerald Parkway, one of which will be restricted to emergency vehicles. What are staff's thoughts on those two accesses?

Ms. Martin responded that at this point the access configuration is conceptual. It is essential to separate the emergency and non-emergency trips, and staff is exploring with the applicant the appropriate control measures to ensure that the site functions and is responsive to the traffic volumes on the surrounding streets, including Sawmill Road and Emerald Parkway. It is important to maintain the medians along Emerald Parkway.

Ms. Fox inquired if the access on Sawmill Road would be a right in/right out only. That is a congested area.

Ms. Martin responded that at this time, that is unknown. The Traffic Study will guide future decision-making on the final access points adjacent to the public right-of-way.

Ms. Call stated that with the Concept Plan, internal traffic circulation on the site is considered. The next step will look specifically at the points of congestion, and an infrastructure agreement will ensure the site and community needs are met.

Mr. Koma stated that there is the operational aspect, as well. In addition to the emergency, service and main entrances, there is also the site wayfinding component. Those accesses have been purposely separated.

Mr. Grimes stated that he is concerned with the amount of traffic in the area, generated not only by this project but the following project on the agenda and future projects. In regard to the right-of-way widths on Sawmill Road, as well as Bright Road – he believes that Bright Road from Sawmill Road to the Bright Road-Emerald Parkway roundabout should be more than two lanes. It must be three to five lanes. There is already a high level of traffic there. Traffic backs up a couple of times a day during peak hours with the nearby school. This has an impact on the residents in the area. There is a need to look at the issue from two perspectives – the traffic in the area and the proposed bridge across I-270. Anything that can be done to make it easier for local traffic to avoid using Sawmill Road will help the circulation in this general area. Where that bridge is located will impact how the Mt. Carmel project is located. Is there a project timeframe for the traffic studies, so better information can be made available for the public and the Commission?

Ms. Wawzkiewicz responded that coordination would occur between all of the studies and the applications. The timing will be determined by the applicant's submission of their rezoning application. The Traffic Impact Study is due at that point. There is no other set date for that study other than the rezoning application submission. The City is hoping to have the alternative study for the crossing over I-270 completed by the end of 2021 or the beginning of 2022. It will be a study only; no funds are programmed for construction. Those steps will follow. There are some recommendations from the 2019 Sawmill Road Corridor Study for Bright Road improvements. They will look at those recommendations again in conjunction with the Traffic Impact Study. Those recommendations could be included in conjunction with any mitigation needed for this site, or they could be developed as an independent CIP project. There is no scheduled timeline for those improvements.

Ms. Martin stated that it is important that the applicant receive the Commission's feedback on whether or not this development is conceptually consistent with the Community Plan, and if the site

design elements are appropriate. The feedback will determine whether the applicant chooses to advance to the next step and complete further study.

Mr. Grimes stated that the following project on tonight's agenda would have more impact on the watershed than this project; however, they are located within close proximity. The stormwater velocity will need to be addressed before it reaches the river; where does the responsibility for that study lie?

Ms. Martin responded that each applicant is required to conduct an independent stormwater analysis. Those studies would be coordinated and reviewed by City Engineering in accordance with the City's Stormwater Management requirements.

Ms. Call invited Mr. Hendershot to respond to the stormwater management concerns expressed.

Mr. Hendershot, City Civil Engineer, stated that stormwater management analysis is not required with a Concept Plan. Should the project advance to the Preliminary Development Plan, submission of those calculations is required. The City would review those calculations against its Stormwater Code requirements. That would include water quality – treating the stormwater on the project site, and water quantity – regulating the release rate of the stormwater flow generated by the projects. The proposed project must not adversely impact downstream properties with flooding, sediment, erosion and silt buildup. The project must comply with the Stormwater Code requirements.

Mr. Way stated that the Concept Plan shows a significant amount of greenspace, which leads to his interest in a future phase. What is the anticipated use for that greenspace? The project narrative indicates it would be open to the community or visitors. Will all that space be available to the community or just parts of it? Walking paths are shown on the site.

Mr. Koma responded that Dublin provides a high level of pedestrian connections. Their intent is to provide active healing space that is available to the community, while preserving the ability for future development, if warranted.

Mr. Way inquired if there would be any dedicated park space on the campus.

Mr. Koma responded that it is too early for them to be able to determine that, while attempting to balance the different aspects of future development and maintaining the overall green amenities for healing purposes. That healing space for patients and the need to provide a buffer between this use and the neighboring residential to the north is important. However, they are interested in exploring the opportunity for pedestrian connectivity.

Mr. Way stated that the emergency drive will be restricted, yet it connects to a staff parking area, and there is a link to Bright Road. Which portions of the internal roadway system will be restricted from public use? Will there be gates?

Mr. Kona stated that the use of purposeful wayfinding should be sufficient; however, the discussion is ongoing.

Mr. Way stated that the initial development would be a 30-bed facility. Is further expansion of the number of beds anticipated; if so, how many might that be?

Mr. Kona responded that conversation would be premature at this time, but there is the potential for expansion on the site, if needed. Current planning is looking at the services needed and determining what facility would fit those services most efficiently.

Ms. Doucette stated that the future of health care is rapidly changing, evolving into more ambulatory care. That includes care of patients while at home. They will be working on that aspect of their service. Due to advancements in technology, future care will be of patients at home. Their service will be assessed in conjunction with the community's needs.

Mr. Way stated that it is difficult for the Commissioners to look at the amount of greenspace on the site, the proposed building occupying a small portion of the site, and evaluate the project. It would be easier to assess this specific proposal if we had some idea of the future vision for the site.

Ms. Call requested Commissioners to focus on the broader concepts of the Concept Plan. More details will be available with the Preliminary Development Plan and Preliminary Plat, including the massing.

Mr. Way stated that it is difficult to assess whether the Concept Plan is appropriate without seeing what it really will be and how that would add to the community. This is one of the premier sites in Dublin. If a larger vision could be shared, it would be easier to express support. If there will be other surrounding projects, the site might be quite different.

Mr. Freudeman stated that this would be a small, out-post hospital for Mt. Carmel, allowing them to provide a certain level of service for the Dublin community. It is not intended to serve northcentral Ohio. Future growth likely will be in the area of outpatient versus inpatient.

Mr. Way stated that he is interested in whether this is intended to be a health and wellness campus, as opposed to onsite patient care.

Public Comments

Ms. Call summarized the context of the public comments received regarding the case. These comments were provided in the meeting packet and are accessible to the public online. [Read names of commentators and concerns.] Concerns were expressed regarding: traffic volume and speeds; sidewalks; freeway; watershed; Sawmill Road development; potential for TIF financing for mitigation of traffic issues; additional load on the electrical grid; preservation of the wildlife habitation and natural areas; light intrusion; height of the garages in the residential development (next case); ambulance noise; density and intensity of the use; impact to residences and business, including access.

Amy Kramb, 7511 Riverside Drive, Dublin, OH 43016 stated she speaks on behalf of the East Dublin Civic Association. In August, Mt. Carmel provided an early concept at a civic association meeting. Two weeks ago, she was provided a copy of the updated Concept Plan, which she shared with the civic association membership. Their comments acknowledged that the use is consistent with the Community Plan and appreciation that the buildings were close to I-270. The August Concept Plan included the conceptual location of office buildings on the site, but those locations are not shown on this plan. It would be helpful to know the worst-case scenario, if the project is approved. The residents might be supportive of the current concept, but would not be happy if significant site changes are proposed in the future. There is concern with the potential light pollution from the large staff parking lot, which would back up to The Village of Inverness. Access from this site to Sawmill Road is not guaranteed; the applicant must work with Perry Township on that element. If access to

Sawmill Road cannot be achieved, all access will be from Bright Road, unless Dublin will permit a cut to be made to the Emerald Parkway median. Traffic from the freeway will back up at the turn to Bright Road, creating a significant traffic issue. A Final Development Plan for this project cannot be approved unless there are improvements to Bright Road. This cannot be a stand-alone project with the City fixing the traffic issues later. Access from this site will likely be Bright Road, not Emerald Parkway. Bright Road is two lanes, no curb and gutter, no sidewalks, and the Villages of Inverness backs up immediately to Bright Road. It will be impossible to widen Bright Road, as there is an office building on one side and a residence on the other side of the street. There are many issues that must be considered before this project can have final approval. The Concept Plan for this project must not allow an access on Bright Road without improvements occurring. If that is eliminated, it changes the circulation on the proposed site.

Carla Clifton, 3899 Inverness Circle, Dublin 43016 stated that she lives in the Village of Inverness. Her family has lived there since 1988. It is a beautiful sanctuary in the City of Dublin. With this project, from her window she would see the entrance off Bright Road into the hospital. This project will be very close to them. Access to and from Bright Road is already very difficult; Bright Road cannot handle the proposed project. She is opposed to this project taking part of their condominium community to widen Bright Road. The City has placed a dead-end at Bright Road and Riverside Drive, which has impacted local traffic, as well. In their condominium community, there is a preschool; children are walking in the area. She is concerned about their trees being removed and land taken. She asks the City not to make access to the proposed hospital off Bright Road. Any traffic studies should accurately portray future traffic, as the current traffic volume remains pre-Covid. Their community is part of Dublin; please give them appropriate consideration.

Marcia Barnes, 4150 Bright Road, Dublin 43016 stated that her primary concern is the natural environment, wildlife and pollution. The waterway lies at the back of their home, and daily, they pick up trash coming from Emerald Parkway. The building projects proposed on both sides of Bright Road will impact them, adding even more traffic and noise. What is proposed is health care, yet it will pollute the area for the residents who live here. The significant volume of traffic added will pollute the air and the waterway. Currently, there are deer, birds, etc. here, but they will disappear if these projects occur. She invites the Commissioners to visit her home and view the issues she is experiencing and the concerns she is pointing out.

Commission Discussion

Ms. Call requested Commissioners to respond to the proposed discussion questions.

- 1) Is the Commission supportive of the proposed land use based on the surrounding context?*

Commissioners indicated that they were supportive of the proposed land use with the understanding that the community's stated concerns must be adequately addressed. Mr. Way encouraged a visioning focus as a health and wellness campus.

- 2) Does the Commission support the conceptual site layout including building, parking, and open space locations?*
- 3) Is the Commission supportive of the proposed building mass and scale?*
- 4) Does the Commission support the conceptual architectural and landscape character?*

Mr. Way stated that there is insufficient information with the Concept Plan to be supportive of the building massing, conceptual architecture or landscape character. He would like to see more of what was reflected in the precedents shown; the current proposal does not match those precedents.

Mr. Grimes stated that he would recommend that most of the massing be placed along Sawmill Road and freeway to mitigate the potential noise issue.

Ms. Fox stated that she agrees with Mr. Way's encouragement that this be viewed as a wellness campus. As a former nurse, as well as a Council member and Commissioner, she views developments from the perspective of how that development could create well-being in the community. There is opportunity here to do that. A view of the site itself should foster an impression of health; therefore, the massive amount of parking space shown at the front door is a concern. There is ample ground here to develop a healing park. She would encourage an uplifting architectural concept. The parking area could also be a flexible space used for various health-related focuses, such as education on gardening, yoga, farmers' markets, etc. She would encourage something more creative than walking trails and that the healing garden be enlarged. She is concerned that the stormwater be addressed onsite and not flow downstream; that the increased traffic issues be adequately addressed; and that strong buffers be added for the abutting residential.

Mr. Fishman stated that this is an important rezoning, and Commissioners will be looking closely at the proposed plan. He encourages a spectacular project for this site. He also encourages the parking area be addressed in a creative manner, as it will be very visible; it should not be a traditional parking lot. Unfortunately, the east side of the river has gained the perception that their development concerns are not adequately addressed. This project is on a very important corner; it is a challenge that must be considered carefully.

Mr. Schneier stated that he is supportive of the use; however, he is not supportive of the other elements of the Concept Plan, which at this point, are very underwhelming. There is not another site in the City that is this prominent, so whatever is developed here must "speak" to the entire community. There is an opportunity to make a spectacular project here. As has been pointed out, Bright Road and the increased traffic that will result from the project is the primary issue. At this point, the project is not feasible as conceived. While the use needs parking, the last thing the City needs is to have more visible parking. There is a preponderance of visible parking in the Sawmill Road area.

Ms. Call stated that she compliments the applicant for reaching out to the residents, but she would encourage more dialogue. The applicant stated that their primary consideration with this site was ease of access. As the comments from the Commission and the public have shown, there is significant concern about the traffic, access and the impact on the neighbors. The Commission has provided input about the massing. While there is general support for the Concept Plan, Commissioners are concerned about how it is further developed and will be taking a deep look at those details. Parking areas are necessary, but she would encourage them to look at opportunities for a creative style. The visibility and prominence of this property requires a stellar project.

Ms. Call stated that no vote occurs on a Concept Plan, and inquired if additional clarification is desired.

The applicant indicated they needed no further guidance.

2. Bright Road Senior Housing at Sawmill and Bright Roads, Concept Plan, 19-115CP

Conceptual development proposal for a full service, 55 and over, healthcare and housing community. The 22-acre site and 18-acre site is comprised of 13 parcels, or a portion thereof, is zoned Restricted Suburban Residential District, Planned Commerce District, and Planned Unit Development District, Northeast Quad.

Staff Presentation

Site Details:

Mr. Will stated that this is a Concept Plan for the Bright Road, senior housing development. If the Concept Plan advances, it will be followed by the Preliminary and Final Development Plan and Plat stages. The site is approximately 40 acres and is located northwest of the I-270/Sawmill Road interchange. The site is comprised of two sections – the 22-acre northeast piece, which includes 12 parcels, and an 18-acre, southwest parcel. The northeast parcel includes 3.5 acres of City-owned property. The City is not a co-applicant at this point, but if the project were to move forward, that discussion would occur. The existing zoning on the northeast parcel is comprised of the PUD-Northeast Quad, which includes 530 acres of northeast Dublin; a PCD District for 7315 Sawmill Road; and R-1, Restricted Suburban Residential. The southwest parcel includes only R-1, Restricted Suburban Residential. On the northeast parcel, there are significant topography elements. Wright Run and Billingsley Creek/Ditch bisect the site. A narrow floodway runs in the riparian area along the creek. Also noteworthy are the Village of Inverness; the nearby office park; residential areas surrounding Bright Road; Lifetime Fitness to the north; and Hopewell Elementary School on Emerald Parkway. The Community Plan recommends Future Land Uses for this area and identifies three Future Land Use recommendations for the two areas. The primary recommendation for the ±22-acre site is Neighborhood Office/Institution, with the northwest portion of the site recommended for Parks/Open Space. The ±18-acre parcel is recommended for Standard Office/Institutional. Generally speaking, the Future Land Use recommendations are for more intense commercial uses along Sawmill Road and I-270, transitioning to a less intense residential use along Bright Road. The Bright Road Special Area Plan provides guidance and contemplates the character and uses in that area, including: the identification and preservation of key natural features; encourages office development along Emerald Parkway, and assurance that the surrounding natural environment and neighborhoods are thoughtfully considered in site design. Emerald Parkway Phase 8 included an economic development focus, encouraging income-generating land uses along the roadway. The City has engaged in prior studies on the Sawmill Road and is participating in an ongoing study for an I-270 bridge crossing between Emerald Parkway and Tuller Road.

Case History:

In January 2020, the Planning and Zoning Commission reviewed and provided non-binding feedback for an initial Concept Plan for senior housing on the 22-acre site. The Commission expressed support for the proposed senior housing and healthcare uses for the site, but had concern regarding the architectural style, building height, and density/intensity of development given the proximity to single-family homes. Meeting attendees expressed concerns regarding the height and architectural style of the proposal, as well as potential traffic impacts to the area. It is important to note that the 18-acre piece has been added to the proposal since then. For the current proposal, staff facilitated a site tour to observe existing conditions. Members of the general public and the East Dublin Civic Association also participated in the tour.

Proposal:

The proposal includes multiple levels of care over two sites, intended to provide a continuum of care for the senior population in Dublin. On the 22-acre northeast parcel, Neighborhood Office and Institutional uses with average densities of 9,500 square feet per acre are recommended. The plan proposes approximately 420,000 square feet of institutional uses, with a density of approximately 28,000 square feet per acre. On the southwest parcel, approximately 205,000 square feet of Institutional Use is distributed across 7 acres with 30,000 square feet of density. On the northeast parcel, a residential component includes 13 villas and 36 apartments occupying approximately 7 acres at a proposed density of 7 dwelling units/acre. On the southeast parcel, a residential component includes 62 villas on approximately 11 acres at a proposed density of 5.6 dwelling units/acre. Conceptually, the 22-acre site is proposed to have three primary access points; one each from Sawmill Road, Bright Road, and Emerald Parkway. A stream crossing, north to south, is proposed, and a 250-space parking structure, which will be worked into the grade of the topography. Along Wright Run stream corridor, 4.5 acres of open space will be preserved, as well as 4 acres of open space along Emerald Parkway. Building 1 is a 3-4 story, independent living facility, centrally located on the site, approximately 287,000 square feet in size with 203 living units. Building 2 is an assisted independent living facility located along Sawmill Road, approximately 133,000 square feet and containing 120 living units. Building 3 includes 1.5-2.0 story, attached villas, located along Bright Road, with a total of 13 units. Buildings 4 and 5 are three-story, flat apartments with detached garages, a total of 36 units, located on the northern portion of the site. [Additional details regarding the building and access were provided, as well as precedent images.] The following discussion questions are provided:

- 1) Does the Commission support the proposed land uses on these sites?
- 2) Is the proposed layout, including the distribution of buildings and open spaces appropriate for the sites?
- 3) Is the Commission supportive of the proposed building architecture and heights?
- 4) Is the Commission supportive of the proposed circulation within the sites?
- 5) Other considerations by the Commission.

Applicant Presentation

Steve Newcomb, 10368 Forest Glen Place, Powell OH, Newbury Homes, stated that their original intent was not that the facility be this large. However, research of area facilities revealed that the larger senior communities, such as Friendship Village and First Community, offer much more than the smaller communities do. The land is attractive, and he envisions walking trails and pickleball courts. This development is less of a healthcare project and more an active adult community. He does not believe the development will impact traffic significantly. Dublin has a real need for additional independent living facilities.

Commission Questions

Mr. Way requested clarification of the City-owned portion of the site.

Ms. Rauch responded that City Council is aware of the project and the need to be a co-applicant on the project. They would make a determination regarding how the City-owned acres would be addressed.

Mr. Way inquired if the understanding is that the City has no issue with being a co-applicant.

Ms. Rauch responded affirmatively, although Council has requested the Commission and public's input on the possibility.

Public Comments

Ms. Call noted that the public comments summarized for the preceding Mt. Carmel case apply to this case, as well. She invited additional public comments.

Amy Kramb, 7511 Riverside Drive, Dublin, OH 43016, East Dublin Civic Association, stated many of the comments received regarding this project in particular expressed concern about the stream and stream corridor. A stream easement or protection area is needed. No images of the proposed buildings were provided. The neighbors along Emerald Parkway have concerns that the 3-story flat buildings and garages along Emerald Parkway be well screened with a buffer. There is concern that the 3-story flat buildings will be similar to Tuller Flats, which are not attractive. If the project moves forward, perspective renderings of the buildings from MacDuff Way, Emerald Parkway, and the Village of Inverness should be provided. Although senior living units may generate a little less traffic than some uses, there will be more traffic. As she looks at the site, she believes the issue is less about density and more about lot coverage. She is interested in seeing a large amount of usable, greenspace. The developer provided images of other senior living facilities in the packet, which are all massive, concrete and asphalt jungles. She was on the Planning Commission, when they reviewed Hawthorn Commons. She is extremely disappointed how that project turned out; there is absolutely no greenspace. In her view, the issue is usable greenspace that can be enjoyed, versus density.

Randy Roth, 6987 Grandee Cliffs Drive, Dublin, OH, Vice President, East Dublin Civic Association, stated that the applicant has not reached out to the civic association regarding their proposal. This level of density on this type of site would not even be considered on the west side of the river. He is particularly concerned about the land use on the 18-acre parcel. City Council member Peterson has stated that Dublin has a need for prime office land and raised the idea of the City potentially acquiring these parcels and banking them. That would be the 40 acres to the west of Emerald Parkway, south of Bright Road, over to Hopewell Elementary. The goal with Emerald Parkway was to ensure consistent development on both sides of the river. There would be development similar to Metro Center on the east side of the river. The intent was for attractive, upscale office facilities on both sides of the river, consistent developments similar to Cardinal Health. Mt. Carmel Health is consistent with that vision. In regard to dense, multifamily - there are development properties to the south of I-270, which would be more appropriate for this kind of redevelopment. The interior of those sites is land-locked for retail. Prime office cannot be placed there, but it would be appropriate to locate these kinds of facilities in those areas. A similar, but less dense facility like this might make sense in the area by the creek, if a traffic plan is possible. However, he does not want to lose the possibility of uniting the community around a vision, rather than letting these sites go to multi-family facilities. He recalls testifying years ago when the Milco light office development was built north of the Village of Inverness. He stated then that the development was too close to Bright Road. We are using "improvement" as justification for widening Bright Road. He also recalls stating that the proposed buildings would have to be located farther north to allow for needed road widening. The staff at that time inaccurately stated that Bright Road would remain two lanes; additional traffic would go north to Hard Road, then west, and south on Emerald Parkway. How would that be landscaped? There is no way to widen Bright Road to four lanes without taking the landscaping at Inverness, and the residents will not be able to get out of their neighborhood. It is a very difficult situation here, and he wants the area to work. Development such as Mt. Carmel Health is desired, but how would the Village of Inverness be addressed? The 1995 Community Plan envisioned the extension of the Village of Inverness to the west with access provided in a different

place for the community. Now that land has been acquired, and the community is boxed in by those earlier decisions. He asks the Commission to hold the line regarding the 18 acres. He wants to see that area be made consistent with the Community Plan, and the proposed land use is inconsistent with the Community Plan.

Corey Barnes, 4150 Bright Road, Dublin, 43016 stated that he lives across the street from the aforementioned 18 acres. There has been discussion about expanding Bright Road. That would make it impossible for them to exit their property. The proposed development would add a lot of traffic into the traffic loop heading to Bright Road. There is already a significant level of traffic in the morning and afternoon due to the nearby school. He would request that Bright Road remain as it is; instead, change the entry on the northern part of the 18 acres to further down Bright Road or to Emerald Parkway. In regard to the proposed use, he would rather have a view of houses than of commercial buildings. His final concern is protection of the waterway, which does run immediately past his home.

John Wreathall, 4157 MacDuff Way, Dublin, 43016, stated that his property neighbors Mr. Barnes' property. The creek lies between their properties. He has two concerns. The first is the waterway. He spends a significant amount of time clearing bottles, plastic and debris off the creek bank. He expressed public comment against the previous Concept Plan due to the 5-story buildings proposed. He had not previously seen the revised plan, and is appalled at his first view of this plan. The proposed apartments seem similar to those on Hard Road. The contrast of the proposed layout and density within an area of existing one-acre family homes is appalling.

Carla Clifton, 3899 Inverness Circle, Dublin 43016 stated that she has already expressed her concerns. The only additional comment she would make is the hope that the proposed housing will not be so expensive that most of the Dublin community could not afford to live there. The monthly fees of many of these units can be \$7,000-\$8,000, with an initial endowment fee required.

Ms. Kramb stated that the greatest area of concern expressed was related to the southwest parcel. The concern is that the additional traffic generated would impact the entrance to Bright Road. Hopewell School is having bussing issues this year, and a higher number of parents are handing the school transportation for their children. Because there is insufficient stacking room in the school drive, westbound traffic backs up past MacBeth Drive nearly to the roundabout. With the southwest corner, there is an issue with the Bright Road entrance.

Commission Discussion

- 1) Does the Commission support the proposed land uses on these sites?
- 2) Is the proposed layout, including the distribution of buildings and open spaces appropriate for the sites?
- 3) Is the Commission supportive of the proposed building architecture and heights?
- 4) Is the Commission supportive of the proposed circulation within the sites?

Mr. Schneier stated that he is supportive of the proposed land use, the building distribution and the open spaces and site circulation. It is premature to comment on the proposed building architecture and heights. In regard to the historical planning for offices on Emerald Parkway, one thing we have learned is that we cannot know the future. To say that Emerald Parkway should be reserved for Cardinal Health type of campuses may not be the best plan today. The Commission may need to take another careful look at what members have said recently in comparison to the thoughts

expressed regarding land use several years ago. Dublin does have an aging population and has need for these types of facilities. He is in favor of the project. He believes the applicant has made a good effort to respond to the concerns with the previous Concept Plan. Some issues remain to be addressed, but he believes the project is shaping up nicely.

Ms. Fox stated that she cannot support the project. The reason is that the Community Plan calls for Emerald Parkway to serve as an economic driver. It also calls for protection and buffering of the existing residential neighborhoods and for maintaining a quiet, rural character along Bright Road. The proposed development is inconsistent with that. It proposes three times the density the Community Plan allowed. Its character is unlike that exists along Bright Road, and it would have a significant level of lot coverage. The traffic is a serious issue, and with the number of units proposed, any access to the road will be impossible. The plan is inconsistent with the economic goals of the City. A traffic issue already exists with the more appropriate Mt. Carmel use, and with the additional density of this proposed project, the traffic cannot work. The Community Plan's Future Land Use does not identify this area for the proposed zoning. The residential density transitions within the property but not with the rest of the neighborhood. On the southwest section, access at the existing roundabout will present a safety hazard.

Mr. Way stated that the Commission has expressed consensus that the proposed hospital health and wellness campus would be an appropriate use on that site. If the Commission had not expressed that view, and indicated that site still should be considered an office site, it would change his perspective for this portion of the City. Because of the previous case, and because he supports the idea of health and wellness, he believes this site would play into that vision well. Perhaps the Commission needs to think about this differently. The Community Plan was completed in 2007, 14 years ago; since then, the world has changed. He favors the idea of thinking holistically about this corner of the City, so he is supportive of the direction of the proposed project. However, he believes the density is excessive. He likes the idea of a Wright Run open space that moves all the way through to the river. There is need for protection of that and for sensitivity in developing around it. In looking at the site plan for the northeast corner, the large buildings are in the wrong location. He would not want to see big buildings along that sensitive corridor. The higher density within the site is consuming the open spaces. He would recommend the taller buildings be placed at the front, and a larger amount of open space be preserved around the stream. The proposed ponds could be placed on each side of the stream, combining the man-made system with the natural system. The 18 acres on the southwest parcel are much too dense. He is not supportive of the proposed site plan. He does not believe the project would need to have access onto Bright Road; it could be onto Emerald Parkway, which has a better capacity. The applicant should re-think the site design in terms of the sensitivity of Wright Run, the density, and where the buildings are positioned in relation to the streets; it should be approached as a large health and wellness campus. The country's population is aging, and more of these types of living units will be needed. It is important to have a larger vision for this corner and design it through a health and wellness lens.

Mr. Grimes stated that he believes the proposed Concept Plan is far superior to the 2019 plan reviewed earlier. The buildings now open toward the creek, providing both the residents and visitors an attractive view; the stream has been used as a focal point in this complex. The amount of paving has been reduced, which is a positive change. Massing the buildings along Sawmill Road is also an improvement. Lifetime Fitness is essentially a four-story building across from the creek, so the proposed buildings are not out of line. On the southwest portion, it will be important to look at how the traffic will impact the neighborhood. There may be better options for access to the site. Placing

the assisted-living facilities along Emerald Parkway will be complementary to the hospital across the street. Residents in the assisted-living facility will be happy to have a nearby hospital. He is in favor of the concept, if a few issues are resolved.

Mr. Fishman expressed agreement with Mr. Way's comments. Although the original plan was to have revenue-producing office in this area, the world is changing and the future of Office is unknown. We do know that the aging population is increasing. He believes the time and effort extended in this concept is impressive, and the plan has been significantly improved. However, there is still much work to do. As was pointed out to the previous applicant, this is a paramount section of the City, and the projects should be real positives for the east side of Dublin. There are significant concerns with the density, the lot coverage, the traffic, the watershed and the impact on the adjacent neighborhoods. He believes this is a good use, but much improvement is necessary.

Ms. Call stated that her thoughts are in concert with those of Ms. Fox. Mr. Newcomb stated that the project has shifted to an active adult community. That shift makes it inconsistent with the Community Plan, which envisioned uses that were economic drivers in this area. She agrees with Commissioners who have observed that the environment and the workplace are changing, but as the Planning and Zoning Commission, that is not our purview. The Commission is challenged with executing the Community Plan; however, she is wholly supportive of the Commission expressing a request to Council to re-visit the Future Land Uses along this corridor. However, the current Community Plan and Future Land Use calls for Neighborhood Office/Institution, Parks/Recreation and Standard Office/Institutional, and this application for an active adult community does not meet any of those. If this were one of the Future Land Uses permitted, she would be supportive; as proposed, she is not supportive.

Ms. Call stated that this is an Informal Review, so no vote will be taken. She inquired if there is interest on the Commission for forwarding to Council a request to re-consider the Future Land Uses of the Community Plan for this area.

[Several members expressed interest in doing so.]

Mr. Boggs inquired if the intent is that request would be considered in context with this application. Ms. Call responded that it would not be. Because today's landscape is changing for Office and Institutional uses, the Commission is requesting that a look be taken at the Community Plan's Future Land Uses along Emerald Parkway, not specific to any parcel to be developed.

Ms. Rauch stated that there was a recent case reviewed by the Commission where that concern also was raised, but Council was supportive of retaining the Future Land Use outlined in the Community Plan. The topic has not been discussed in a more global manner, however.

Ms. Fox stated that the infrastructure was constructed for a specific purpose, and it is hoped there will be a return on that investment. Another use would need to be proposed that would meet that goal in a better way, and that argument would need to be presented to Council. While she recognizes the need for this type of land use, the question is if it is needed here. While the project is beautiful, this may not be the place for it, due to all the issues that exist around the site.

Mr. Fishman stated if Council decided to reconsider the Land Use for this area, he would be supportive of this proposal, if the traffic, waterway and impact on the adjacent neighborhoods could be resolved.

Ms. Call stated that regardless of what development occurs here, it will be essential to be cognizant of the riparian corridor.

Mr. Schneier stated that Council's charge to the Commission is that they wanted to hear from the Commission as to whether they were in agreement with this proposal. He would say that the majority of the Commissioners believe that the Future Land Use along Emerald Parkway should be revisited, particularly with respect to an opportunity to create a health and wellness campus. The opportunity that exists with having a hospital and this type of center approximate to each other is novel. Not taking advantage of that would be a lost opportunity. We have discussed Tech Flex Districts and different concentration of areas within the City; that type of opportunity is now dropping in our lap, and we want to say that, unfortunately, the opportunity does not fit with a plan developed 15 years ago. He does not know if this is a motion that should be made or a point that is made in the minutes, but that is his position.

Mr. Way stated that comments have been made about the economic return on this land. While Office tends to provide a better return than other uses, it may be that what is proposed here would have a more significant economic return than Suburban Office. It would be nice to have that information, as these cases come back to the Commission. In regard to traffic, Office generates traffic differently than proposals for assisted living facilities. They could have less traffic impact than Office.

Ms. Call encouraged Commissioners to view City Council's last meeting, when they discussed their particular views regarding this corridor.

Mr. Way stated that he watched it, but the context of this particular discussion is different than the context of that discussion, where the City had made an investment and was looking for a return. However, he would like to understand what kind of economic return could occur with the proposed use rather than Suburban Office.

Ms. Call requested that the Commission's request be shared with City Council.
Staff indicated that it would be shared.

Ms. Call inquired if the applicant requested any additional clarification from the Commission.
The applicant indicated no additional clarification was needed.

Ms. Call stated that Cases 3 and 4 would be heard together.

3. DCAP Code Amendments, MUR-4, Administrative Request, 19-117ADMC

An amendment to the Zoning Code for the MUR-4, Mixed Use Regional – Llewellyn Farms Office District, establishing associated development standards.

4. DCAP Area Rezoning, MUR-4, Administrative Request, 21-087ADMC

Area rezoning creating the MUR-4, Mixed-Use Regional – Llewellyn Farms Office, Zoning District in conjunction with the Zoning Code amendment.

Staff Presentation

Ms. Rauch provided a brief overview. The Dublin Corporate Area Plan (DCAP) was adopted in September 2018 by City Council as a Special Area Plan within the City of Dublin Community Plan. It included the creation of four new Zoning Districts: MUR-1 (Metro/Blazer District), MUR-2 (Tuttle/Rings District), MUR-3 (Emerald District), and MUR-4 (Llewellyn Farms Office District). Tonight, we are looking specifically at the MUR-4, which provides for lower density office uses and sensitivity to adjacent residential uses. The plan calls out an undeveloped site, Site 11. There have been several conversations with the Commission, the neighbors and the property owner of Site 11 regarding the development recommendations of the plan. There are three components of the DCAP review. The Design Guidelines will be considered later. Tonight, review and recommendation for approval is requested for the Code and the accompanying rezoning. There are four primary main sections of the proposed Code: Purpose and Intent, Uses, Site Development Standards and Review and Approval Process. With the proposed Rezoning, 27 parcels would be rezoned from Community Commercial, Suburban Office Institutional and PUD to the MUR-4 District, to which those Code standards would apply. At the Commission's September meeting, several items were discussed, and changes have been made subsequently. Those changes are detailed in the staff memo provided for this discussion. The Code language was reviewed and the following changes were made:

153.045

- Added language about consideration and sensitivity of development to adjacent properties and uses

153.046

- Clarified existing use provisions to permit only uses existing as of the effective date of the ordinance, from then on any changes would be required to conform to the new Code.
- Reviewed when compliance with new standards are triggered, but no change made as site compliance is required when redevelopment occurs.
- Verified language about construction trailers permitted only while under construction; no changes were made, as existing Code provisions limit use.
- Provided benchmarking of day care uses adjacent to residential; no changes were made, as the language is consistent with existing daycare requirements.
- Reviewed screening requirements regarding solar panels, and the language was revised to require architectural integration and maintenance of building height.
- Reviewed sign provisions for vehicle charging stations, and language revised to remove additional sign provision.

153.047

- Height restrictions and language "not to exceed" were clarified.
- Parking location language revised.
- Roof type allowances and pitches were reviewed and language was revised related to permitted roof types, but the language related to roof pitch was unchanged to ensure architectural diversity.
- Primary materials use and applicability language were revised to limit EIFS to upper stories.
- Language was added regarding selecting a variety of tree sizes to provide maximum opacity within the landscape buffering requirements. Intent language was added; provisions added regarding the use of small and medium trees for mid-level screening; preservation area of existing trees at the drip line was included.
- Added shared and phased parking provision allowance under the Parking Plan.
- Required vehicle charging space provisions revised from 1 charging station/200 parking spaces to 1 charging station/50 parking spaces)

- Loading area language requirements added to require loading areas be oriented away from residential areas.
- Concrete base allowance for light poles was changed.

153.048

- Reviewed Minor Project language regarding projects abutting residential, and no change was made.

Commission Questions

Mr. Way suggested retaining the wording regarding "front elevation" in regard to location of loading docks, and clarifying what "upper story" means in regarding to the EIFS.

Minor language clarifications were requested.

Public Comments

Ms. Rauch stated that two public comments were received prior to the meeting, which were included in the meeting packet. She, along with Ms. Fox and Ms. O'Callaghan, met with the Llewellyn Farms residents a couple of weeks ago and addressed questions. An additional comment was received from the Llewellyn Farms Civic Association requesting clarifications related to flat roofs and assurance that in Subarea D, a pitched roof is required. However, the clarifications to roof type were already included in the revised draft. They also inquired about the criteria required for use and non-use variances. Any change requested for a use variance has much higher review criteria than that for not meeting a setback. Variance requests are reviewed by the Board of Zoning Appeals. They also requested that clarification regarding permitted and conditional uses in operation and be subject to certain criteria. She will make those changes, as it does not fundamentally change anything.

Matthew Cull, Attorney, Kephart Fisher LLC, 207 N. 4th St., Columbus, OH 4321, stated that at the last hearing, they voiced their opposition to the changes that had been made to Section 153.047 regarding the screening of rooftop mechanicals, which differed from the agreement that had been reached. With the last version, they also requested clarification on the meaning of "ground level." If ground level is not defined as being closer to the building, at ground level 400-500 feet away, items on a rooftop are clearly visible. The proposed requirement would reduce the maximum height, which is already three feet below what the neighboring residential homes are permitted. Therefore, they request elimination of the provision regarding the screening of mechanicals as part of the building height. The proposed language does not exist elsewhere in the City's Code and unfairly targets this property. If it is not eliminated, they request that "ground level" (p. 13) be limited to the parcel on which the building sits.

Ms. Call stated that at their previous meeting, Commissioners requested that the mechanicals be included in the building height.

Mr. Cull stated that would effectively reduce the maximum building height to 28 feet.

Ms. Call inquired if the measurement of ground height is defined in the Code.

Ms. Rauch stated that she does not believe it is called out in the Code definitions, but clarification could be added. The term is also used in the Bridge Street Code.

Mr. Boggs confirmed that there is no definition of ground level in the Zoning Code General Definitions. Depending on the Commission's preference, it could be clarified either that it is ground level at the parcel boundary, or at a fixed distance from the building.

Mr. Way stated that the property owner should be responsible only for the view on their property, not from a distance away.

Ms. Rauch stated that the proposed language is consistent with that in the Bridge Street Code.

Mr. Cull inquired if in the Bridge Street Code, however, the screening of rooftop mechanicals was included in the height.

Ms. Rauch responded that it is not included in the height.

Mr. Cull stated that their issue is not with the screening, but that it will be included as part of the building height, which will reduce the building height from what had been agreed to in earlier negotiations.

Ms. Rauch stated that it could be defined as being measured as viewed from the property line. However, with any development proposal, the applicant would have the opportunity to request a waiver or administrative departure to make some modification.

Discussion continued regarding height/functional height.

Ms. Rauch clarified that if the parapet height is the maximum height, the total height on a flat roof is to the top of that parapet. The usual building height underneath would be decreased.

Ms. Call clarified that the Commission is not agreeable to the suggestion that the mechanical equipment not be included in the height; however, the screening height would not exceed the height of the mechanical. The 32-foot requirement would include everything on top, but that would not reduce the height further than 28 feet.

Mr. Cull stated that nowhere else in the City's Code, nor in any other Code he has seen, is the screening of the rooftop mechanical considered part of the building height. In a typical residential district permitting a 35-foot building height, the height is measured at rooftop; it does not include chimneys or antennas, etc. From the beginning, this has felt like a targeted zoning. This is one more instance of a change being made in the Code for this property only, which will further restrict its development. The change is proposed after all the negotiation with the residents, who had agreed to a height of 32 feet. At the last meeting, the change was proposed to reduce it to essentially 28 feet.

Discussion continued regarding the screening and determination of building height. Consensus of the Commissioners was that the screening should be counted in the building height.

Mr. Grimes moved, Mr. Way seconded a recommendation to Council for approval of the DCAP, MUR-4 Code Amendment with the revisions as noted.

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

[Motion approved 6-0]

Mr. Grimes moved, Mr. Way seconded a recommendation to Council to approve the DCAP, MUR-4 Area Rezoning.

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

[Motion approved 6-0]

Ms. Call inquired if the Commission would be supportive of making the Code consistent in regard to defining building height as being inclusive of mechanicals.

Commissioners were supportive.

Ms. Call requested that staff prepare such a presentation.

5. Residential Development Standards, Administrative Request, 21-152ADM

Consideration of updates to the residential development standards including the minimum requirements applicable to new residential development.

Staff Presentation

Ms. Holt provided a brief presentation. The topic of residential development standards was initially referred to the Planning and Zoning Commission by City Council on June 22, 2020 due to concerns related to the approval of two residential developments at that time, Hamlet on Jerome and Oak Park. The topic was introduced to the Planning and Zoning Commission at their August 20, 2020 meeting, and the Commission subsequently discussed it on October 1, 2020. They expressed a desire to define a holistic intent for future residential developments, for quality housing projects that are timeless, provide a sense of community, and maintain the character of Dublin. Since those initial discussions, the Commission and City Council have had further discussions concerning certain residential projects. Those projects raised the issues of lot coverage, building coverage, setbacks, building materials, open space amenities and connectivity. Residential development standards and recent Board of Zoning Appeals variance applications were discussed at the joint Council and Board and Commission meeting on December 14, 2020. A balance is needed between the high quality Dublin expects and its Dublin character. At the same time, there is a need not to be too prescriptive, which would limit opportunities. There is a need to maintain the lower density design for which Dublin is known, while also allowing for pockets of higher density where warranted. There are a number of existing Zoning Code regulations and design standards that apply to residential developments. Those include the Residential Appearance Standards (Code Section 153.190); Lot and Yard Space Requirements (Code Section 153.071); Planned Unit Development (Code Section 153.055); and Conservation Design (Resolution 27-04). A work plan for consideration of this topic is introduced tonight, with continued discussion anticipated. In order to help facilitate the discussion, staff requests the Commission review the questions provided for a future conversation. Staff will schedule time to meet with the Commissioners to understand their thoughts. In addition to the Commissioners' input on the questions provided, staff requests Commission members to provide examples (local/national/ international) of what is preferred or not, with an explanation. This information will be used to help identify areas of agreements or divergence. Specific instructions on this exercise and meetings with staff will be forthcoming. Following the collection of this information, a workshop will be scheduled to provide Commissioners an opportunity to conduct a visual preference survey. After review of the material, steps for moving forward will be determined. The City also is undertaking a Housing Study. Although a separate project, that study will dovetail with this one. Staff would like to ascertain if the Commission is satisfied with the proposed approach.

Commission Discussion

Mr. Schneier stated that the information indicated all the places in the Code where this issue arises, and that is problematic for applicants, as there are too many places within the Code that they must go to find the requirements for lot size, setbacks, etc. Those references may not be conflict, but if it were possible, it would be desirable to provide clearer pathways for applicants to find the information needed.

Mr. Way stated that there are many resources available that address housing. The National Association of Homebuilders has resources and case studies regarding many types of housing

occurring across the nation. It would be beneficial to tap into that information and learn what is happening nationally and within the Midwest Region. Developers are testing unique ways of achieving more density, and there are opportunities for different housing types in Dublin. Perhaps a speaker for the National Association of Homebuilders might be scheduled to share information on this topic with the Commission.

Ms. Fox stated that instead of looking at what has been developed in the City, we should look for other development options. Great housing developments are occurring outside the City, and the Commission needs to have more information on those. Pocket neighborhoods, for instance, provide a higher density within an attractive environment that also offers social connections. She would be interested in hearing from real estate agents, who can share homebuyers' interests.

Mr. Way stated that there is also a need for affordable homes, which are becoming more difficult to find in Dublin. We do not want to price ourselves out of a market that keeps this community diverse.

Ms. Fox stated that she is interested in knowing what areas and how many acres that are zoned Residential remain in the City. Additionally, Dublin has the reputation of being a green community, and the relationship between homes and the natural environment is paramount. Therefore, it is essential to identify inventive housing opportunities without losing Dublin's green environment. If we can do that, the product will be timeless.

Ms. Call stated that the Commission does not necessarily view developments in the past tense. We need to have more encompassing, conceptual views of those developments to compare with new applications. Applications for small townhomes often cost the same as single-family homes on larger lots. Having a "30,000 foot overview" of our developments would be helpful. Most homebuyers prefer a larger lot, if available. Availability does not always drive desirability.

Mr. Fishman stated that he would rather see smaller homes with high quality construction that are affordable. There are some communities in some cities, such as Chicago, which have very small houses. However, people want to live there because of the quality and setting. Small, quality and affordable homes are preferable to large homes with slim brick and fiberglass siding, which deteriorate. Concrete or brick driveways also are preferable to asphalt driveways. Cheap construction ages quickly. It is essential to maintain our standards for quality building products. He agrees with Ms. Fox that the setting is also important.

Ms. Fox stated she agrees. There are new materials available, however, which the Commission could investigate that may offer opportunity to reduce the building costs. Concrete and brick driveways, for example, are expensive. Council member Keeler recently restored his older home and installed a beautiful shoot and chip driveway. It is attractive but much less expensive.

Ms. Call inquired if there was any additional guidance Commission members wished to provide. There was none.

Ms. Holt stated that she has noted the Commissioners' comments. She believes many of the items on which the Commissioners have expressed interest will be identified in the housing study. In regard to Ms. Fox's earlier comment – she has done a quick calculation based on recent GIS mapping. The Residential Appearance Standards apply to the City's remaining undeveloped acres with straight zoning. Out of 16,019 acres, only 256 acres remain of undeveloped straight zoned residential.

Mr. Fishman observed that amount is essentially the size of a golf course.

Ms. Fox stated that in that case, we are primarily dealing with infill, mixed use and higher density. There is no need to spend much time addressing the 256 acres; it can remain straight zoning with 45% lot coverage. Instead, we need to focus on the increasing infill projects and the PUDs that are seeking rezoning.

Mr. Boggs stated that much of the City's acreage is PUD, and many of the older PUDs refer to the Code's Appearance Residential Standards. The text for those earlier PUDs does not provide the current level of detail. The infill component will be substantial.

Ms. Holt stated that if the Commission's direction is not to spend much time on residential appearance, but focus on the infill and the PUDs, she would suggest Commissioners complete the questions and identify examples. The focus should be on how to make future PUDs more unique and responsive to the natural environments.

Mr. Way stated that sustainability should be included in that focus in terms of materials and preservation of the natural environment.

Ms. Holt thanked Commission members for their input.

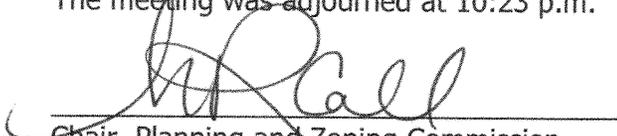
Public Comment

No public comments were received on the case.

COMMUNICATIONS

No communications were shared.

The meeting was adjourned at 10:23 p.m.



Chair, Planning and Zoning Commission



Assistant Clerk of Council