



RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

3. 5274 Cosgray Road 21-142CP

Concept Plan

Proposal: Informal review and feedback for a Concept Plan to develop ± 101.1 acres consisting of single-family, detached and single-family attached units. The development is divided into two subareas, one consisting of 160 units with a density of 5 dwelling units per acre and the second consisting of 345 units with a density of 9.2 dwelling units per acre. The site is zoned Rural District.

Location: East of Cosgray Road, $\pm 1,300$ feet south of the intersection with Rings Road.

Applicant: Paul Coppel, Schottenstein Homes

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-142

RESULT: The Commission was not supportive of the proposal, finding it did not meet the recommendations of the Community Plan. They expressed concerns about the proposed layout, density, decreased setbacks, and design of the proposal. They expressed a desire for a detailed, unique residential product with a village-oriented layout. The site should capitalize on the opportunity for unique architectural design and meaningful integration of open space. The plan should be walkable, a mix of housing styles, connected to adjacent developments, unique, and timeless.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



~~Mr. Way stated that since the last meeting, he has spent time assessing this site and the corridor. While we have a vision for that corridor, it is a long-term vision. It will take a while to get there. To have parcels like this at key locations sitting vacant does not make sense. The applicant has worked very hard to achieve the intent of the Code to bring activity to the streetscape. They are doing that, but he would like to see even more activity along that edge, if it could be integrated. The applicant has addressed many of the issues to make this a viable, inviting site. The proposed plan could be an asset on that corner. Development changes over time, so 20 years from now, there may be something else here. He is supportive of the Concept Plan.~~

~~Ms. Call stated that she appreciates that this is a difficult parcel. The deed's square footage and height restrictions along with the Bridge Street Code, discourage development. Ms. Fox has suggested that a hybridized approach might be a possibility. The difficult points for her are the proposed drive-through, which allows for vehicle-pedestrian conflicts. There is too much activity occurring within a very small footprint. Currently, staff is recommending disapproval. She is supportive of a hybridized approach, if could be made to make the City more supportive of the development. While she could be supportive of the Concept Plan, she would not be supportive of a Preliminary Development Plan, as currently proposed.~~

~~Mr. Grimes moved, Mr. Supelak seconded approval of the Concept Plan.
Mr. Schneier, yes; Mr. Way, yes; Ms. Fox, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Grimes, no.
[Motion carried 6-1.]~~

~~Mr. Supelak moved, Mr. Way seconded approval of the combination of the Preliminary Development Plan with the Final Development Plan.
Mr. Grimes, no; Mr. Supelak, no; Ms. Call, no; Ms. Fox, no; Mr. Way, no; Mr. Schneier, no.
[Motion failed 0-7.]~~

3. 5274 Cosgray Road, 21-142CP, Concept Plan

A request for an informal review and feedback for a Concept Plan to develop ±101.1 acres consisting of single-family, detached and single-family attached units. The development is divided into two subareas, one consisting of 160 units and the second consisting of 345 units with a gross density of 5.0 dwelling units per acre. The site is zoned Rural District and is located east of Cosgray Road, ±1,300 feet south of the intersection with Rings Road.

Staff Presentation

Ms. Holt stated that this is a request for Informal Review of a proposed Planned Unit Development on a site located 1,300 feet southeast of the intersection of Cosgray and Rings Roads. It is bounded by Cosgray Road on the west, the CSX Railroad on the east, and is located south of the Village of Amlin. The site is comprised of farmland and woods. The site is zoned R-Rural District and is adjacent to Washington Township and the City of Columbus. The Future Land Use Map in the Community Plan shows this site as "Mixed Residential Medium Density". Contemplated within that category are "areas where greater walkability and pedestrian orientation at a village scale are desired, at a maximum density of 5.0 du/ac. Areas are intended for integration around Village Center developments." The specific Southwest Special Area Plan of the Community Plan anticipates a Village of Amlin gateway with a mixed-use village center and mixed residential,

medium density on an alley-type of system; open space on the east side; and 200-foot setbacks along the railroad and along Tuttle Crossing Blvd. The 2013 Thoroughfare Plan contemplates extension of the Tuttle Crossing Blvd. northwest through this property. The 2020 Feasibility Study contemplates a 116-foot right-of-way to accommodate bike lanes, a detached shared-use path, and a median. The recommended alignment in this study shows an overpass at the railroad, along with the entire right-of-way being located on this project site. Cosgray Road south of Tuttle Crossing Boulevard is contemplated to be a Major Arterial, with a 120-foot right-of-way. Cosgray Road north of Tuttle Crossing Boulevard to the CSX Railroad crossing is shown as a Collector, with a 70-foot right-of-way. The proposal for the 101 acres with a density of 5.0 dwelling units per acre. The development would be comprised within two development pods: The northern pod consists of 31 acres with 160 units that are detached single-family. The southern pod is approximately 37 acres with 345 units, a mix of attached and detached units. Surrounding development consist of Hayden Farms to the south with 4.9 du/acres; the Village of Amlin to the north with .53 du/acres; and 0.25 du/per acre lots in Washington Township to the west. [Development details of the two pods reviewed. Proposed elevations were shown.]

Staff has provided the following questions for discussion purposes:

- 1) Is the proposal consistent with the Community Plan and the Special Area Plan?
- 2) Is the Commission supportive of the proposed density and conceptual site layout?
- 3) Does the Commission support the development setbacks as shown?
- 4) Is the Commission supportive of the conceptual open space locations including preservation of natural features?
- 5) Does the Commission support the conceptual product types presented with the application?

Applicant Presentation

Aaron Underhill, Underhill & Hodges, 8000 Walton Parkway, New Albany, OH, attorney for the applicant stated that with him are Greg Chillog, Edge Group and Paul Coppel, principal, Schottenstein Homes. He stated that the proposed densities exceed the Community Plan provisions. The railroad, a wooded area, the anticipated Tuttle Blvd. extension, and the impact of existing City of Columbus development to the south are impacting this site. The anticipated extension of Tuttle Crossing Blvd. has not yet been scheduled in the City's CIP budget. It will probably be ten years before that roadway project occurs, but the site must be developed in accordance with the City's long-range plans. The property owner who would be impacted by that future project, who is also selling them this land, is open to that conversation. He has indicated support for their obtaining the Commission's feedback on the proposed development. Combining the required right-of-way and setbacks encompasses large amounts of the property, making it unusable for private purposes. As currently proposed, 8.5 acres or 10% of the site will be used to accommodate right-of-way and setbacks for the future street connection. The roadway extension and the railroad tracks dictate the type of development that can occur on the site. On the western edge of the portion of the property south of the future Tuttle Crossing extension, a cottage product is anticipated, similar to that in Ballantrae Woods. To the east, a townhome product is anticipated; to the north, there would be a housing product that could integrate with the Village of Amlin. They are anticipating a product that would have a public street behind the units, with the units fronting open space, not public streets. There would be rear-loaded, detached garages.

Commission Questions

Mr. Way inquired the reason the alignment of Tuttle Crossing Boulevard extension includes a jog to the south.

Greg Chillog, Planner/Landscape Architect, Edge Group, 330 W Spring St #350, Columbus, OH 43215, stated that based upon the 2013 Thoroughfare Plan, they contemplated the roadway would extend around the woods and through this property. That is their preferred alignment; however, the current engineering study proposes a straight roadway extension. They have attempted to minimize the amount of right-of-way and buffer on the site to achieve a buildable zone on the south end of the property. Because the complete boulevard will not occur in the initial phases of the project, the idea was to split the boulevard along the property line, recognizing the engineering study indication that the road would cross the railroad further east.

Mr. Way inquired if the roadway would cross the railroad tracks at an elevation if it would involve the embankment on both sides?

Mr. Chillog responded affirmatively. At the highest point, the embankment is at 100-150 feet, tapering downward. They have attempted to keep this as far from the woods as possible.

Mr. Way stated that his assumption was that they were moving the roadway to the south to avoid the woods.

Mr. Chillog indicated that was correct.

Ms. Fox stated that the Tuttle Crossing Boulevard Study provided five alternatives; the City recommended Alternative 2. Is this proposal consistent with that alternative?

Ms. Holt responded that this proposal is Alternative 2, with the exception of the right-of-way landing width on this property.

Public Comments

Bruce McLoughlin, 5131 Brand Road, Dublin, 43017, stated he and his wife raised their family in Dublin and are invested in the community. He and a partner own 70 acres directly across the street, which has frontage on Cosgray and Rings roads. They have questions about the anticipated utility extensions and the roadways. They have been waiting quite some time for the extension of water and sewer in this area so that they could develop their property. They are hopeful that the Commission will ensure either that these developers size their utilities sufficiently so they can be extended across the road, or involve them to ensure that occurs. Property owners on the west side would like to continue the development of this area. Additionally, the intersection of Rings and Cosgray roads is significant, handling a large volume of traffic. Although it is not part of this development, he would recommend that the City take a focused look at how that intersection will be addressed long term. He attended a presentation 3-5 years previous that indicated Tuttle Crossing Boulevard would be moved west from Wilcox Road to Avery Road; that has not occurred. Now, it is proposed that Tuttle Crossing Blvd will be extended across the railroad tracks to Cosgray Road. Is Dublin going to allow a new Tuttle Crossing Blvd section at the west end without completing the area at Wilcox Road, or will all this area be addressed so that the roadway will work?

Ms. Call requested Mr. Hendershot to explain the overall thoroughfare plans for this area.

Mr. Hendershot stated that the provision of sanitary sewer and water in this part of the community is difficult, and Engineering has been studying this for some time. Specific to the site in question, the sanitary sewer and water access would be extended from the south. However, extending it as far north as the west side of Cosgray Road would need to be studied.

Ms. Call inquired about the thoroughfare plans in this area.

Mr. Hendershot responded that the Plan shows the extension of Tuttle Crossing Boulevard to Houchard Road. No additional studies have occurred regarding the alignment.

Ms. Call inquired if the Wilcox Road portion was covered in the same study.

Mr. Hendershot responded affirmatively. That is the Tuttle Crossing Boulevard Phase 1 project. It has been planned but not funded.

Jody Dzurainin, Columbus Hayden Farms, 5709 Aderholt Road, Dublin 43016, stated that she has resided in this Columbus neighborhood directly south of the site in question for 12 years. She would like to comment on the southern portion of the proposed development, She encourages the developer to choose a home style and density that is compatible with their community, which is comprised of free-standing homes in three sizes – cottage, carriage and village homes. The proposed development will back up to the least dense properties, the Village Homes. She would like to propose that the southern portion of this property be annexed to the City of Columbus, which would achieve a more efficient delivery of public services and safety. Completion of the Tuttle Crossing Boulevard and railroad overpass will create a service island, resulting in inefficiency and confusion. Annexation would designate the new Tuttle Crossing Blvd as the municipal line. She inquired about the timeline of the development.

Ms. Call requested Ms. Holt to address the anticipated timeline.

Ms. Holt stated that this is the first stage of a three-step development process. Essentially, the timeline for that is chosen by the applicant. The development review process could take a number of months.

Mr. Underhill stated that there will be multiple steps and hearings. He would not be surprised if that process has not yet been completed by Christmas of next year. This project will not break ground before 2023.

Mr. Way inquired if the applicant had contemplated any north-south connection through this site.

Mr. Chillog responded that it has been considered. As the development plan evolves, that will be taken into consideration further.

Mr. Underhill that it would need to recognize the disturbance that would occur to the treed area.

Public Comment

Eric Wayland, 5325 Cosgray Road, Dublin, OH:

"Focusing on the proposed development for now, I object to this proposal, as well as any other future proposals regarding land surrounding my property, because I am worried that the already horrible traffic will get much worse. I also really do not want a development built across from his property, as there are already more than half a dozen housing options of all types and sizes within a half mile in any direction of this proposed development. I would prefer for it to stay farmland for as long as possible, if up to me. At the very least, something should be done to ease the traffic before building any additional housing in this area.

Commission Discussion

Ms. Fox stated that the Community Plan indicates a village concept here. She has come to realize that the City is reacting instead of being proactive about intentional types of development in the remaining parcels the City has. The Community Plan also indicates the intent to maintain a rural

landscape aesthetic. The development to the south within Columbus's jurisdiction is very dense. With Ballantrae Woods, the City has moved more towards a very dense and less unique and timeless development. The proposed development is not consistent with the Community Plan and the village concept. The intention of the Plan is to break up the density. With the proposed plan, there is one look. A PUD must be better than a typical subdivision would allow. The intent of a PUD is that the development be more unique and more attentive to the aesthetics of open spaces and curvilinear street. She is concerned with the cookie cutter look the City is getting. Similar to Emerald Parkway, Tuttle Crossing Boulevard will become very important. Without having adequate setbacks, she cannot be supportive. She believes the housing product needs to be more unique, village-centered, and sensitive to the rural environment and the Amlin community. At this time, she is not comfortable with the Concept Plan.

Mr. Schneier stated that he would reiterate Ms. Fox's comments. This area borders on a very rural area. What would fit is a development surrounded by farmland. Notwithstanding that, what is proposed is a cookie cutter development. There is a great opportunity here to do something quite different. There is very little in the Concept Plan that he likes.

Mr. Way stated that he believes the density should be flipped -- the village concept should be located along the north. As development in the City moves to the west, there is the opportunity to do something different. It should not resemble development within the central area of Dublin. There is an opportunity to test different types of village products. While the proposed character may be "village," the layout and density are not.

Mr. Grimes stated that he agrees. There is a great opportunity here to make this a very important property because of the proposed Tuttle Crossing Boulevard extension. This will be a desirable area, with quick access to the freeway. There are opportunities to create a node here between the highway and the Village of Amlin. It will be important to look at the future re-sale of the identified housing products.

Mr. Supelak stated that he concurs. The site is difficult, but it is also difficult to react to the Concept Plan, as it is very limited in what is articulated at this point. This site may be the first piece of a greater Master Plan. Looking at the proposed discussion questions, clearly, the proposed development is not consistent with the Community Plan and the Special Area Plan. He would agree that the density needs to be considered relative to the Special Area Plan. He does not support reducing the desired setbacks. A large portion of the proposed housing product already exists en masse, which makes them less agreeable. Commissioners would recommend a different path be taken.

Ms. Call stated that she also has concerns about the proposed density. However, she would not necessarily be opposed to a little more density here, as long as it achieves a village feel. There are some communities along Hyland-Croy Road, such as Corazon, that blend a village product nicely with open space and acre parcels. There are village products that could work well. The applicant has 100 acres here -- a blank canvas to paint. The Commission is interested in partnering with the applicant on a new development of which the City can be proud of, that would be the lynchpin for a new corridor in Dublin. This will be a southern gateway into Dublin. There has not yet been a lot of development in this area, but there is opportunity.

Mr. Underhill stated they are disappointed not to have more support; however, it does appear there is some support for density, if done correctly, and a different product type. He is unsure of the type of product that would be acceptable. Would the Commission be supportive of apartments?

Ms. Call responded that she would not support 100 acres of apartments. However, an apartment building within surrounding lower density and mixed-use might be an option.

Ms. Fox responded that there is a benefit to mixed housing styles. What concerns her, however, is that this area of Dublin is all beginning to look the same. There is no energy within these developments. They are simply housing units stacked upon houses and more houses. A village concept provides an opportunity to incorporate a lifestyle on 100 acres. If they can devise a plan that mixes housing styles but also creates a place that is enjoyable to walk through or around to reach Amlin – that could be a village concept. However, we are weary of seeing the same product everywhere without any sense of uniqueness or timelessness.

Mr. Underhill responded that might be possible on the northern section; on the southern section, however, that would be a struggle.

Ms. Fox stated that it is not so much that an apartment building is unattractive; it is the context in which it sits – what is offered around it. There must be a partnership between the building, landscaping and streetscape.

Mr. Underhill responded that they would look into the possibilities.

Mr. Supelak inquired about the bifurcation of City services here between Dublin and Columbus.

Mr. Boggs responded that all of the land in this application is within the City of Dublin jurisdiction. Dublin obtains its water and sewer infrastructure through an agreement with the City of Columbus. Those issues lie within the purview of that agreement, which is ultimately a City Council question. Fire services are provided by Washington Township. Police services would continue to be provided by the City of Dublin. There are mutual agreements that provide ability for municipalities to provide support to one another along the abutting edges of the communities; for instance, whichever agency is closest to a fire addresses the need.

Mr. Underhill stated that due to the sheer size of the road extension, some relief on the required setbacks would be appreciated.

Ms. Call requested Commission support for moving Cases 5 and 6 ahead of Case 4, to accommodate the residents present.

Commission members indicated support.

5. ~~Oak Park, Subarea F at 7050 & 7055 Oak Park Boulevard, 20-192FPD, Final Development Plan~~

~~A request for development of 12 single-family lots on a 3.47-acre site zoned Planned Unit Development District, Oak Park Subarea F. The site is located west of Hyland-Croy Road, ±700 feet southwest of the intersection with Brand Road.~~

6. ~~Oak Park, Subarea F at 7050 & 7055 Oak Park Boulevard, 20-193FP, Final Plat~~

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 56-05 Passed , 20

AN ORDINANCE TO ACCEPT AN ANNEXATION OF 65.5 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, FRANKLIN COUNTY, TO THE CITY OF DUBLIN (5274 COSGRAY ROAD – FLOYD AND JOYCE MILLER – CASE NO. 05-095 ANNEX).

WHEREAS, on July 5, 2005, the Franklin County Commissioners approved the regular annexation petition for 65.5 acres, more or less, from Washington Township, Franklin County to the City of Dublin, as filed on May 25, 2005 by Harrison W. Smith, Jr., Agent for Petitioners Floyd and Joyce Miller, 5274 Cosgray Road, Dublin, Ohio 43016; and

WHEREAS, the area proposed for annexation lies within Dublin's exclusive water and sewer service extension area, as provided under the agreements with the City of Columbus; and

WHEREAS, the proposed annexation is in conformance with the annexation strategy contained in the Dublin Community Plan, adopted by Council on November 17, 1997;

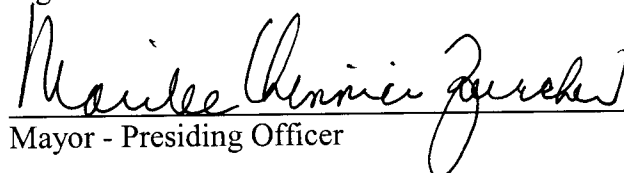
NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Dublin, State of Ohio, 4 of the elected members concurring, that:

Section 1. The petition for the annexation of 65.5 acres, more or less (see attached legal description, Exhibit "A") to the City of Dublin, Ohio is hereby accepted.

Section 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Passed this 17th day of October, 2005.

Signed:


Mayor - Presiding Officer

Attest:


Clerk of Council

Passed: October 17, 2005

Effective: November 16, 2005

I hereby certify that copies of this Ordinance/Resolution were posted in the City of Dublin in accordance with Section 731.25 of the Ohio Revised Code.


Deputy Clerk of Council, Dublin, Ohio