



CITY OF DUBLIN

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

JULY 16, 2009

SECTION I - CASE INFORMATION:

3. Ballantrae and Cramer's Crossing - Dalmore Park
09-046FDP **5575 Stockton Way / 6605 Dalmore Lane**
Final Development Plan

Proposal: To construct park amenities including a playground, bocce ball and basketball courts, a bike path, and to refurbish the existing shelter house at Dalmore Park located within the Ballantrae and Cramer's Crossing subdivisions.

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

Applicant: Terry Foegler, City Manager; represented by Fred Hahn, Director of Parks and Open Space.

Planning Contact: Jennifer Rauch, AICP, Planner II.

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

Case Summary

This is a request for review and approval of an amended final development plan for site improvements, which include a playground, basketball courts, bocce ball courts, and refurbishing a covered shelter for Dalmore Park. In Planning's opinion, this case meets the review criteria and approval of the final development plan is recommended.

Case Background

The park is located in two subdivisions with two different Planned District texts: Ballantrae and Cramer's Crossing. The preliminary development plan for the Ballantrae Planned District was approved in 2001. The final plat for Section 2, Part 1 was approved on August 9, 2001 by the Planning and Zoning Commission and included 10.645 acres of parkland with a bike path.

The preliminary development plan for the Cramer's Crossing Planned District was approved in 2000. The final development plan for the subdivision was approved on January 18, 2001 by the Planning and Zoning Commission and included the dedication of 6 acres of parkland with bike paths, a retention pond and a covered shelter.

Site Description

Location

The 16.8-acre park is located on north of Royal Dublin Drive and Tayside Circle and southeast of Dalmore Lane, and extends east to Stockton Way. The park is located in the central portion of the Ballantrae Section 2, Part 1 (Reserve F), and Cramer's Crossing subdivisions (Reserve A).

Site Character

Dalmore Park spans these two subdivisions, connected by an eight-foot asphalt bike path system. The western portion of the site is undeveloped, except for the bike path, with open grass areas and contains a drainage area along the northern and eastern boundaries. The eastern portion contains a significant tree line along the southern boundary within the drainage area, bike path, large retention pond and covered shelter.

Surrounding Zoning and Uses

The western portion of the park and all surrounding parcels to the north, south and west are zoned PLR, Planned Low Density Development District, as part of the Ballantrae subdivision within Subarea M. The eastern portion of the park and all surrounding land to the north, south and east are zoned PUD, Planned Unit Development District, as part of the Cramer's Crossing subdivision.

Plan Description

Overview

The proposed park modifications include the construction of a playground, basketball courts, bocce ball courts, landscaping and refurbishing a covered shelter.

Site Layout

Park users can take advantage of multiple asphalt bike path connections located throughout the two subdivisions. The proposed playground, basketball and bocce ball courts are to be located in the western portion of the park, south of the existing drainage area adjacent to the bike path. The covered shelter to be renovated is located in the southwest corner of the eastern portion of the park. Additional landscaping will be provided throughout the park to accent the proposed amenities.

Playground

The proposed playground has a swing area and play structure, which include swings, slides, tunnels, climbing and sound activities. (See attachments for the details of the components.) The proposed materials and colors are brown, beige and red for the play equipment with tan, rubberized material for the play surfaces.

Proposed Sport Courts

Basketball and bocce ball courts are proposed south of the drainage area, east of the proposed playground. Benches are planned on the north side of both courts.

Covered Shelter

The 2,500-square-foot covered shelter in the south central portion of the site consists of a wood beam frame construction with a gable roof supported by four-inch wood columns located over a concrete pad. The renovation will include new wood trim and painting to slag gray, and a new asphalt shingle roof, which is consistent with other City park structures.

Parking and Access

On-street parking is available on adjacent streets, especially along Royal Dublin Drive. Existing sidewalks and bike paths provide access at several points throughout the two subdivisions. An existing eight-foot asphalt path is to be extended from the playground to the south to provide access to subdivision on the south side of the park. Bike racks are being added.

Landscaping

Landscaping includes a variety of trees and plants installed around the playground and the basketball and bocce ball courts. A large wet meadow and prairie grass will be planted in and around the drainage area.

Stormwater Facilities

The existing stormwater facilities and the additional prairie plantings mitigate the increased impervious surface area and meet the City's Stormwater Management requirements.

SECTION II - REVIEW STANDARDS

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that such updated standards would not cause undue hardship.

Planning Opinion and Recommendation

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed modifications conform to the approved preliminary development plan, have adequate public facilities and open spaces, are carried out in progressive stages, and conform to all other applicable zoning text and Code requirements.

Criteria are met: The proposed improvements meet the applicable zoning and text requirements.

Site Safety and Circulation (Criteria 2 & 5). The proposed modifications provide for safe and efficient pedestrian and vehicular circulation and provide adequate lighting for such uses.

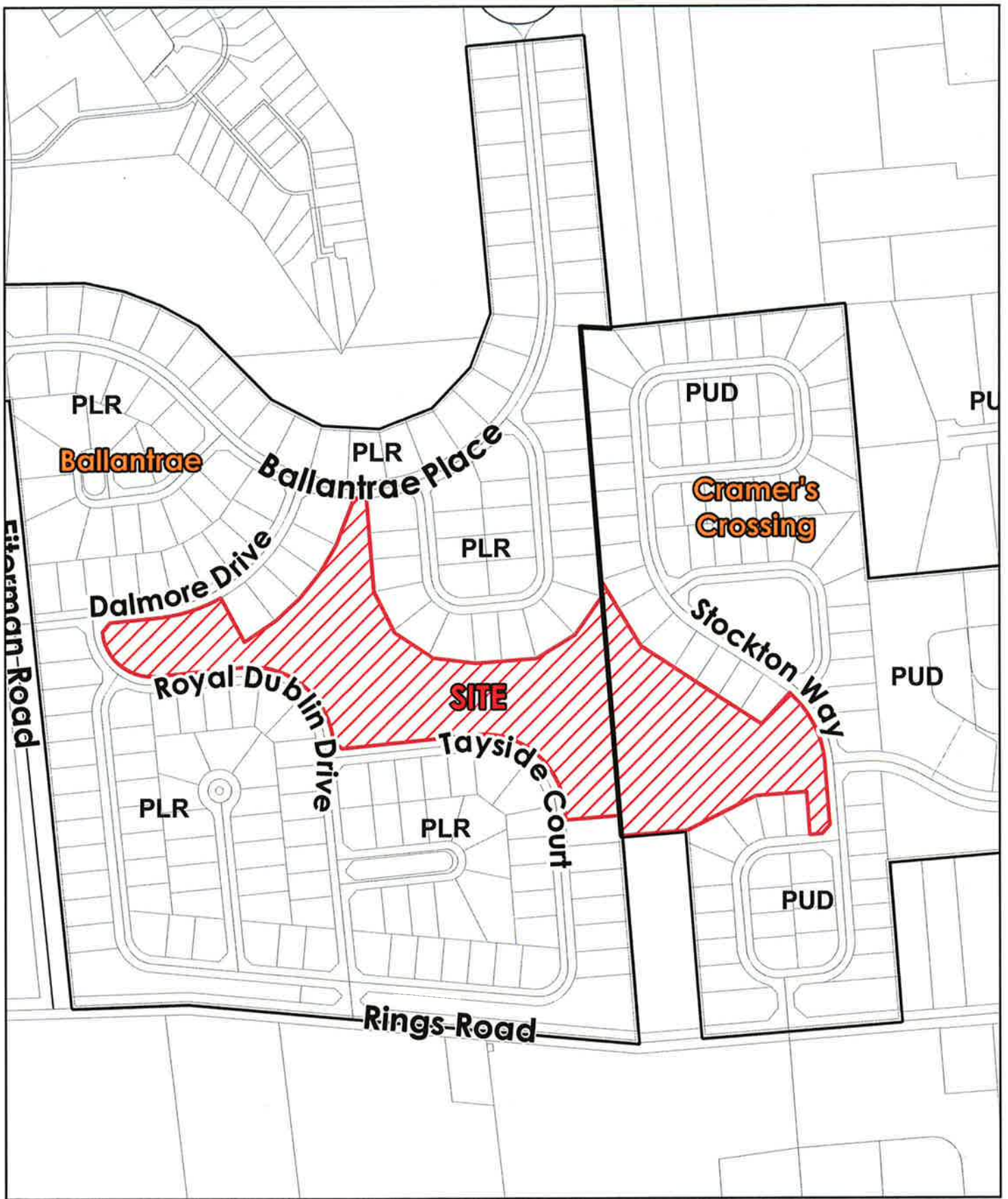
Criteria are met: Existing on-street parking provides adequate parking for the proposed park amenities as they are intended primarily for nearby residents. Extensive sidewalks and paths are provided throughout the park and are connected to surrounding subdivisions.

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria are met: The proposed improvements are sensitive to the existing conditions of the site and preserve existing vegetation. The proposal meets the City's Stormwater Management regulations.

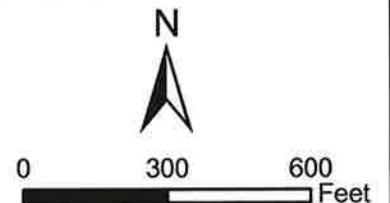
SECTION III - RECOMMENDATION: Approval with no conditions.

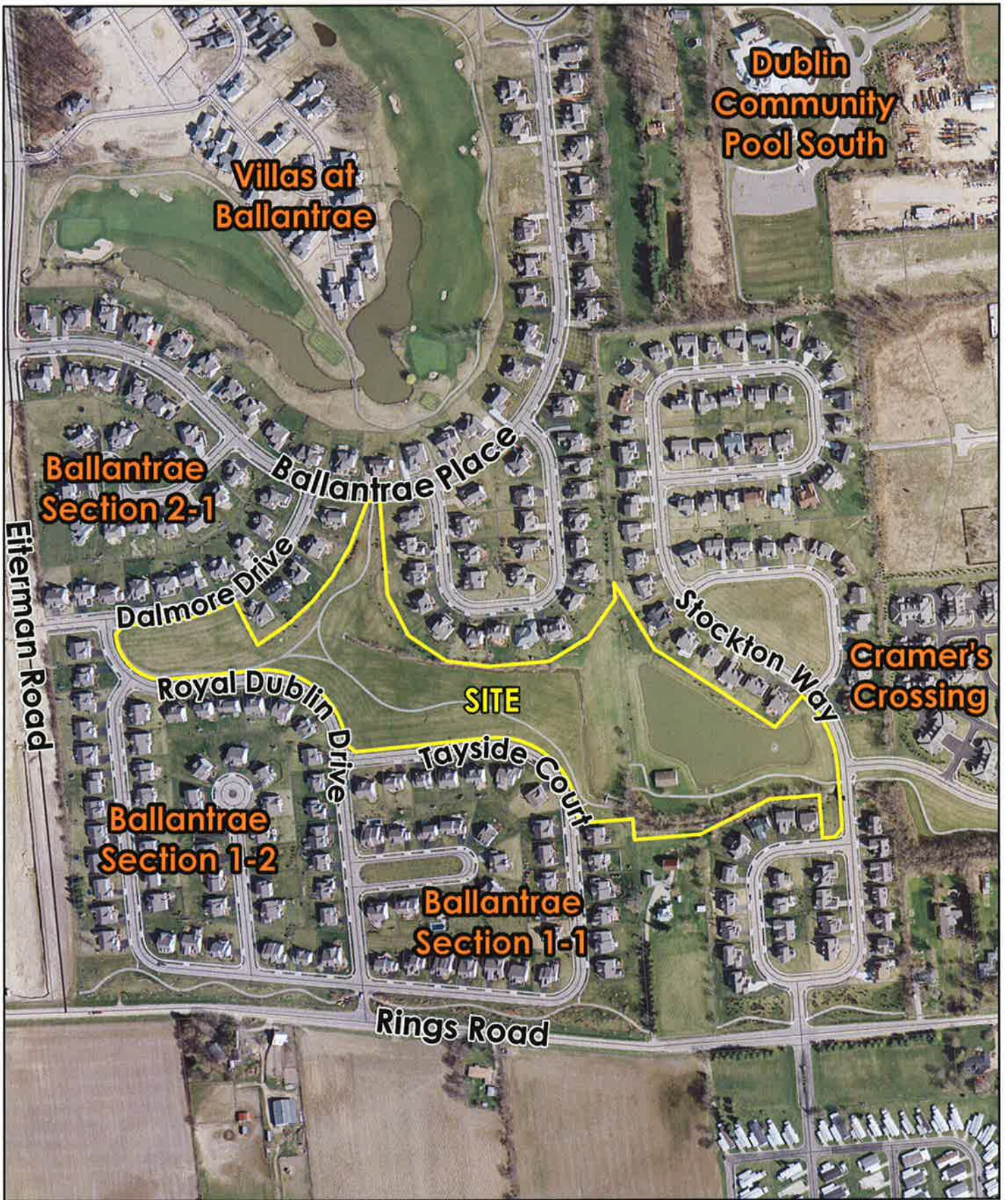
The proposal is consistent with the existing development texts for the Ballantrae and Cramer's Crossing subdivisions and is compatible with the surrounding area. It is Planning's opinion that the proposal complies with the amended final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code and approval is recommended.



City of Dublin
Land Use and
Long Range Planning

09-046FDP
Final Development Plan
Ballantrae and Cramer's Crossing
Dalmore Park
Park Amenities and Shelter
5560 Royal Dublin Drive



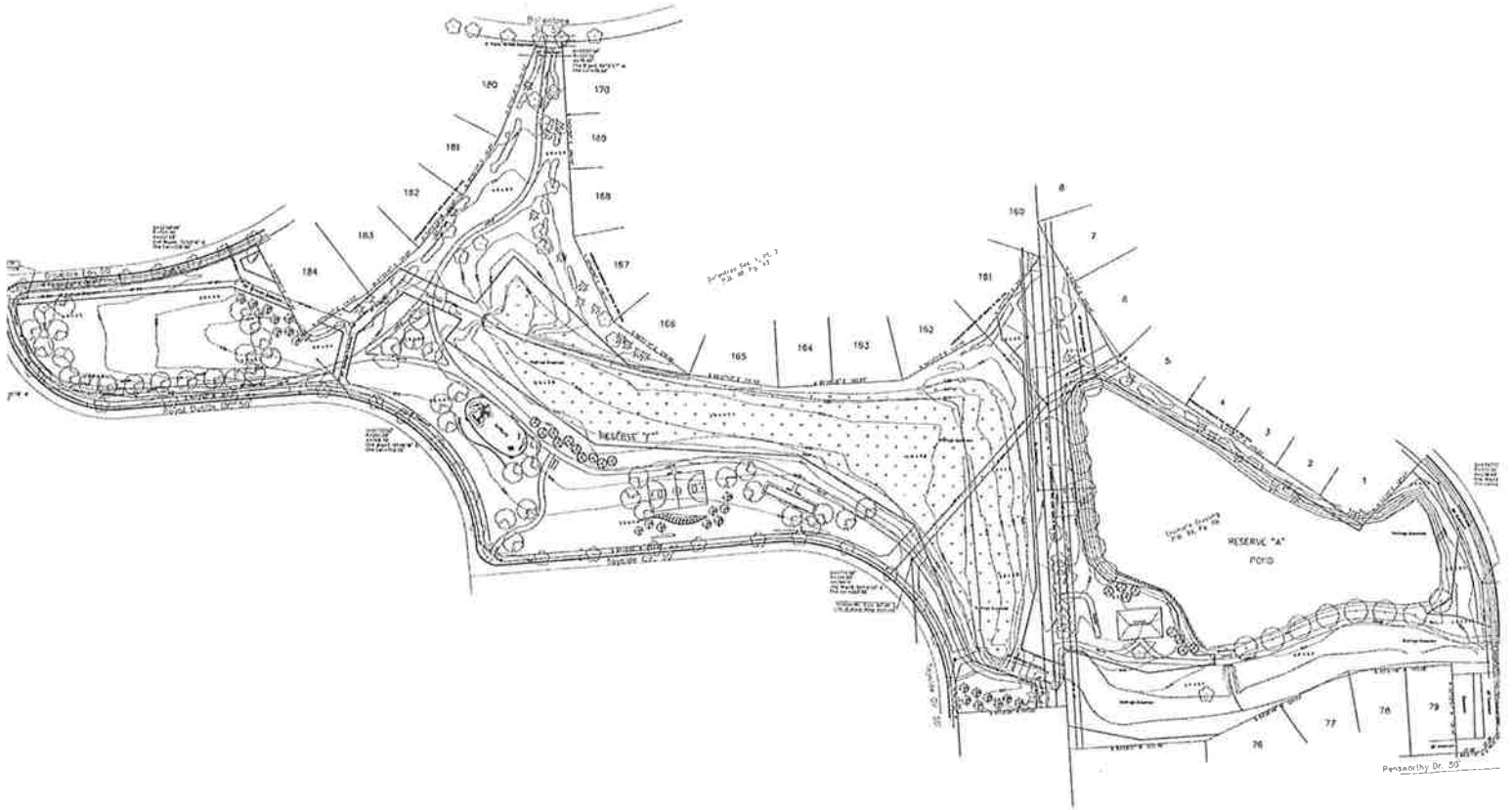


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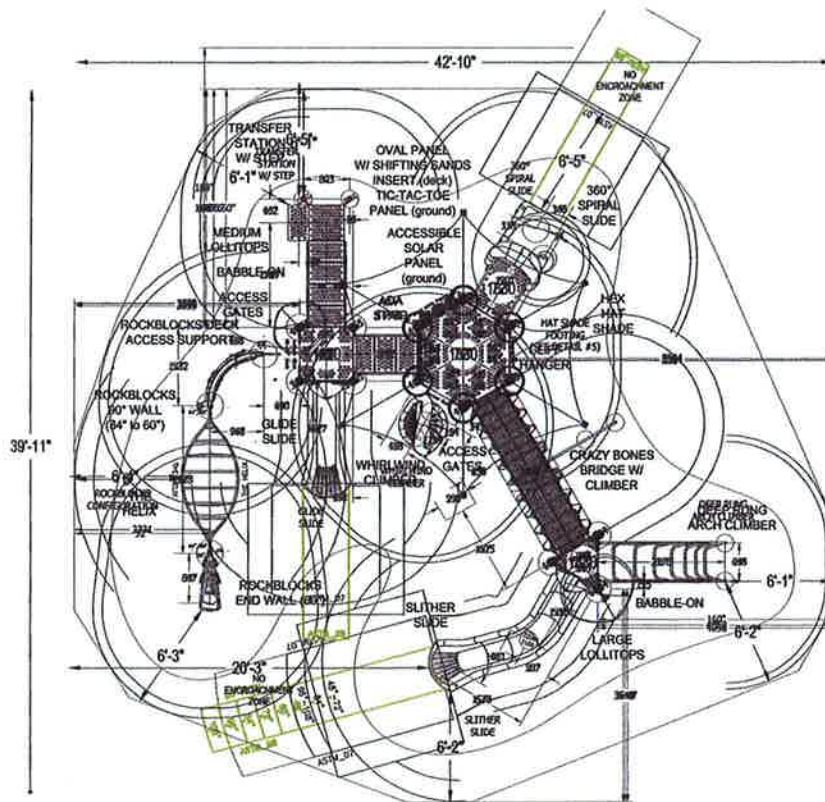


PROPOSED SITE PLAN



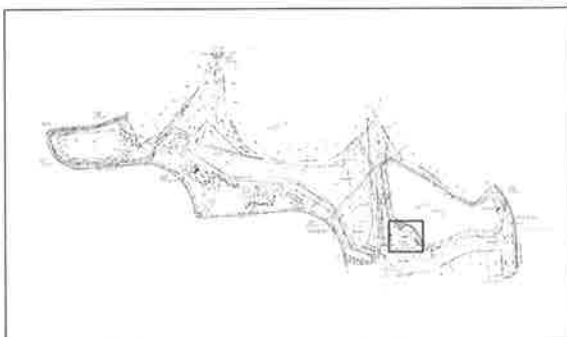
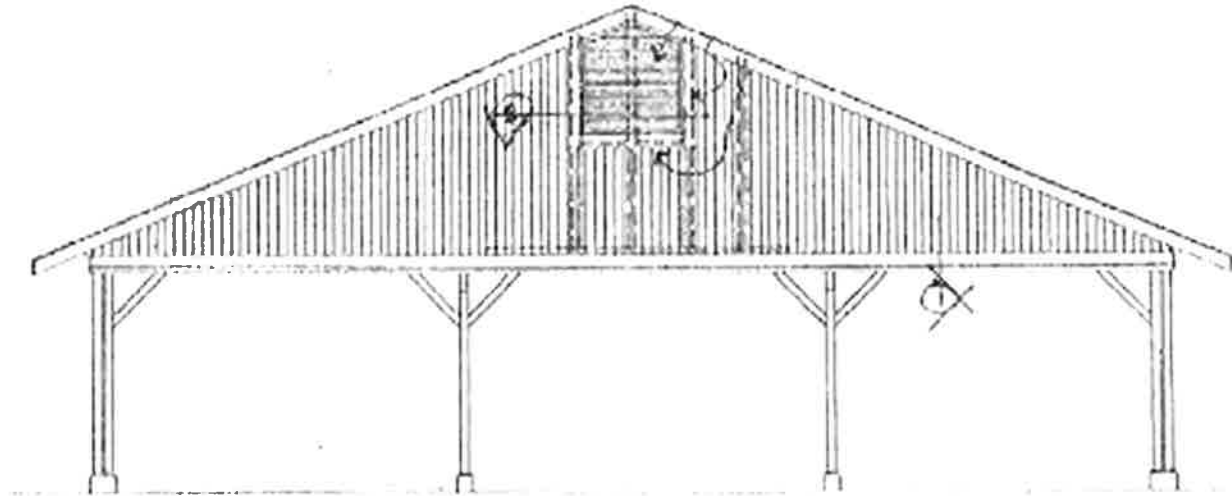
09-046FDP
Final Development Plan
Ballantrae and Cramer's Crossing - Dalmore Park
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PROPOSED PLAYGROUND



09-046FDP
 Final Development Plan
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PROPOSED SHELTER DESIGN





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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 9, 2001

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

3. Final Plat 01-055FP - Ballentrae Section 2, Part 1 - Lots 89 - 190

Location: 55.540 acres located on the south side of Woerner-Temple Road along Ballentrae Place and on the north side of Woerner-Temple Road along future Baronscourt Way, 2,000 feet west of Avery Road.

Existing Zoning: PLR, Planned Low Density Residential District (Dublin Golf Course Plan, Subareas B, G, M and P)

Request: Review and approval of a final plat under the provisions of Sections 152.085 through 152.095.

Proposed Use: A single-family subdivision of 102 lots and 10.645 acres of parkland.

Applicant: Edwards Golf Companies, LLC., c/o Deborah Rurik-Goodwin, 500 South Front Street, Suite 770, Columbus, Ohio 43215.

MOTION: To approve this final plat because it is consistent with the PLR rezoning plan for Ballantrae and the approved preliminary plat, with seven conditions:

- 1) That the text be clarified to indicate the Architectural Review Committee (ARC) is to determine where increased setbacks are to be employed to meet the spirit of the text requirements, subject to staff approval;
- 2) That a sidewalk waiver for the southern edge of Reserve F be approved to permit the substitution of the proposed bikepath system, or that Code be met;
- 3) That all park dedication requirements for Ballantrae be met or that the appropriate park fee be submitted, and that all reserves be constructed, including fine grading and seeding, prior to dedication to the City and prior to occupancy of the first lot within this section;
- 4) That the required buffer plan along the Galli Tract and detailed designs and locations for theme elements return to the Planning Commission for review and approval;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
AUGUST 9, 2001**

3. Final Plat 01-055FP - Ballentrae Section 2, Part 1 - Lots 89 - 190 (Continued)

- 5) That utility provider information not be required on the plat on a per lot basis;
- 6) That the text be revised to permit mechanical structures necessary to provide utility services within the no-build zone of interior lots (Lots 89-105, 108-117 and 171-179 only), and that all structures be screened to the satisfaction of staff prior to building occupancy; and
- 7) That the ten-foot no-build zones on Lots 143, 144, 187, and 188 be deleted and that development on these lots comply with sideyard requirements, consistent with the approved zoning text and preliminary plat.

* Deborah Rurik-Goodwin agreed to the above conditions.

VOTE: 5-0.

RESULT: This final plat was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION



Carson C. Combs
Senior Planner

2. Code Amendment 99-122ADM – Changeable Copy Signs

Mr. Sprague said this case is a bit of an exceptional situation. He said it had been on the agenda several times with a substantial established record. Ms. Clarke said she had not heard from anyone interested in giving testimony this evening.

Ms. Boring noted there were no speakers present. She moved for disapproval of 99-122ADM – Changeable Copy Signs for the following reasons:

- This would set up a “preferred speaker” which may conflict with First Amendment considerations and not be defensible.
- Changeable copy signs reflect a commercial character and may detract from the neighborhood character of many school locations.
- The schools have a variety of other forms of communication available to inform the public including electronic, paper, and news media resources.
- The signs may present safety concerns by drawing attention to neighborhood gatherings by uninvited guests.
- The City Council Community Development Committee considered this request in its review of the draft Unified Development Code and decided not to incorporate it into the redraft of Dublin’s Code.

Mr. Lecklider seconded, and the vote was as follows: Mr. Gerber, yes; Mr. Sprague, yes; Mr. Fishman, yes; Ms. Salay, yes; Mr. Lecklider, yes; and Ms. Boring, yes. (Disapproved 6-0.) Mr. Sprague said there is a substantial record on this case, and he especially noted the input and effort of Joyce Witte and others.

The Chair called a short recess at 8:30 p.m.

3. Final Plat 01-055FP - Ballantrae Section 2, Part 1 - Lots 89 - 190

[Mr. Gerber recused himself due to a possible conflict. He left the room and did not participate in the discussion.]

Carson Combs said this is the final plat review of 102 single-family lots and approximately 11 acres of parkland located north and south of the proposed traffic circle on Woerner-Temple Road. He showed several slides. The site is located in subareas B, G, M, and P. He showed the proposed park design which uses golf course sculptors to mound artistically with rubble walls and fescue grasses, flowers, ornamental trees, and shade trees.

He said the proposed Eiterman Road buffer has a tree row at the corner of the Hometown Communities site. The Eiterman extension buffer is intended to bring the informal, natural characteristic of the tree row to the north, as a visual extension of the fencerow.

Mr. Combs said an appropriate layout for the bikepaths, the buffer and street tree requirements in Reserve F have been submitted. He said there is a sidewalk waiver request to substitute an overall bikepath design for the requirement. A ditch exists within the park, and a naturalized basin would be constructed by golf course earth shapers.

Mr. Combs said staff recommends approval of this final plat because it conforms with the development text and preliminary plat, with six conditions:

- 1) That the Architectural Review Committee (ARC) is to determine where increased setbacks are to be employed to meet the spirit of the text requirements, and that the text be further clarified in this regard, subject to staff approval;
- 2) That a sidewalk waiver for the southern edge of Reserve F be approved to permit the proposed bikepath system or that Code be met;
- 3) That all park dedication requirements for Ballantrae be met or that the appropriate park fee be submitted, and that all reserves be constructed, including fine grading and seeding, prior to dedication to the City and prior to occupancy of the first lot within this section;
- 4) That the required buffer plan along the Galli Tract and that detailed designs and locations for theme elements return to the Planning Commission for review and approval;
- 5) That utility provider information not be required on the plat on a per lot basis; and
- 6) That the text be revised to permit mechanical structures necessary to provide utility services within the no-build zone of interior lots (Lots 89-105, 108-117 and 171-179 only) and that all structures be screened to the satisfaction of staff prior to building occupancy.

Deborah Rurik-Goodwin said it was brought to their attention between the original zoning and the preliminary plat phase that the Commission would require 20-foot no-build zones along parks. They were not aware of it previously. She asked for some consideration on the four lots that surround the traffic circle. She said they complied with the 20-foot no-build zone for Lot 184. She said Lots 143, 144, 187, and 188 should be exceptions. They wanted to do some pretty impressive products there because those are the entryways into both the communities. The sideyard no-build zone makes it difficult.

She said the traffic circle design has a double row of trees, bikepath, and an eight-foot hedge at the edge of the park. This eight-foot hedge provides a good buffer for the homes. She said they would like the no-build zone eliminated so they can put their best foot forward with an outstanding product. They do not want to downsize the product for a smaller building envelope, and it is too late to move lot lines.

Mr. Combs said the required sideyards are seven feet on one side and a total of 15 feet. In the past the Commission has expressed a concern about play equipment, etc. gravitating from private lots onto public open space. Typically, a 20-foot no-build zone is applied along park areas. He said the plans show a ten-foot no-build zone, but the applicant is requesting that be eliminated.

Ms. Salay said it would use a 7½-foot sideyard as proposed. Ms. Boring said there may be a problem between two houses. She was afraid it would detract from the area. Ms. Rurik-Goodwin showed the proposed footprint of the house. Ms. Boring was concerned about the location of the bedrooms and bathrooms to the bikepath. Ms. Rurik-Goodwin did not have the floor plans.

Mr. Sprague asked if the hedge was eight feet high. Mr. Fite said yes.

Ms. Salay said this sounds like a huge house on a smallish lot with only a very small sideyard. There will not be the wide-open feel of 100-foot lots.

Ms. Rurik-Goodwin added that it is at the rear of the lot, at the shortest portion, where the carriage house is, that the second requirement is met. It is recessed and set back very far.

Mr. Lecklider asked whose responsibility was it to maintain the traffic circle. Mr. Combs said Edwards will construct it, but the City will maintain after it is built. That is consistent with the original rezoning.

Mr. Lecklider saw conflict regarding the traffic circle. It is supposed to be a visual amenity, and the City is investing a lot of money and will have to maintain it over the long term, yet the Edwards Companies is allowed to build a showcase home.

Mr. Fishman liked the larger product but thought the lot should have been larger. Mr. Lecklider agreed. Mr. Fishman wanted to go on record that he saw what they wanted to do, and he wanted it done as an all-stone, 4,000 square foot house.

Ms. Rurik-Goodwin said it went unnoticed in Subarea H when (Section 2, Part 3) they voluntarily dropped three lots in order to make every lot at least 105 feet wide.

Ms. Boring remembered that the pocket parks were a sticking point during the rezoning. She asked about tot lots. Mr. Combs said a tot lot is programmed in each quadrant of the development. The City is expected to install a tot lot at the southwest corner.

Ms. Boring thought the developers were being asked to put in tot lots now. She preferred a very small tot lot in Reserve G to a crumbling wall. Ms. Salay thought Reserve G would be too small for a tot lot.

Mr. Fite said the mound in Reserve G was six feet tall. It has a golf course feel with flowering and shade trees. This reserve was programmed as something visual, not a tot lot. Tot lots are programmed for Reserves F, B, E, and 2, which are larger.

Ms. Boring wanted Condition 5 to be very clear that the utility provider information was still required on the plat, but not on a per lot basis.*

Mr. Lecklider asked why fence restrictions would not be settled in the deed restrictions. Mr. Combs said that was clearly up to the applicant. At the zoning, fencing requirements had to meet Code. They intend to make fences more restrictive.

Mr. Lecklider asked about Lot 153 having a limited buildable depth. Mr. Combs said that was a lot that was approved on the preliminary plat. The applicant provided footprints of different models and has assured staff that the buildings will fit. Staff has requested an additional note be placed on the plat to indicate to any future homeowner the limited potential for a pool, deck, or other such amenity.

Mr. Fishman said the association fees should be high enough to hire an architect to do plan review.

Mr. Sprague wanted consistency in fencing for the subdivision. Ms. Rurik said the majority of fences are done in the early years of the project. The ARC as it was instituted and presented will be in effect until the last house is complete.

Ms. Salay wanted the 10-foot no-build zone instead of 7½ feet.

*As amended by motion on September 9, 2001.

Mr. Combs responded that on the last line of page 17 of the staff report, Lot 184 should be deleted. Ms. Boring said it said ten feet, but the plat notes 7½ feet. Mr. Combs clarified that the report was referring to the ten-foot no-build zone on the four lots. He said it is not a requirement, and the applicant wants those deleted. Ms. Salay said the City sought a 20-foot no-build zone, but this is only 7 ½ feet. Mr. Combs agreed. Mr. Lecklider said he did not particularly favor the proximity to the traffic circle.

Mr. Combs said that staff recommended a condition: “That the ten-foot no-build zone be deleted from Lots 187, 188, 143, and 144.” Mr. Lecklider wanted it to be “consistent with what has been previously approved at the preliminary plat.” Mr. Combs said the sideyard requirements still have to be met. Mr. Lecklider said as originally phrased, it sounded like an endorsement. Ms. Boring asked why the plans did not reflect 7½ foot no-build zones.

Ms. Boring said this seems backwards, and she was not comfortable with the reduction. Mr. Lecklider agreed. Ms. Boring said a final plat is supposed to match the preliminary plat, and this does not match. Mr. Combs pointed out that it was consistent with the rezoning and preliminary plat.

Mr. Combs suggested adding to the condition “That the final plat conform to the preliminary plat and the zoning requirements.”

Mr. Fishman said Edwards Company should have made the lot larger to handle the NBZ. Ms. Rurik-Goodwin said they were not aware of the 20-foot no-build zone requirement until the final plat was prepared seven weeks ago. Even 10-foot no-build zones would not work on the completed plan. She said they were trying to do what they could.

Ms. Salay said that this development has been fast-tracked from the beginning.

Mr. Lecklider said he liked how Mr. Combs had worded Condition 7: “That the ten-foot no-build zone be deleted from Lots 187, 188, 143, and 144, and comply with the sideyard requirements, consistent with the zoning text requirements and approved preliminary plat.

Mr. Fishman said these things happen during fast-tracked projects. Mr. Sprague agreed. Mr. Combs said it was a fine detail that was overlooked and is usually in the rezoning text.

Ms. Salay made a motion to approve this final plat because it is consistent with the PLR rezoning plan for Ballantrae and the approved preliminary plat, with seven conditions:

- 1) That the text be clarified to indicate the Architectural Review Committee (ARC) is to determine where increased setbacks are to be employed to meet the spirit of the text requirements, and that the text be further clarified in this regard, subject to staff approval;
- 2) That a sidewalk waiver for the southern edge of Reserve F be approved to permit the substitution of the proposed bikepath system, or that Code be met;
- 3) That all park dedication requirements for Ballantrae be met or that the appropriate park fee be submitted, and that all reserves be constructed, including fine grading and seeding, prior to dedication to the City and prior to occupancy of the first lot within this section;
- 4) That the required buffer plan along the Galli Tract and detailed designs and locations for theme elements return to the Planning Commission for review and approval;
- 5) That utility provider information not be required on the plat on a per lot basis;

- 6) That the text be revised to permit mechanical structures necessary to provide utility services within the no-build zone of interior lots (Lots 89-105, 108-117 and 171-179 only), and that all structures be screened to the satisfaction of staff prior to building occupancy; and
- 7) That the ten-foot no-build zones on Lots 143, 144, 187, and 188 be deleted and that development on these lots comply with sideyard requirements, consistent with the approved zoning text and preliminary plat.

Ms. Rurik-Goodwin agreed to the above conditions. Mr. Fishman seconded the motion, and the vote was as follows: Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Fishman, yes; and Ms. Salay, yes. (Approved 5-0.)

4. Rezoning 01-069Z – Dublin Golf Course Text

[Mr. Gerber recused himself due to a possible conflict. He left the room and did not participate in the discussion.]

[Before discussion of this case, the Commission discussed and asked questions about the major park development along Woerner-Temple Road at the entry to Ballantrae.]

Mr. Lecklider said he apparently misunderstood that the Commission would review the park.

Carson Combs said the entry park along Woerner-Temple Road is designated within a dashed area of the text that says “potential area for park”. As part of the development agreement between Dublin and Edwards, it is the City’s responsibility to acquire as much property within the dashed area as possible. The Ballantrae rezoning however, does not include it. Just like any other park development that is straight-zoned within Dublin, it is not subject to Commission review. It has been zoned R, Rural since annexation approximately ten years ago. Mr. Combs said the park was shown to the Commission at the concept stage to give an idea of the overall design intent for the development. Council appropriation for this park is scheduled for August 13.

Ms. Boring said if this had been made clearer when the concept plan was shown, the Commission would have had more comments at that time.

Mr. Sprague said within one year, land annexed into Dublin was to be rezoned. Mr. Banchevsky clarified that it was not within a year, but “as soon as practicable”. This parcel has been within Dublin for approximately ten years, and is not part of this development.

Mr. Ciarochi said this park is tied to another agreement for The Edwards Companies to develop the park. The City will reimburse them for expenses of the park development on the north side of Woerner-Temple Road.

Mr. Combs introduced this case and said this is a request for several minor text revisions. Over the last year of approvals, the need for several changes arose. This will revise and update the text to conform with the approved preliminary plat. It will add language on chimneys and side-load garages and address previous conditions on the condominiums or other developments. Also the actual acreage was adjusted in several subareas to improve the golf course design.

Mr. Combs said the Site Inventory and Analysis portions have remained format is also being made easier to use. The architectural section co



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 19, 2001

The Planning and Zoning Commission took no action on the following case at this meeting:

3. Final Plat 01-055FP - Ballentrae Section 2, Part 1 - Lots 89 through 190

Location: 55.540 acres located on the south side of Woerner-Temple Road along Ballentrae Place and on the north side of Woerner-Temple Road along future Baronscourt Way, 2,000 feet west of Avery Road.

Existing Zoning: PLR, Planned Low Density Residential District (Dublin Community Golf Course Plan, Subareas B, G, M and P)

Request: Review and approval of a final plat under the provisions of Sections 152.085 through 152.095.

Proposed Use: A single-family subdivision of 102 lots and 10.645 acres of parkland.

Applicant: Edwards Golf Companies, LLC., c/o Deborah Rurik-Goodwin, 500 South Front Street, Suite 770, Columbus, Ohio 43215.

RESULT: Due to the late hour, this case was postponed.

STAFF CERTIFICATION

Carson Combs
Interim Senior Planner

DUBLIN PLANNING AND ZONING COMMISSION

MEETING MINUTES

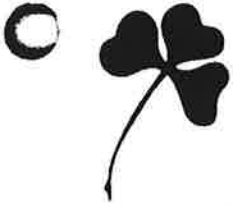
July 19, 2001

3. Final Plat 01-055FP - Ballantrae Section 2, Part 1 - Lots 89-190

Carson Combs requested that the agenda order be changed to hear other remaining Ballantrae cases first, due to a greater number of outstanding issues.

Mr. Sprague agreed and indicated that if not tonight, the case would be heard at the August 9th meeting after the Code presentation.

Due to the late hour, this case was postponed to the August 9th agenda without discussion or vote.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

January 18, 2001

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

3. Final Development Plan 00-103/FDP - Cramers Crossing

Location: 55.55 acres located on the west side of Avery Road, at the intersection of Rings Road and Avery Road.

Existing Zoning: PUD, Planned Unit Development District.

Request: Review and approval of the final development plan under the provisions of Section 153.056 of the PUD, Planned Unit Development District regulations.

Proposed Use: The proposal includes 64 condominium units, 79 single-family lots and 16.3 acres of park space.

Applicant: Rockford Homes Inc., c/o Donald R. Wick or Matthew Callahan, 999 Polaris Parkway, Columbus, Ohio 43230; represented by Christopher T. Cline, 5455 Rings Road, Dublin, Ohio 43017.

MOTION: To approve this final development plan because it provides a good transitional landuse and provides quality open space connections to adjacent residential areas in the golf course development, with 14 conditions.

- 1) That a revised, lot-by-lot architectural diversity matrix and a revised list of similar elevations be submitted, subject to staff approval;
- 2) That the design for the water feature in the Reserve A accentuate aesthetics and be coordinated with the property owner to the west;
- 3) That the landscape plans be revised to meet Code and the comments contained in this staff report, including the elimination of the Austrian Pines, prior to issuance of building permits, subject to staff approval;
- 4) That all tree rows be located within no-disturb zones rather than no-build zones;
- 5) That mechanical units in the condominium area be screened by evergreen plantings at a height of one-foot above the mechanical units, as required by Code;

**PLANNING AND ZONING COMMISSION
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3. Final Development Plan 00-103/FDP - Cramers Crossing

- 6) That the bikepath easement be relocated eastward along the north property line, subject to staff approval;
- 7) That a label identifying "no-build" and "no-disturb" zones be added to each lot, and that appropriate verbiage be noted on the final plat;
- 8) That all specified reserve areas be fine-graded and seeded (*weather permitting*) and dedicated to the City by general warranty deed prior to submittal of building permits;
- 9) That the entry sign meet Code and that the "Cramer's Crossing" signs be removed from the pillars at the condominium entrances;
- 10) That the entry sign meet Code, subject to staff approval, and that the signs be removed from the pillars at the condominium entrances;
- 11) That all standards for private streets be subject to approval by the City Engineer;
- 12) That all the bike path crossings be constructed with brick pavers and that a cross-section be submitted, subject to City Engineer approval;
- 13) That detailed construction plans be submitted for review and approval within 30 days; and
- 14) That the revisions be made to the final plat before scheduling for City Council.

* Christopher T. Cline agreed to the above conditions.

VOTE: 5-0.

RESULT: This final development plan was approved.

STAFF CERTIFICATION


Corey Theuerkauf
Planner

~~Mr. Frimerman said they would like to see this move forward tonight.~~

~~Mr. Sprague said the comprehensive review of the stormwater problems in Old Dublin should come in very soon. He thought it was necessary before the Commission could take a final vote.~~

~~Mr. Lecklider also complemented Ms. Susong's efforts on this ordinance. Mr. Lecklider made the motion to table this Code amendment for the purposes of clarifying the concerns raised. Mr. Sprague seconded the motion. The vote was as follows: Ms. Salay, yes; Mr. Peplow, yes; Ms. Boring, yes; Mr. Sprague, yes; and Mr. Lecklider, yes. (Tabled 5-0.)~~

3. Final Development Plan 00-103FDP – Cramers Crossing

Mitch Banchefsky said the Commissioners received a memo regarding the unique procedural status of this final development plan. He would answer any questions.

Corey Theuerkauf said the Commission reviews the final development plan to assure that it is consistent with the preliminary development plan. Mr. Theuerkauf said the Commission disapproved the rezoning application on March 19, 2000. It was forwarded to City Council with a negative recommendation. On June 5, 2000, City Council approved the rezoning of a revised plan. This case was tabled on November 16, 2000. He showed a number of slides.

Mr. Theuerkauf said the plan has 79 single-family lots, with an average lot size of 8,400 square feet. There are six reserves in this area. Cramer's Crossing Drive extends west of Avery Road and is aligned with Rings Road, and the single-family area has two access points to this area. The applicant will provide left turn lanes on Avery Road and Rings Road.

The single-family area has three bikepaths, and staff recommends moving the existing western path to the northeast area to connect with the future park. He said the applicant has agreed to meander the path along Rings Road and provide some additional landscaping and trees. A bikepath runs along the southern portion of Cramers Crossing Drive and connects into Ballentrac Park. Mr. Theuerkauf said there is another linear bikepath, which will provide a future connection to Woerner-Temple Road and Tuttle Road bikepath systems.

Each of the 16 condo buildings has four units, each with a two-car garage. The remainder is surface parking throughout the neighborhood. The condo buildings are three-quarters stone. He showed the approved preliminary development plan, demonstrating the lots widths as approved--with (21) 80-foot lots; (31) 70-foot lots; and (27) 75-foot lots. Mr. Theuerkauf said the number of lots was the same, but they were wider, now including (47) 80-foot lots decreasing the number of 70 and 75-foot lots.

Mr. Theuerkauf said staff recommends approval with 14 conditions:

- 1) That a revised, lot-by-lot architectural diversity matrix and a revised list of similar elevations be submitted, subject to staff approval;
- 2) That the design for the water feature in the Reserve A accentuate aesthetics and be coordinated with the property owner to the west;
- 3) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 4) That all tree rows be located within no-disturb zones rather than no-build zones;
- 5) That mechanical units in the condominium area be screened by evergreen plantings at a

- height of one-foot above the mechanical units, as required by Code;
- 6) That the bikepath easement be relocated eastward along the north property line, subject to staff approval;
 - 7) That the developer be reimbursed for oversizing the water lines per Code, and that any compensation for oversizing the sanitary sewer lines be determined by City Council through a developer agreement;
 - 8) That “no-build” and “no-disturb” zones be defined on the plat and that labels identifying them on each lot be added on the final plat;
 - 9) That all specified reserve areas be fine-graded and seeded (*weather permitting*) and dedicated to the City by general warranty deed prior to submittal of building permits;
 - 10) That the entry sign meet Code and that the “Cramer’s Crossing” signs be removed from the pillars at the condominium entrances;
 - 11) That all standards for private streets be subject to approval by the City Engineer;
 - 12) That all the bike path crossings be constructed with brick pavers and that a cross-section be submitted, subject to City Engineer approval;
 - 13) That detailed construction plans be submitted for review and approval within 30 days; and
 - 14) That the revisions be made to the final development plan and submitted within two weeks.

Mr. Theuerkauf said the applicant revised the lot by lot architectural diversity matrix and similar elevations. He noted the applicant agreed to install a meandering path along Rings Road.

Mr. Peplow said 77 caliper inches of protected trees are proposed for removal. Lot grading could increase that number. What happens if that takes away trees that are covered under the replacement agreement. Ms. Newcomb said she hopes during construction the number will stay the same, but it may increase. Then, tree replacement will increase too.

Mr. Lecklider said Austrian pines are too susceptible to disease. Mr. Theuerkauf said they are being eliminated, and a substitute variety will be used.

Ms. Salay questioned the use of golden weeping willows. Ms. Newcomb said willows around a pond are usually not a problem.

Ms. Salay asked about the bikepath location being moved or added to the north. She wanted to be sure the adjacent buyers will be aware of it. Mr. Theuerkauf said that the bikepath in the western portion of the single-family section will be moved eastward.

Mr. Theuerkauf said a “no disturb” zone is established to preserve something, usually trees, and nothing can be done in that area. A “no-disturb” zone can be landscaped and graded, but no structures are permitted. He said all sign issues have been addressed.

Regarding the buffer treatment on the northern edge, Mr. Theuerkauf said legal easements were provided for the 25-foot buffer along portions of the Shamrock/Midstates PIP on the eastern edge. They meet Code standards.

Ms. Newcomb said sumacs are a nice shrub for naturalizing and will work well.

Mr. Lecklider said Condition 7 seems to step outside the Commission’s authority onto that of City Council. Mr. Theuerkauf said the applicant would like reimbursement for the extension of utility lines. Repaying for over-sizing of waterlines is fine, but the Code does not address

reimbursement for sanitary sewer. The condition is written as a housekeeping item.

Mr. Sprague and Ms. Boring thought Condition 7 could be deleted.

Chris Cline, representing the applicant, agreed with all the conditions. He wanted to make sure they were not giving up their right to ask for reimbursement of the waterlines. Their biggest issue is where utilities can be in a no disturb zone, but he said they will work it out.

Ms. Salay asked for a replacement of the green and gold sign with a stone monument type sign. She suggested a sign like Heather Glen's, a total stone monument sign with a stone etching saying "Cramers Crossing". Mr. Cline agreed.

Mr. Lecklider said this case has many unique facets, and it cannot be viewed as setting a precedent. It is in a unique location with an existing development to the north, impacted by the development to the west. He noted his disappointment in the overall (high) density of the plan.

Mr. Peplow made a motion to approve this final development plan because it provides a good transitional land use and quality open space connections to adjacent residential areas in the golf course development, with 14 conditions:

- 1) That a revised, lot-by-lot architectural diversity matrix and a revised list of similar elevations be submitted, subject to staff approval;
- 2) That the design for the water feature in the Reserve A accentuate aesthetics and be coordinated with the property owner to the west;
- 3) That the landscape plans be revised to meet Code and the comments contained in this staff report, including the elimination of the Austrian Pines, prior to issuance of building permits, subject to staff approval;
- 4) That all tree rows be located within no-disturb zones rather than no-build zones;
- 5) That mechanical units in the condominium area be screened by evergreen plantings at a height of one-foot above the mechanical units, as required by Code;
- 6) That the bikepath easement be relocated eastward along the north property line, subject to staff approval;
- 7) That a label identifying "no-build" and "no-disturb" zones be added to each lot, and that appropriate verbiage be noted on the final plat;
- 8) That all specified reserve areas be fine-graded and seeded (*weather permitting*) and dedicated to the City by general warranty deed prior to submittal of building permits;
- 9) That the entry sign meet Code and that the "Cramer's Crossing" signs be removed from the pillars at the condominium entrances;
- 10) That the entry sign meet Code, subject to staff approval, and that the signs be removed from the pillars at the condominium entrances;
- 11) That all standards for private streets be subject to approval by the City Engineer;
- 12) That all the bike path crossings be constructed with brick pavers and that a cross-section be submitted, subject to City Engineer approval;
- 13) That detailed construction plans be submitted for review and approval within 30 days; and
- 14) That the revisions be made to the final plat before scheduling for City Council.

Mr. Cline agreed with the conditions listed above. Ms. Salay seconded the motion, and the vote was as follows: Mr. Sprague, yes; Mr. Lecklider, yes; Ms. Boring, yes; Ms. Salay, yes; and Mr. Peplow, yes. Mr. Lecklider called a short recess.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

November 16, 2000

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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

2. **Preliminary Plat/Final Development Plan 00-103PP/FDP - Cramers Crossing**
Location: 55.55 acres located on the west side of Avery Road, at the intersection of Rings Road and Avery Road.
Existing Zoning: PUD, Planned Unit Development
Request: Review and approval of a preliminary plat under the provisions of Section 153.020, and a final development plan under the provisions of Section 153.056 of the PUD, Planned Unit Development District regulations.
Proposed Use: The proposal includes 64 condominium units, 79 single-family lots and 16.3 acres of park space.
Applicant: Rockford Homes Inc., c/o Donald R. Wick or Matt Callahan, 999 Polaris Parkway, Columbus, Ohio 43230; represented by Christopher T. Cline, 5455 Rings Road, Suite 500, Dublin, Ohio 43017.

MOTION 1: To table this preliminary plat as requested by Mr. Cline. VOTE: 6-0.

RESULT: This preliminary plat application was tabled in order to receive legal guidance on the proper procedure.

MOTION 2: To table this final development plan application. VOTE: 6-0.

RESULT: After a lengthy discussion, this application was tabled. Issues to be addressed include the bikepath, fencing, materials, entry signs and appropriate traffic control signs, setbacks, landscaping in reserves, buffering, left turn lane(s), lot widths, density, condominium parking, architectural diversity, and access.

STAFF CERTIFICATION


Corey Theuerkauf
Planner

09-046FDP
Final Development Plan
Ballantrae and Cramer's Crossing - Dalmore Park
Park Amenities and Shelter
5560 Royal Dublin Drive

be set after it is known who will attend the APA Conference. After discussion the Commission set meetings on April 5 and 19.

Mr. Lecklider noted Council will hold one meeting in July and recommended the same for the Commission. It was agreed that the one meeting will be held on July 19. The August meeting is shown on August 9 to avoid conflict with the Irish Festival, and a second meeting will be scheduled only if necessary. The October 11 meeting will not conflict with the Spooktacular. The Commission decided to schedule only the first December meeting. The January 3, 2002 meeting was moved to January 10 to avoid the holidays.

Ms. Clarke said there would be no golf course discussion this evening. It was noted that the applicants for Cases 2, 3 and 4 have agreed to the staff report conditions. After discussion, Mr. Lecklider announced the order of the agenda as: Cases 3, 4, and 2. [The minutes were prepared to show the order on the published agenda.]

1. Discussion 00-411ADM - Dublin Community Golf Course

Bobbie Clarke said plans for the golf course were unavailable for the packets, and this case needs to be postponed. She noted it will be presented to City Council first, and then a Commission presentation will be scheduled. There was no further discussion and no vote was taken.

2. Preliminary Plat/Final Development Plan 00-103PP/FDP - Cramers Crossing

Corey Theuerkauf said this application finalizes the preliminary plat and includes the final development plan for the entire site. Two motions are requested. Mr. Theuerkauf reviewed some of the case history. He noted the rezoning was disapproved by the Commission on March 19, 2000. On June 5, City Council approved a modified plan with a reference to finalizing the preliminary plat at a later date. The layout and text were substantially modified at Council. The 81 lots were reduced to 79, and the openspace increased by 1.5 acres. The condominiums stayed at 64 units in 16 buildings. City Council also requested a 70-foot minimum overall lot width.

He said the approved plan changed the road network. The right-of-way for Cramers Crossing Drive was reduced to 60 feet, and it now dead ends in the site. Access to Rings Road was added. The south side of the single-family area was reconfigured to establish 5.9 acres of openspace that will join the Ballentrae park. He showed several slides. The eastern portion of the site is undeveloped, and the western portion includes the Dublin Clubhouse and grounds. There are about 12 homes to the south along Rings Road, and the future golf course is to the west.

Mr. Theuerkauf said the plan now includes more wider lots than shown on the previous plan. There are six small parks in the single-family area. Reserve A of 5.9 acres will attach to the 11-acre Ballentrae park, Reserves B, C, and D are pocket parks, and Reserves E and F are along the Rings Road setback.

The development will have access from Avery Road and Rings Road. He said there are three bikepaths in the single-family area and a bikepath along Rings Road. Another bikepath extends from Avery Road through Reserve G in the multi-family section and connects to the Ballentrae park. He said staff recommends relocating the bikepath stub connection at the north end; a more central connector is desired. The northern park is not designed, and staff will work with the applicant on this. There is a buffer plan for the single-family area along the industrial site.

Mr. Theuerkauf said three parks, Reserves G, H, and I, are located in the multi-family area. The park area includes a linear corridor along Cramers Ditch which has a nice water feature and a mini-green. A bikepath runs on the north side of Cramers Drive which is unloaded except for access into the condominium area. The condos are on private roads. There is a buffering plan for the northern portion of the condo site. The buildings will be similar to the Heather Glen North condominiums. Each condo has a two-car garage. The building façade is Ohio Rubble cultured stone, Prairie Sand vinyl siding (44 mils) with Ivory trim, and weathered wood asphalt shingles (not dimensional). He showed material samples. The sign on Avery Road does not conform to the Code, which has a 20 square foot maximum. A dry laid stone wall will be located around the sign. Two signs on stone pillars will identify the condo entrance. Mr. Theuerkauf said staff has no problems with this design.

Mr. Theuerkauf said this case is confusing, based on the City Council minutes from June 5, 2000. He said staff formatted the staff report with separate conditions for finalizing the preliminary development plan and for the final development plan. He said staff recommends approval of the **preliminary plat** with 16 conditions:

- 1) That a revised architectural diversity lot-by-lot chart (matrix) be submitted, subject to staff approval;
- 2) That revised list of similar elevations be submitted, subject to staff approval;
- 3) That left turn lanes be installed on Rings and Avery Roads at the entrances to the development, subject to staff approval;
- 4) That the design for the water feature in the Reserve A accentuate aesthetics and be coordinated with the property owner to the west;
- 5) That Reserve H acreage be dropped from the “open space” calculations, leaving 14.8 acres of usable open space;
- 6) That the landscape plans and tree survey/preservation plans be revised to meet Code and the comments contained in this staff report, subject to staff approval;
- 7) That the bikepath easement be relocated eastward along the north property line, subject to staff approval;
- 8) That an eight-foot bikepath be installed along Avery Road in accordance with the Community Plan, subject to staff approval;
- 9) That the water and sewer lines be extended through the park from Stockton Way to the western property line and that the text be revised to reflect this, subject to staff approval;
- 10) That the developer be reimbursed for oversizing the water lines per Code, and that any compensation for oversizing the sanitary sewer lines be determined by City Council through a developer agreement;
- 11) That the requirement for four-sided architecture for the identified lots, as required by the approved preliminary development plan by Council, be reflected on the preliminary plat;
- 12) That all references to “ARC” or “Architectural Review Committee” be removed from the text;
- 13) That the preliminary plat be augmented by a tree survey and a street tree plan that meets Code requirements;
- 14) That all referenced “exhibits” for rights-of-way, pavement width, buffer plans, on-street parking, etc. be submitted;
- 15) That a revised text incorporating all changes, including those recorded at Council, be submitted, subject to staff approval; and
- 16) That a revised plans and text be submitted by December 31, 2000 within two weeks. subject to staff approval.

Mr. Theuerkauf noted this is the final development plan for the entire site, and staff recommends approval of the **final development plan** with 11 conditions:

- 1) That mechanical units in the condominium area be screened by evergreen plantings at a height of one-foot above the mechanical units, as required by Code;
- 2) That all utility providers be identified and noted on the final plat;
- 3) That electric, telephone, cable television utilities and above-ground utility services structure be located to the rear of the homes and be fully screened by evergreen plantings;
- 4) That a no-disturb zone be noted along all fence rows on the final plat;
- 5) That a label identifying “no-build” and “no-disturb” zones be added to each lot;
- 6) That all specified reserve areas be fine-graded and seeded (weather permitting) and dedicated to the City by general warranty deed prior to submittal of building permits;
- 7) That any revisions be made to the final plat before scheduling for City Council;
- 8) That a “no vehicular access” be noted on the final plat for Avery Road, Rings Road, and Cramers Crossing Road, except for the two proposed access points;
- 9) That all standards for private streets be approved by the City Engineer;
- 10) That detailed construction plans be submitted for review and approval within 30 days; and
- 11) That revised plans be submitted by December 31, 2000.

Mr. Lecklider noted this was out of the ordinary and asked for a procedural explanation. He noted the reference to two or three other times there was a separate PUD preliminary plat. Mr. Theuerkauf said the PUD rezoning includes the preliminary plat, but the plan was substantially revised in the public hearing process at City Council. The Council motion to approve the rezoning seems to separate the preliminary plat for future tweaking. Regardless of the preliminary plat status, staff believes this development is ready for final approval.

Ms. Clarke said staff cannot know what Mr. McCash really meant in his approval motion, and Dublin’s Code does not have a separate preliminary plat procedure under a PUD. That motion indicated there would still be some tweaking of engineering issues at a preliminary plat review. Ms. Clarke said the staff separated the issues in its report into two groups, those for finalizing the preliminary plat and those for the final development plan. She did not think Mr. McCash meant to create another level of review (a separate preliminary plat later), but the record is quite cloudy.

She said this is a case that is unusual in many respects. Rarely are rezoning plans changed significantly at City Council, and this is the only final development plan for the whole 55 acres. A project of this size would generally be split into two to four final development plans. She noted that all of the required work has been submitted to get full approval. Staff believes the applicant has fulfilled all rezoning commitments, all reasonable conditions of a preliminary plat, whether separate or included, as well as the final development plan.

Mr. Lecklider appreciated the explanation but remained confused. He noted the plan had been rejected and then was substantially changed at City Council. The process seemed to be working backward. Ms. Clarke noted many factors were involved, including a huge traffic concern raised by the residents, although there was no indication of that at the Commission hearings. She believed the plan under review was considered by the residents to be the preferred plan. It was largely based on a plan designed by one of the residents, Bill Yoder. She said she thought the plan now has support of the residents. First, the plan previously reviewed did not have staff or Commission support, and the neighborhood hated it. At City Council, a revised plan was submitted that addressed many of the neighborhood concerns. Ms. Clarke said Council decided not to refer the plan back to the Commission for consideration, and it was passed on June 5.