



CITY OF DUBLIN...

Land Use and
Long Range Planning
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PLANNING REPORT

DUBLIN PLANNING AND ZONING COMMISSION

OCTOBER 8, 2009

SECTION I – CASE INFORMATION

4. Tartan West, Subarea G, Decks and Patios **Corazon Drive**
09-081AFDP **Amended Final Development Plan**

Proposal: Modifications to the location and size of permitted patios and decks within the Tartan West Planned Unit Development District. The site is located on the south side of Corazon Drive, at the intersection of Vineyard Haven Drive.

Request: Review and approval of an Amended Final Development Plan under the Planned District provision of Code Section 153.050.

Applicant: Kirk Denyes, Truberry Homes

Planning Contact: Jamie E. Adkins, AICP, Planner II

Contact Information: (614) 410-4644, jadkins@dublin.oh.us

Case Summary

This is a request for review and approval of an amended final development plan for deck and patio options for condominiums in Subarea G of the Tartan West PUD, Planned Unit Development District. The proposal complies with the preliminary development plan and applicable review criteria, and Planning recommends approval.

Case Background

This site received approval for 111 attached condominium home units (two to three units per structure) on June 20, 2004. This approval did not discuss any details of patios and decks for each unit, and similar to other developments, required additional approval of a subsequent deck and patio plan. The site received approval by the Planning and Zoning Commission for a deck and patio plan on August 16, 2006.

Site Description

Location and Character

This 33.62-acre site is located in Union County, south of Corazon Drive in the southeast corner of the Tartan West development. The site abuts a wooded reserve within the Muirfield PUD and a 150-foot AEP easement runs northeast to southwest through the site. The site is currently under construction for 111 condominium units.

Surrounding Zoning and Uses

The site and property to the north and west are zoned PUD, Planned Unit Development District (Tartan West plan) and this proposal includes improvements within Subarea G. To the east are two Dublin schools, zoned R-1, Restricted Suburban Residential District and PUD, and a wooded reserve (“HHHHH”) in Muirfield Village, zoned PUD. To the south is Riviera Country Club, zoned R-1, Suburban Residential District and R, Rural District.

Site Layout

The approved layout includes 111 attached condominium units in 41 buildings along two looped streets. The access point off Corazon Drive includes ponds and entry feature treatments with landscaping, bikepaths, and a meter house. The majority of the open space is located along Corazon Drive and in the southwest corner of the site, and is interconnected with bikepaths to other subareas.

Approved Patio/Deck Plan

The approved plan for patios and decks outlines only certain sizes of decks or patios, and screened porches or sunrooms in very specific locations and configurations. The intent was not to limit the developer or homeowner, but to provide a variety of options. However, the details specified as part of the original approval do not allow Planning to approve deviations or homeowners the ability to individualize their unit. As a result, the specificity of the approved deck and patio plan is difficult to administer and does not provide the intended architectural diversity within the development.

Plan Description

Overview

The applicant is proposing to modify the site plan to allow for more flexibility in the layout and design of outdoor space amenities for each condominium unit.

Outdoor Amenities

To the rear of each unit are proposed sunroom or screened porch options. In addition, there is a maximum allowable area designated for outdoor amenities such as decks and patios in the rear, and in some instances, to the side of each unit. As indicated on the plan, some units are limited on this outdoor amenity space due to the location of the unit. In these instances a smaller space is added to the side of the unit where appropriate. This proposed plan includes all the same elements that were previously approved by the Planning Commission, however, it now allows the owner more flexibility to arrange their outdoor amenities. This will also assist Planning in administering the approved amenities for each unit. The applicant will need to submit a final staking plan clearly articulating the outdoor amenity areas with all measurement delineated. Additionally, all necessary permits must be obtained prior to the construction of all future patios and decks.

Materials

The previously approved materials will not change with this proposal and include one kind of material for the decks and another for the patios to ensure consistency and design compatibility. The deck material is LP WeatherBest Deep Grain decking in Chestnut and the patio paver will be Oberfields Washington style in Earth Blend. The applicant is also adding the option of a low

stone wall in the space that will be constructed of the patio paver material to coordinate with the overall design.

Landscaping

The applicant is proposing that when outdoor amenities are built within six feet of each other, that additional landscaping will be provided for privacy and improved visual aesthetic. This landscaping must consist of a mix of evergreen shrubs and trees to coordinate with the existing planting scheme for the development. Planning will work with the applicant to field locate this material to achieve the most appropriate level of screening.

Setbacks

The proposed plans do not allow any amenities to encroach into the approved setbacks or tree preservation zones. The construction of the available options, however, may require grading and some amount of intrusion into these areas. Code requires tree fencing to be installed and inspected prior to the start of construction and it must remain in place during all phases.

Architecture

The architecture for the buildings was approved at the original final development plan, however, this approval did not include many details for the sunroom and screened porch. The original approval included an area for a sunroom or screened porch to the rear of each unit only with no flexibility on location or combination of the options. The proposed architecture includes variations of the sunroom and screened porch options that included gabled and flat roof options for the sunrooms and screened porches.

Stormwater Management.

The increase in impervious surface created by these decks and patios will require compliance with the city's current Stormwater Regulations. The applicant must submit information showing compliance with the regulations.

SECTION II - REVIEW STANDARDS

Amended Final Development Plan

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. **Amended/Final Development Plan (Commission approves/denies).**

The intent of the amended final development plan is to allow for modifications to an approved final development plan consistent with the purpose of the approved final development plan. The amended final development plan includes all of the final details of the proposed modification. 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 the updated standards would not cause undue hardship.

Evaluation and Recommendation based on Amended Final Development Plan Criteria

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. Following is an evaluation by Planning based on those criteria. 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 met with condition. The proposed site plan clarifies the intent of this high quality development and allows for owner flexibility and customization in the design of outdoor amenities. The plan also addresses outdoor privacy through landscaping and the coordinated architectural detail. The applicant will need to submit a final staking plan clearly articulating all as built conditions, with a note that any configuration of decks, patios, and the low stonewalls are permitted in the outdoor amenity areas with all necessary measurements delineated (Condition 1).

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 met. The proposed modifications do not affect the pedestrian or vehicular circulation of this site.

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 met. The proposed landscaping and architecture is appropriate to the characteristics of the site.

SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Approval

Based on Planning's analysis, the amended final development plan is consistent with the amended final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code.

The proposal ensures the high quality standards of the Tartan West development and the City are maintained and also provides high quality outdoor amenities for the residents that will improve the overall appearance of this Subarea. Planning recommends approval of this request with one condition.

Condition:

- 1) That the applicant submit a final staking plan clearly articulating all as built conditions, with a note that any configuration of decks, patios, and the low stonewalls are permitted in the outdoor amenity areas with all necessary measurements delineated.

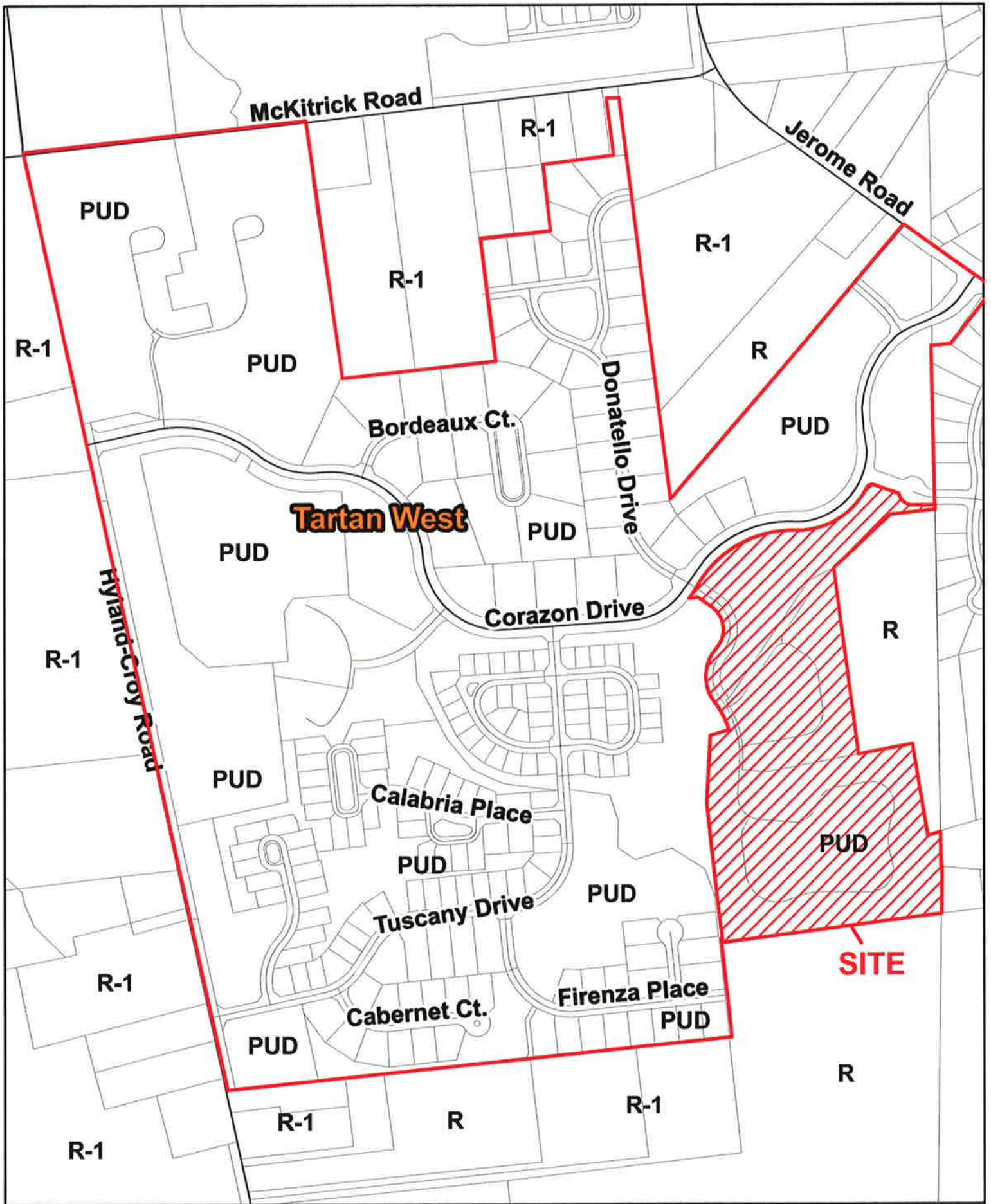
Amended Final Development Plan

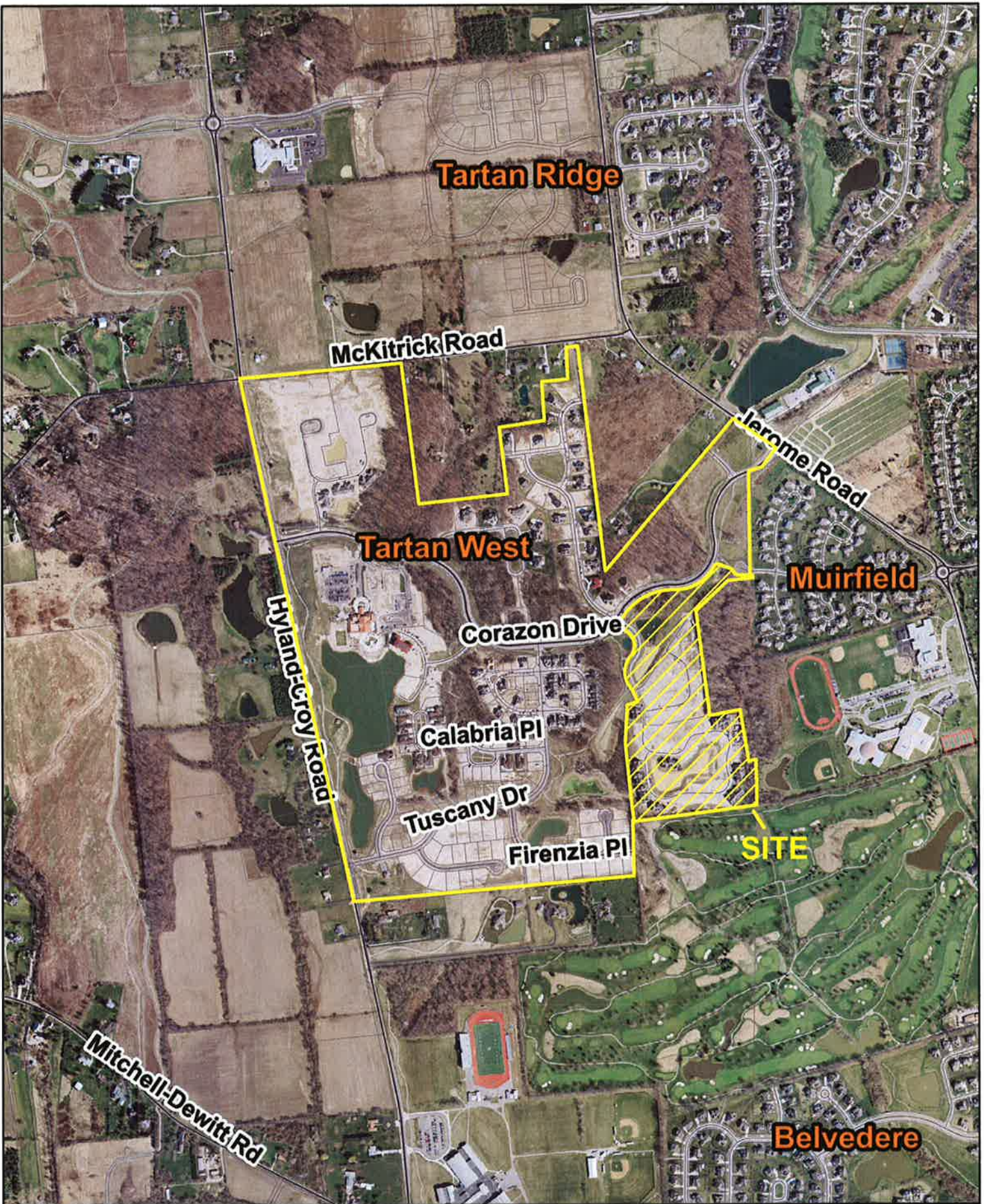
Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

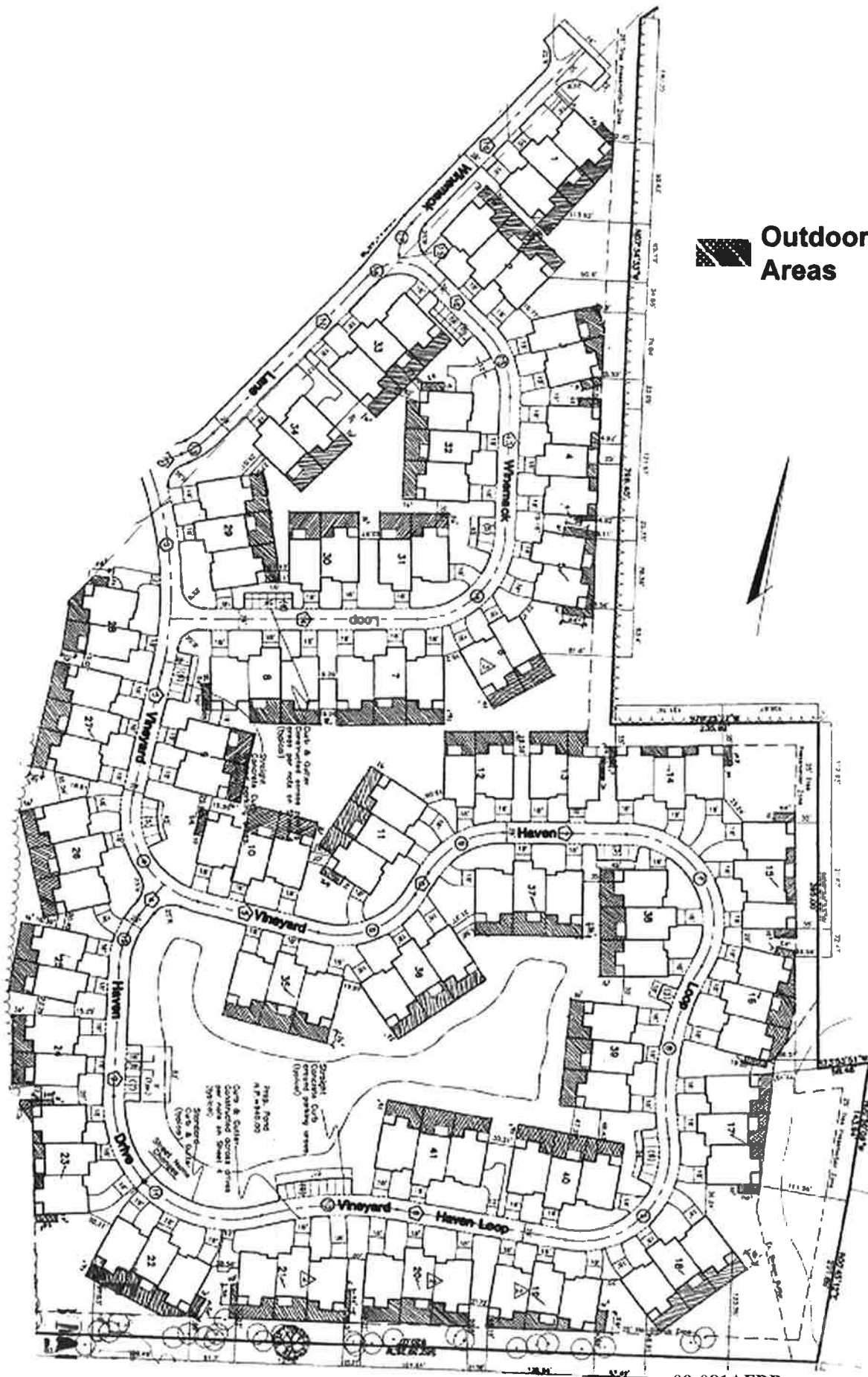
The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);

1. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
2. The development has adequate public services and open spaces;
3. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
4. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
5. The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
6. The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
7. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
8. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
9. The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.





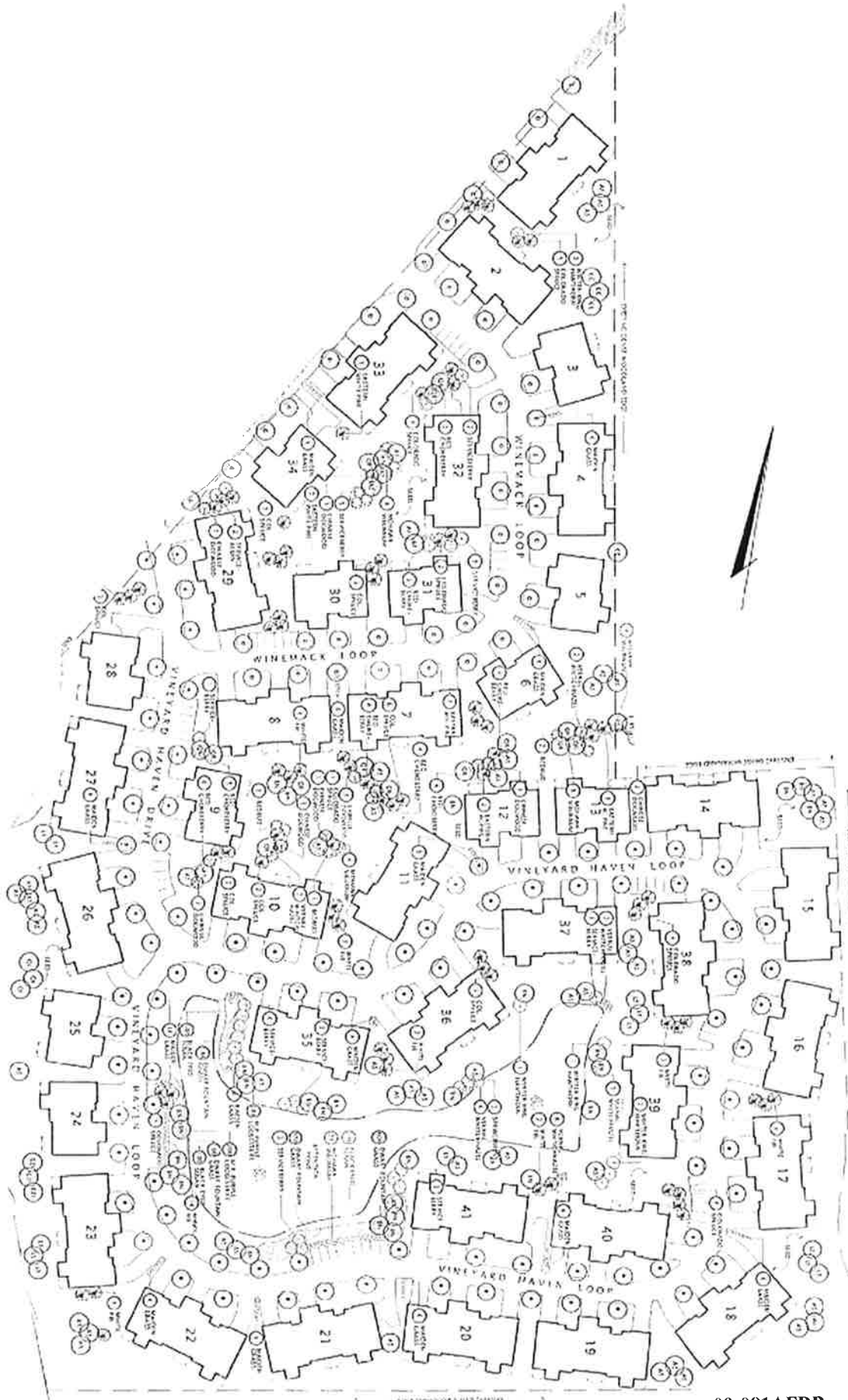
PROPOSED OUTDOOR AMENITIES



 **Outdoor Amenity Areas**

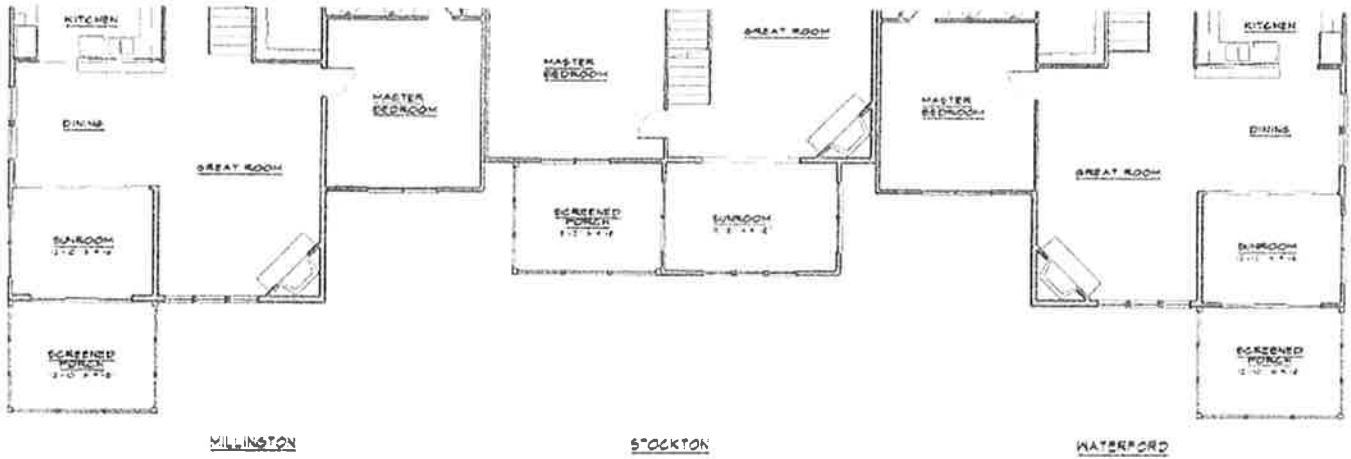
09-081AFDP
Tartan West, Subarea G
Deck and Patio Plan
Corazon Drive & Vineyard Haven Drive

EXISTING LANDSCAPE PLAN



09-081AFDP
Tartan West, Subarea G
Deck and Patio Plan
Corazon Drive & Vineyard Haven Drive

PROPOSED SUNROOM AND SCREENED PORCHES



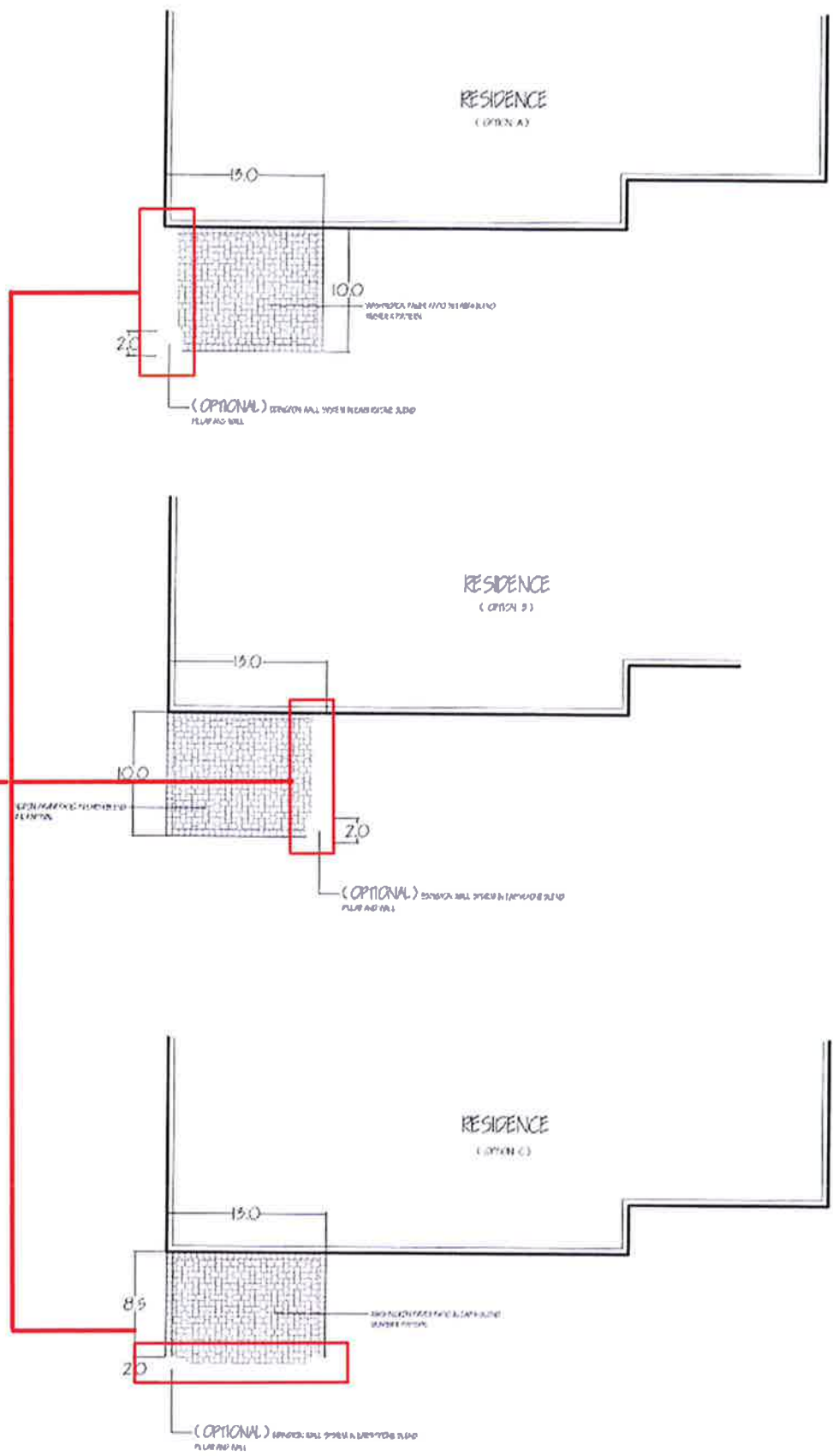
PARTIAL FIRST FLOOR PLAN WITH OPTIONAL SUNROOMS & SCREENED PORCHES - OPT A



TYPICAL REAR ELEVATION WITH OPTIONAL SUNROOMS & SCREENED PORCHES - OPT A

SAVONA AT TARTAN WEST CONDOMINIUMS

PROPOSED STONE WALL



**Proposed
stone Wall
Options**

SUBAREA G TEXT

TARTAN WEST

Development Standards - Sub-Area G

VI. ACCESS AND IMPROVEMENTS

Access

- To Club Drive:
 - One full service curb cut is permitted.
 - Driveway access to Club Road is not permitted.

VII. LANDSCAPE ARCHITECTURE

Entry Features

- Entry features will include integrated project signage, landscaping and irrigation.
- Final location, design, and standards for entry feature details, landscape details and signage details will be presented and approved during Final Development Plan phase.
- All entry features will be owned and maintained by the IOA.
- All entry features located in open space reserves shall be located in a landscape easement within the open space reserve(s).

* See Exhibits: *Club Drive Landscape Plan*

Tree Preservation

- It is the intent of the developer to preserve as many trees as possible on site. A good faith effort will be made to transplant any tree that is of appropriate size and condition to another location on-site.
- All trees to be preserved will be protected by construction fencing placed outside of the critical root zone prior to the start of any construction and maintained throughout the entire construction period.

Tree Replacement Plan

- Removed trees measuring 6" to 24" in caliper shall be replaced "tree for tree."
- Removed trees measuring 24" + in caliper shall be replaced "inch per inch."
- Replacement trees shall be installed by the time the sub-area is completely developed and prior to occupancy of any units.
- Replacement trees (nursery grown or on-site transplanted tree) shall have a minimum caliper size of 2 1/2" +.
- Replacement trees (nursery grown or on-site transplanted tree), regardless of caliper size over the 2 1/2" minimum, shall count only as a 2 1/2" replacement tree.
- Replacement trees that do not survive shall be replaced by one 2 1/2" minimum caliper nursery grown or on-site transplanted tree.

- Installation of replacement trees will be completed prior to occupancy of any units in this sub-area.

* See Exhibits: *Tree Removal/Replacement Plan*

Buffer Planting

- A woodland/tree row buffer will be installed in a 25 feet wide landscape easement, where indicated on the preliminary plat and Buffer Plan.
- The woodland/tree row buffer will consist of:
 - 13 large shrubs per 100 lineal feet
 - 5 understory trees per 100 lineal feet
 - 5 shade trees per 100 lineal feet
- Large shrub species include viburnum, witchhazel, chokeberry and hick.
- Understory tree species include redbud, dogwood, serviceberry, crabapple and hawthorn.
- Shade tree species, that are nursery grown, shall include red maple, sugar maple, sweetgum, shingle oak and red oak.
- Trees transplanted from on-site are permitted.
- Any trees, larger than 2 1/2" in caliper, planted in this easement, shall count as replacement trees.

* See Exhibits: *Buffer Plan*

Street Trees

- Street trees on private roads shall be installed 3 1/2' from the edge of pavement.
- Street trees on private streets shall be installed at 2 1/2" caliper.
- Street trees on private streets shall be selected from Group A of the Dublin Landscape Code.

Dedicated Parks / Open Space

- Prior to dedication to the city, the developer shall be responsible for the following:
 - a. Design and installation of the bike paths and pedestrian trails.
 - b. Design and installation of water features, detention areas and/or wetlands in the open space reserves.
 - c. Design and installation of any park structures within the open space reserves.
 - d. Fine grading, seeding and landscaping.
- Removal of all existing farm fencing to the satisfaction of staff.
- Any lighting in park/open space areas will require specific approval from the Planning and Zoning Commission.
- All open space areas will be privately maintained by the developer or a master IOA.

Fencing

- Fencing standards and details for this sub-area shall be presented and approved during the Final Development Plan phase.

VIII. ARCHITECTURE

Permitted Building Height

- Maximum of 35', as measured per the Dublin Code.

Exterior Materials

- Cladding Materials
 - a. The exterior siding of all structures, including the foundation, shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, EIFS, fiber-cement siding products or any combination thereof.
 - b. Materials and specifications will be provided in the Final Development Plan.
- Trim Materials
 - a. Wood, vinyl, aluminum, copper or fiber-cement products.
 - b. Materials and specifications will be provided in the Final Development Plan.

Roofing Materials

- Roofing Materials
 - a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.
 - b. Materials and specifications will be provided in the Final Development Plan.

Exterior Colors

- Cladding Colors
 - a. Natural earth tones and/or warm neutral colors, including white.
 - b. High-chroma colors are not permitted.
- Trim Colors
 - a. Natural earth tones and/or warm neutral colors, including white.
 - b. Complementary or contrasting to siding color.
 - c. High-chroma colors are not permitted.
- Roofing Colors
 - a. Roofing colors shall be from the color range of natural materials, such as, but not limited to wood shakes, slate, etc.
 - b. High-chroma colors are not permitted.

Architectural Elements

- Four-sided Architecture
 - a. Similar architectural design elements and details shall be consistent throughout all elevations of the structure.

SUBAREA G TEXT

- b. Windows and/or doors must be present on all four sides of the structure in a manner that is consistent with the treatment used on the front elevation.
- c. Blank walls are prohibited. On front loaded garages, faux windows/closed shutter windows are permitted, to meet this requirement.
- d. All doors and windows shall be surrounded by a minimum of 2'-1/2" wide trim. Trim detail shall be consistent on all four sides of the structure.
- e. When brick, stone or manufactured stone is used on the front elevation of the structure, it must be repeated in some form (water table, chimney, corner wrap, or similar treatment) on the remaining elevations of the structure.
- Chimneys
 - a. "Cantilevered" or "through-the-wall" chimneys are not permitted.
 - b. All chimneys shall be built on an integral foundation.
 - c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone and/or manufactured stone.
- Garages
 - a. All single-family dwellings shall have an attached garage of sufficient size to accommodate a minimum of 2 standard sized automobiles, side by side.
 - b. Side or rear loaded garages are encouraged.
- **Themed Communities**
 - Themed or architecturally coordinated communities featuring a specific architectural style with one or more builders, may be permitted and would not be subject to the architectural or lot diversity standard. Building elevations, anticipated product mix and a diversity matrix will be submitted to the Planning Commission in conjunction with the Final Development Plan
- **Architectural Approval Process**
 - Plan Approval
 - a. The Tartan Development Company shall retain the right of individual developer plan approval for all residential dwelling units.
 - Architectural Review Committee
 - a. An Architectural Review Committee (ARC) shall be established prior to the start of any construction.
 - b. The ARC shall be comprised of no fewer than three members, one of which must be a registered architect and one of which may be a licensed landscape architect.
 - c. The ARC shall be responsible for evaluating all site plans and architectural plans for adherence to the design guidelines established in the architectural palette, design standards and diversity standards, and shall administer and enforce the guidelines during construction.
 - d. The ARC shall retain plan approval on all new construction until such time as the final dwelling unit in the community has been approved and construction completed.
 - Administration of the Diversity Standard
 - a. Due to the custom / semi-custom nature of the builders expected to participate in the community, an advance matrix of substantially similar elevations is not possible. For sub-areas where two or more custom or semi-custom builders will be present, it will be the responsibility of the ARC to evaluate each house plan in the sub-area for compliance to the diversity standard.
 - b. Compliance will be indicated in a plan approval letter to be issued by the ARC. This letter will be submitted with the application for a building permit.
 - c. If a particular sub-area is to be sold to one or more builders classified as production builders, then the builder(s) and the ARC will evaluate the product offerings for "substantially similar" elevations. The builder(s) and the ARC will prepare a matrix prohibiting similar elevations from being used within the "area of influence" for each given lot. The builder(s) and the ARC shall submit the diversity matrix to staff for its review and approval in conjunction with the final Development Plan. If the Final Development Plan has already been recorded for the sub-area, then the diversity matrix shall be submitted to staff for its review and approval prior to issuance of building permits.
 - Enforcement
 - a. Failure of the ARC to perform its duties and uphold the diversity standard set forth above shall constitute a zoning violation. The City shall have the right to bring such appropriate lawful action as deemed necessary to assure that the ARC performs its duties and upholds the standards set forth in this text. The City shall not, however, have the right to withhold building permits for which application has been made prior to written notification to the ARC of any such violation.
- **Permitted Architectural Styles**
 - The following architectural styles, as described by the Architectural Palette, are permitted:
 1. Colonial Revival
 2. English Manor
 3. French
 4. Italian Revival
 5. Neoclassical
 6. Tuscan
- 7. Shingle
 - The architectural palette is intended to be a written and visual guide that describes the permitted architectural styles. The palette does not establish architectural standards. It is intended to convey to designers and builders the architectural vision for this development.
 - *See Exhibit: Architectural Palette*

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 17, 2006



CITY OF DUBLIN.

Land Use and
Long Range Planning
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The Planning and Zoning Commission took the following action at this meeting:

6. **Amended Final Development Plan 06-092AFDP – Tartan West, Subarea G, Decks and Patios**
Location: 38.7 acres located south of Corazon Drive, approximately 2,000 feet west of Hyland-Croy Road.
Existing Zoning: PUD, Planned Unit Development District (Tartan West plan).
Request: Review and approval of an amended final development plan under the PUD provisions of Section 153.053(E)(2)(b) and 153.055(B).
Proposed Use: Deck and Patio details for 111 approved condominium units.
Applicant: Kirk Denyes, Truberry Homes, 5991 Chandler Court, Westerville, Ohio 43082.
Staff Contact: Jamie E. Adkins, Planner.
Contact Information: (614) 410-464/Email: jadkins@dublin.oh.us.

MOTION: To approve this Amended Final Development Plan application because the proposal meets the criteria of the Planned District regulations; the plan complies with the final development plan regulations and the intent of the preliminary development plan; and, the plan will provide amenities for a high-quality residential development, with the following three conditions:

- 1) That tree protection fencing be installed prior to the start of any construction and remain in place during all construction phases;
- 2) That all necessary permits be obtained prior to the construction of all future patios and decks; and
- 3) That the site stormwater management be in compliance with the current Stormwater Regulations, to the satisfaction of the City Engineer.

* Brandon Belli, Truberry Homes, agreed to the above conditions.

VOTE: 5 – 0.

RESULT: This Amended Final Development Plan application was approved.

STAFF CERTIFICATION



Jamie E. Adkins, Planner

09-081AFDP
Tartan West, Subarea G
Deck and Patio Plan
Corazon Drive & Vineyard Haven Drive

5. Amended Final Development Plan 06-102AFDP – Muirfield Village Golf Club – 5616 Dunniker Park Drive

Mr. Gerber swore in those who intended to testify in regards to this case.

Kevin Kennebeck, Muirfield Village Golf Club, agreed to both conditions in the staff report.

Motion and Vote:

Mr. Gerber moved for approval and Mr. Zimmerman seconded for approval of this amended final development plan because the proposed development is in conformity with appropriate comprehensive planning and is in compliance with the Community Plan and the proposal meets the criteria of the PUD requirements for plan approval, with the following two amended conditions:

- 1) That proposed guard-rail* system be modified to utilize materials more compatible with the Muirfield Village community, subject to staff approval;
- 2) That the roof-top mechanical unit be screened to the extent possible, based on the Building Code; and, the mechanical unit must also be painted to match with the roof.

Mr. McCash asked if it should not be a guard-rail system, rather than a hand-rail system.

Mr. Kennebeck said he did not know the difference, but they were talking about a railing along the edge of the deck on the water.

Mr. McCash indicated that is a guard-rail. He asked that the records reflect that it is a guard-rail rather than a hand-rail, because of the Code differences.

Mr. Gerber asked the applicant if he agreed to that change, and Mr. Kennebeck agreed.

*Mr. Gerber asked that his motion reflect guard-rail as opposed to hand-rail.

The vote was as follows: Ms. Jones, yes; Mr. Saneholtz, yes; Mr. Walter, yes; Mr. McCash, yes; Mr. Zimmerman, yes; Mr. Gerber, yes. (Approved 6-0.)

6. Amended Final Development Plan 06-092AFDP – Tartan West, Subarea G, Decks and Patios

Mr. Saneholtz recused himself from the case.

Mr. Gerber swore in those who intended to testify in regards to this case.

Brandon Belli, Truberry Homes, agreed with the three conditions as listed below.

Motion and Vote:

Mr. Gerber moved to approve and Mr. Zimmerman seconded for approval of this amended final development plan because the proposal meets the criteria of the Planned District regulations; the plan complies with the final development plan regulations and the intent of the preliminary

development plan; and, the plan will provide amenities for a high-quality residential development, with the following three conditions:

- 1) That tree protection fencing be installed prior to the start of any construction and remain in place during all construction phases;
- 2) That all necessary permits be obtained prior to the construction of all future patios and decks; and
- 3) That the site stormwater management be in compliance with the current Stormwater Regulations, to the satisfaction of the City Engineer.

The vote was as follows: Ms. Jones, yes; Mr. Saneholtz, Recused; Mr. Walter, yes; Mr. McCash, yes; Mr. Zimmerman, yes; Mr. Gerber, yes. (Approved 5-0.)

7. Final Development Plan 06-101FDP – Perimeter West, Subarea 1 – Medical Office Building – 6810 Perimeter Drive (Postponed)

This Final Development Plan application was postponed prior to the meeting. Adjacent property owners were notified.

8. Amended Final Development Plan 06-105AFDP – Ballantrae Golf Community – Woodlands at Ballantrae, Subarea R (Postponed)

This Amended Final Development Plan application was postponed prior to the meeting. Adjacent property owners were notified.

9. Rezoning/Preliminary Development Plan 06-119Z – Buckeye Check Cashing – 7001 and 7003 Post Road

Mr. Gerber stated that because there are no conditions listed in the staff report, the applicant did not need to be present.

Motion and Vote:

Mr. Gerber moved for approval because the proposed uses are consistent with the general intent of the 1997 Dublin Community Plan and ongoing planning efforts for the Central Ohio Innovation Center (COIC); and the proposed zoning will provide for temporary and compatible zoning with surrounding properties until such time as development standards are established for the COIC. Mr. Zimmerman seconded the motion. The vote was as follows: Ms. Jones, yes; Mr. Saneholtz, yes; Mr. Walter, yes; Mr. McCash, abstain; Mr. Zimmerman, yes; Mr. Gerber, yes. (Approved 5-0-1.)

10. Rezoning/Preliminary Development Plan 06-076Z – Shamrock Crossing – West Dublin Granville Road

Motion and Vote:

Mr. Gerber moved to table this application at the request of the applicant, and Mr. Zimmerman seconded the motion. The vote on the motion was as follows: Mr. Zimmerman, yes; Mr.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 10, 2004



CITY OF DUBLIN.

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

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

2. **Final Development Plan 04-025FDP – Tartan West, Subarea G (Condos)**
Location: 33.62 acres located south of the future Corazon Drive at the southeast corner of the Tartan West development.
Existing Zoning: PUD, Planned Unit Development District (Tartan West plan).
Request: Review and approval of a final development plan under the PUD provisions of Section 153.056.
Proposed Use: 111 condominium units in 37 buildings with 7.4 acres of private open space and 11.2 acres of public open space.
Applicant: Thomas D. Anderson and Steven J. Simonetti, Tartan Development Company West, LLC, 8070 Tartan Fields Drive, Dublin, Ohio 43017; represented by; Ben W. Hale Jr., Smith and Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215; and Michael Fite, ASLA, The Edge Group/Design Place, 6253 Riverside Drive, Suite 100, Dublin, Ohio 43017.
Staff Contact: Mark Zuppo Jr., Planner.

MOTION: To approve this final development plan because it generally meets the revised PUD criteria, complies with the final development plan regulations and the intent of the preliminary development plan, and it will provide a high-quality residential development, with ten conditions:

- 1) That a final plat which includes the proposed public open space be submitted for approval at City Council;
- 2) That the final plat for Corazon Drive be approved by City Council prior to scheduling of any subsequent applications for this development;
- 3) That all minor modifications be made to the final development plan prior to construction;
- 4) That a fence permit be obtained for the Muirfield pool style fence to be constructed around Muirfield reserve (“HHHHH”), prior to the issuance of any building permits;

PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JUNE 10, 2004

2. **Final Development Plan 04-025FDP – Tartan West, Subarea G
(Condos)(Continued)**

- 5) That the applicant submit a revised planting plan including replacement trees within the AEP easement if written permission is not granted to landscape within the easement;
- 6) That the applicant supply verification that wetland mitigation impacts have been discussed with the Army Corp of Engineers and the Ohio EPA prior to scheduling the final plat for City Council;
- 7) That the landscape plans be modified to rectify the discrepancy between trees required and trees shown on the plans, subject to staff approval;
- 8) That the proposed purple Loosestrife species be replaced with a non-invasive, perennial species, subject to staff approval;
- 9) That tree protection fencing be installed prior to the start of any construction and remain in place during all construction phases; and
- 10) That the site stormwater management be in compliance with the current Stormwater Regulations, to the satisfaction of the City Engineer.

* Ben W. Hale, Jr. agreed to the above conditions.

VOTE: 6-0.

RESULT: This Final Development Plan was approved.

STAFF CERTIFICATION



Frank A. Ciarochi
Acting Planning Director

2. Final Development Plan 04-025FDP – Tartan West, Subarea G (Condos)

Rick Gerber swore in those who intended to testify in regarding this case.

Ben W. Hale, Jr., representing the applicant, agreed to the following ten conditions:

- 1) That a final plat which includes the proposed public open space be submitted for approval at City Council;
- 2) That the final plat for Corazon Drive be approved by City Council prior to scheduling of any subsequent applications for this development;
- 3) That all minor modifications be made to the final development plan prior to construction;
- 4) That a fence permit be obtained for the Muirfield pool style fence to be constructed around Muirfield reserve (“HHHHH”), prior to the issuance of any building permits;
- 5) That the applicant submit a revised planting plan including replacement trees within the AEP easement if written permission is not granted to landscape within the easement;
- 6) That the applicant supply verification that wetland mitigation impacts have been discussed with the Army Corp of Engineers and the Ohio EPA prior to scheduling the final plat for City Council;
- 7) That the landscape plans be modified to rectify the discrepancy between trees required and trees shown on the plans, subject to staff approval;
- 8) That the proposed purple Loosestrife species be replaced with a non-invasive, perennial species, subject to staff approval;
- 9) That tree protection fencing be installed prior to the start of any construction and remain in place during all construction phases; and
- 10) That the site stormwater management be in compliance with the current Stormwater Regulations, to the satisfaction of the City Engineer.

Mr. Gerber made the motion to approve this final development plan because it generally meets the revised PUD criteria, complies with the final development plan regulations and the intent of the preliminary development plan, and it will provide a high-quality residential development, with the ten conditions as listed above.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sprague, yes; Ms. Boring, yes; Ms. Reiss, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6-0.)

3. Final Development Plan 04-026FDP – Tartan West – Section 2, Subarea H

Mark Zuppo reminded the Commission about Ord. 75-03, the new Planned Unit Development District regulations. He said the new review criteria are in the staff report should be looked over when considering this case. However, he said they did not significantly affect this case. He also said the comprehensive openspace plan as approved with the rezoning has been altered to change most of the private openspace to public openspace.

Mr. Zuppo said this proposal for Section 2, Subarea H of Tartan West, includes Parts 1 and 2 which will be platted separately, but the development plans are shown jointly for 48 cluster home units with 5.7 acres of openspace.