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PLANNING & ZONING COMMISSION MEETING MINUTES

Thursday, March 20, 2022 • 7:00 p.m.

Call to Order

Chairman Jay Muether called the Regular Meeting of Planning and Zoning Commission to order at 7:00 PM.

Pledge of Allegiance to the Flag

Those in attendance said the Pledge of Allegiance.

Roll Call

Table with 3 columns: Attendee Name, Title, Status. Lists attendees like Chairman Jay Muether, Vice Chair Bevan Schneck, and several Members.

Staff Members Present: Assistant City Manager Dan Ralley, Planning Director John Talentino, Planning Manager Carson Combs, City Engineer Clark Rausch and Staff Attorney Kelly Clodfelder. Council Representative Peggy Hale was also in attendance.

Others Present: Paul Lyda, Sign Affects, representing the Church of the Nazarene; Andrew Gardner and Braydon Putnam, V3 Companies, representing Tidd Funeral Home; Bryan Dougherty, Epcon Communities, representing Carr Farms; Curtis Prill, EMH&T, representing Tarlton Meadows West; Chris Mann, EMH&T, representing Carr Farms; David Patch; Rick and Arlene Tidd; Mel Sims; Sandra Tucker; Ray and Sharon Roman; James Martin and other interested residents.

Approval of Minutes

Chairman Muether asked if there were any changes or corrections to the January 13, 2022, Planning and Zoning Commission minutes. With no comments, the minutes were approved by a voice vote.

Table with 2 columns: Status, Ayes. Status: Accepted by Voice Vote (7-0).

Oath to Tell the Truth

Staff Attorney Kelly Clodfelder administered the Oath to Tell the Truth.

Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)

Mr. Talentino indicated that Case 5 (PZ-22-011 – 4095 Main Street LLC – 4095 Main Street) has had a request by the applicant to postpone to the next meeting so that additional design issues can be worked out.

CASE 6: PZ-22-011 – 4095 Main Street LLC Property – 4095 Main Street

PARCEL NUMBER: 050-000153

APPLICANT: 4095 Main Street LLC, c/o Chelsea Setterlin Kimes; and James Butz, SPGB Architects, LLC, 4333-A Tuller Road, Dublin OH 43017.

REQUEST: Review & approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 and a conditional use under the provisions of Hilliard Code Sections 1123.03, 1123.04, 1123.10(a) &

1123.13(b) for a 9,594-square-foot building with dwellings on the second floor and non-residential uses at street level on 0.162-acre.

Mr. Lewie made a motion to postpone the case to the April 14, 2022, meeting; Mr. Uttley seconded the motion.

STATUS:	The case is postponed to the next regular meeting (7-0).
MOVER:	Chris Lewie
SECONDER:	Bill Uttley
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracey Nixon, Tom Pannett, Bill Uttley

New Cases:

CASE 1: PZ-22-5 – Tidd Funeral Home – 4010 Columbia Street

PARCEL NUMBER: 050-000085

APPLICANT: Ricky and Arlene Tidd, 4492 Carrington Way, Hilliard, OH 43026; c/o Braydon Putnam, V3 Companies, 3500 Snouffer Road, Columbus, OH 43235

REQUEST: Review and approval of an Old Hilliard District Plan under the provisions of Code Section 1115.05 for a parking lot expansion.

Mr. Combs provided the staff report.

BACKGROUND:

The site is 0.17-acre located on the southeast side of Columbia Street approximately 120 feet southwest of Norwich Street. The property is currently undeveloped and is the former location of a residence which was demolished in 2018. The applicant is requesting approval of an Old Hilliard District Plan for the construction of a 27-space lot that would augment spaces for the funeral home directly across Columbia Street from the site. An alley is located along the southern property line and another alley runs along the rear property line.

COMMISSION ROLE:

The Commission is to review the proposed site modifications as part of the Old Hilliard District for conformance to the provisions of Code Chapter 1115.

STAFF RECOMMENDATION:

Staff finds that the proposed parking lot installation is generally consistent with the intent and purpose of the Zoning Code in Old Hilliard and will provide additional parking resources for the District in a coordinated manner. The proposed improvements will be compatible with the character of the general vicinity and the review criteria in Code Chapter 1115. Based on these findings, staff recommends approval of the proposed Old Hilliard District Plan with the following three conditions:

- 1) That all necessary cross easements be provided to the satisfaction of staff;
- 2) That the installation of all improvements to the site and in public right-of-way be completed to the satisfaction of staff; and
- 3) That all necessary variances be obtained from the Board of Zoning Appeals prior to submitting for permits.

REVIEW CRITERIA:

Section 1115.05(l) sets forth the general criteria for review of projects within the Old Hilliard District:

- Does the project conform to neighborhood development goals and the recommendations of the Comprehensive Plan;
- Is the project complementary to the historic character of the District;
- Does the proposed project harmoniously relate to and enhance adjacent structures and public spaces with respect to scale, building materials, setbacks and similar design elements;
- Does the proposed project accommodate and promote pedestrian activity through wide walkways, linkages to surrounding uses and public spaces and create minimal conflicts with vehicular access;
- Does the proposed project contribute to the area’s sense of place, reinforce Old Hilliard’s unique character and enhance the people-oriented setting; and

- Does the project create people oriented facades along Main and Norwich Streets with well-defined and inviting building entrances and facades that are in scale with pedestrian activity.

CONSIDERATIONS:

- *Comprehensive Plan.* Adopted plans for the District recommend the provision of private, on-site spaces where possible. The Plan emphasizes increasing connectivity for pedestrians and vehicles throughout the District and to redevelop underutilized properties in an attractive way that respects the existing character. The proposed plan will provide needed resources in a way that will be appropriately screened from the public street, provide pedestrian amenities and connections that are missing on Columbia Street and will include alley improvements that will benefit the general public. The proposed improvements will create a short-term resource in that portion of the District until such time as market conditions encourage further infill development as envisioned in the Plan.
- *Zoning.* The site and all surrounding properties are located within Old Hilliard. Properties to the north, east and south are within the OH-RD Mixed Use District and include a variety of commercial uses and a residence. A variety of businesses (including Tidd Funeral Home) are located on the other side of Columbia Street within the OH-MD Mixed Use District.
- *Parking Requirements.* 78 spaces are necessary to meet standard parking requirements. Section 1115.05(f) allows the Planning and Zoning Commission to grant a 50% reduction upon consideration of whether other parking is available within a reasonable distance if transit is available and if hours or peak activity for the use will not coincide with other nearby uses. As a funeral home use a 50% reduction requires 39 spaces. The existing lot at the corner of Columbia and Center Streets includes 42 spaces. This proposed lot will provide 27 additional spaces (69 total). As a unique use that has significant parking needs during limited times, the property owner is working to provide adequate parking resources in close proximity to the use.
- *Lot Design.* The proposed parking layout will provide 27 spaces and is designed to integrate with adjacent parcels that are controlled by the applicant. Circulation along the north property line is proposed at 20 feet and paved portions of the alley will be widened and range from 22.97 to 25 feet to enhance vehicular movement. A variance from Section 1127.04(b)(3)(c) is necessary to reduce aisle width from 24 feet to 20 feet and is recommended by staff as consistent with other parking areas in the area, will improve the existing alley condition and considers the limitations created by small lot sizes in the District.
- *Right-of-Way Improvements.* Sidewalks, stormwater improvements (including underground storage) and site enhancements will be installed to the satisfaction of the City Engineer.
- *Accessibility.* To comply with ADA requirements two spaces must be provided, including 1 van-accessible space. The van space will be provided on-site, and an additional space will be maintained on-street that was traditionally allocated to the site and adjacent funeral home.
- *Lighting.* Lighting will be provided that complies with Code requirements and the Hilliard Design Manual and field adjustments may be made based on site conditions. As part of the construction, a pole with overhead electric and phone will be relocated to the center landscape island.
- *Bicycle Amenities.* Code requires three bicycle spaces. Plans include a 6x6 pad with two posts that will accommodate four bicycles.
- *Cross Easements.* Because the proposed parking circulation is shared/coordinated with surrounding parcels, cross access easements will be required with the adjacent parking areas.
- *Landscape Buffers.* Code requires a 25-foot landscape buffer for properties adjacent to a residential property or district and a variance will be sought from the Board of Zoning Appeals. The plan utilizes coordinated parking with the alleys and a drive aisle with properties to the north with provided buffers that range from 7 feet to 0 feet depending upon location. The Code does not address alley parking configurations and if the buffers were applied to the perimeter of the property as required, parking would not be possible. Shared access with the adjacent properties would also not be possible.

[end of report]

Mr. Schneck asked about the proximity of accessible spaces; Mr. Combs clarified that there were on-street accessible spaces in the past. The project would maintain one on Columbia Street across from the funeral home. The parking lot would include a new van-accessible space.

Mr. Lewie asked if the alley would be maintained in a one-way pattern or if it would become two-way. He also asked if sidewalks would be located on four sides of the project.

Mr. Combs said that the alley would be widened, but that because of the alleys on two sides the project would include a sidewalk segment on the frontage on Columbia Street that would be one of the first segments along that street for pedestrians. He indicated that the alley would be wider than current condition.

Eric Gutknecht asked if the parking was just for the funeral home or if there were other agreements; Mr. Combs said the lot would serve the funeral home, but other arrangements could be looked into in the future.

Andrew Gardner, V3 Companies, spoke for the applicant and agreed with the staff report.

There were no questions for the applicant.

Mel Sims, 4354 Heather Ridge, said that the District is more crowded and that parking is a no-brainer for the area.

Mr. Uttley, seconded by Mr. Gutknecht, made a motion to approve the application for an Old Hilliard District Plan under the provisions of Section 1115.05 with the following conditions:

- 1) That all necessary cross easements be provided to the satisfaction of staff;
- 2) That the installation of all improvements to the site and in public right-of-way be completed to the satisfaction of staff; and
- 3) That all necessary variances be obtained from the Board of Zoning Appeals prior to submitting for permits.

STATUS:	Approved with three conditions (7-0).
MOVER:	Bill Uttley
SECONDER:	Eric Gutknecht
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracy Nixon, Tom Pannett, Bill Uttley

CASE 2: PZ-22-7 – Tarlton Meadows West – Section 4, Phase 1 – Final Plat – East side of Night Concert Lane approximately 200 feet south of Sugar Run Drive

PARCEL NUMBER: 050-000256

APPLICANT: Corey Theurkauf, Rockford Homes, Inc., 999 Polaris Parkway, Columbus, OH 43240; c/o Matthew Kirk, EMH&T, 5500 New Albany Road, Columbus, OH 43054

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Tarlton Meadows PUD for a development consisting of 23 lots and 1 reserve on 8.545 acres.

Mr. Combs provided the staff report:

BACKGROUND:

The site is 8.548 acres located approximately 200 feet south of Sugar Run Drive and 1000 feet southwest of Meadowsview Drive. On October 24, 2018, Council adopted an ordinance (16-33) approving the Tarlton Meadows PUD consisting of 258 single-family lots on 190.4 acres. The applicant is now requesting approval of a Final Plat for this phase consisting of 23 single-family lots on 8.545 acres.

COMMISSION ROLE:

The Commission is to review the proposed final plat for conformance to the provisions of the Tarlton Meadows PUD Development Plan and Hilliard Code Section 1188.05.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat is consistent with the provisions of the Tarlton Meadows PUD Plan and Code Section 1188.05. Based on these findings, staff recommends approval of the proposed final plat with the following three conditions:

- 1) That all landscape amenities and street trees be completed in accordance with the approved zoning and submitted schedule, to the satisfaction of staff;
- 2) That all current drainage issues within the development be resolved to the satisfaction of the City Engineer; and

- 3) That the Final Plat meets the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- *Development Standards.* Section 4, Phase 1 is located within Subarea A-2 of the approved development text. Lots in this subarea must have a minimum lot width of 65 feet and a depth of 135 feet. Front yard setbacks are 25 feet and the minimum rear yard is 20 feet. Required side yard setbacks are 5 feet with a combined total minimum of 15 feet. The lots as proposed on the plat conform to the approved zoning.
- *Reserve “U.”* A total of one reserve will be platted and will be owned and maintained by the Homeowner’s Association.
- *Open Space Amenities.* Reserve “U” includes a bike path connection that will link the central green of the development to the larger path system. The reserve also includes designated meadow plantings and reforestation areas as well as interpretive signage approved as part of the rezoning. A statement of intent has been provided that establishes a timeline for completing open space amenities in coordination with other phases of the development. All open space plantings and required street trees must be installed to the satisfaction of the City Arborist.
- *Drainage Issues.* Drainage issues have been noted as part of the construction process within the nearby central greenspace platted as part of Section 3, Phase 1. In coordination with construction, all drainage issues should be resolved to the satisfaction of the City Engineer.

[end of report]

Mr. Schneck inquired about the pedestrian facilities; Mr. Combs explained that the plat includes a bike path through the reserve and would include standard sidewalks along the public street.

Curtis Prill spoke on behalf of the applicant and said they agree with the conditions in the staff report; There were no comments from the public.

Mr. Pannett, seconded by Mr. Lewie, made a motion to approve the application for a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Tarlton Meadows PUD for a development consisting of 23 lots and 1 reserve on 8.545 acres with the following conditions:

- 1) That all landscape amenities and street trees be completed in accordance with the approved zoning and submitted schedule, to the satisfaction of staff;
- 2) That all current drainage issues within the development be resolved to the satisfaction of the City Engineer; and
- 3) That the Final Plat meets the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

STATUS:	Approved with three conditions (7-0).
MOVER:	Tom Pannett
SECONDER:	Eric Gutknecht
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracy Nixon, Tom Pannett, Bill Uttley

CASE 3: PZ-22-8 -Hilliard Church of the Nazarene – 3669 Leap Road

PARCEL NUMBER: 050-002839 & 050-002333

APPLICANT: Hilliard Church of the Nazarene, 3669 Leap Road, Hilliard OH 43026; c/o Shelby Nelson, Sign Affects, 10079 Smith-Calhoun Road, Plain City, OH 43064

REQUEST: Review & approval of a variance under the provisions of Hilliard Code Section 1129.08 to permit a monument sign with an internally illuminated digital reader board.

Mr. Combs gave the staff report:

BACKGROUND:

The overall church site consists of 2 parcels totaling 3.967 acres located on the west side of Leap Road approximately 530 feet north of Jeannette Rd. The site is zoned R-2 and abuts an R-2 district to the North and an R-3 zoning district to the South and West. There is one existing ground sign on the site located on the southernmost

parcel approximately 60 feet south of the driveway entrance to the parking lot. The applicant is requesting approval of a 7-foot-tall, 40-square-foot internally illuminated, double-sided monument sign which contains an internally illuminated sign panel (LED acrylic push through letters) and digital reader board.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1129.08.

STAFF RECOMMENDATIONS:

Staff finds the proposed variance to permit a 40-square-foot internally illuminated, double-sided monument sign which contains an internally illuminated sign panel (LED acrylic push through letters) and digital reader board to be consistent with the spirit and intent of the Sign Code. Based on these findings, staff recommends approval of the monument sign with the following 8 conditions:

- 1) That the proposed monument sign shall be no closer than 12.5 feet from the existing right-of-way;
- 2) That the LED reader board announcement sign area is not more than 24 square feet and is limited to text only with a single letter color and a black background;
- 3) That the sign panel containing the Hilliard Church of the Nazarene’s logo contains no more than five colors;
- 4) That the announcements are limited to be changed at a maximum of once per hour;
- 5) That all existing monument signage is removed prior to installation of the proposed sign;
- 6) That the monument sign is landscaped per Code;
- 7) That Hilliard Church of the Nazarene agrees to pay the costs of relocation for the sign if the ultimate right-of-way of Leap Road is expanded in the future in accordance with the Hilliard Thoroughfare Plan or with the dedication of any public easement that would contain the proposed sign; and
- 8) That a sign permit be obtained prior to installation.

CONSIDERATIONS:

- The proposed sign will be located approximately 12.5 feet from the existing right-of-way and is within the ultimate right-of-way line of Leap Road (40 feet from centerline).
- On June 10, 2021, the Planning and Zoning Commission approved an internally illuminated reader board at 5551 Scioto Darby Road for Hilliard United Methodist Church.
- On December 10, 2020, the Planning and Zoning Commission approved an internally illuminated reader board at 4100 Columbia Street for the Franklin County Fairgrounds.
- On October 11, 2018, the Planning and Zoning Commission approved an internally illuminated reader board at 4300 Avery Road for Hilliard Church of Christ.
- The proposed sign is 40 square feet in overall size, 7 feet tall in overall height, and has a 24-inch metal base. It includes a 24-square-foot internally illuminated LED reader board, and a 16-square-foot panel with internal illumination via 1/4-inch reveal push-thru letters per code. The proposed sign panel has a total of five colors including white, black, and 3 different shades of blue.
- Although the proposed location is within the ultimate Leap Road right-of-way, staff finds the location of the sign to be consistent with the intent of the code, and Hilliard Church of the Nazarene agrees to pay for the cost of future relocation of the sign if necessary.

[end of report]

Mr. Lewie asked to see the sign detail and Mr. Combs explained the logo and colors. He also clarified for the Commission that the overall size of the sign is 40 square feet and the digital reader portion is 24 square feet of that area.

Mr. Lyda, representing the applicant, thanked the staff and that a solution was found given all of the issues relating to the sign and its location. He noted a typo on the sign detail and clarified that the address lettering would be “white” (not black). Mr. Lyda explained that the metal base would be much less costly and easier to move if the right-of-way is expanded. He indicated to the Commission that he agreed to the conditions.

There were no questions for the applicant or additional public comment.

Mr. Schneck, seconded by Mr. Gutknecht, made a motion to approve the application for a sign variance to Hilliard Code Section 1129.08 to permit a monument sign with an internally illuminated digital reader board with the following eight conditions:

- 1) That the proposed monument sign shall be no closer than 12.5 feet from the existing right-of-way;

- 2) That the LED reader board announcement sign area is not more than 24 square feet and is limited to text only with a single letter color and a black background;
- 3) That the sign panel containing the Hilliard Church of the Nazarene’s logo contains no more than five colors;
- 4) That the announcements are limited to be changed at a maximum of once per hour;
- 5) That all existing monument signage is removed prior to installation of the proposed sign;
- 6) That the monument sign is landscaped per Code;
- 7) That Hilliard Church of the Nazarene agrees to pay the costs of relocation for the sign if the ultimate right-of-way of Leap Road is expanded in the future in accordance with the Hilliard Thoroughfare Plan or with the dedication of any public easement that would contain the proposed sign; and
- 8) That a sign permit be obtained prior to installation.

STATUS:	Approved with eight conditions (7-0).
MOVER:	Vice Chair Bevan Schneck
SECONDER:	Eric Gutknecht
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracy Nixon, Tom Pannett, Bill Uttley

CASE 4: PZ-22-9 – The Courtyards at Carr Farms Section 2 – Final Plat – Approximately 1,000 feet east of Leppert Road & 1,800 feet north of Davidson Road

PARCEL NUMBER: 050-011719

APPLICANT: Epcon Carr Farms LLC, c/o Joel Rhoades, 500 Stonehenge Parkway, Dublin, OH 43017; and Sydney Berry, EMH&T, 5500 New Albany Road, Columbus OH 43054.

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 50 lots and 7 reserves on 12.156 acres.

Mr. Talentino gave the staff report:

BACKGROUND:

The site is 24.423 acres located on the east side of Leppert Road approximately 1,000 feet north of Davidson Road. On November 12, 2015, the Planning and Zoning Commission approved a PUD Concept Plan and consisting of 157 single-family lots on 79.5 acres. On April 12, 2018, The Commission approved a 6-month extension of the PUD Concept Plan (through March 11, 2019). On September 13, 2018, the Commission approved a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty nester homes on 79.45 acres. On April 8, 2021, the Commission approved a Final Plat for The Courtyards at Carr Farms Phase 1 consisting of 47 single-family lots on 24.423 acres. On October 11, 2021, adopted a resolution (21-R-62) modifying the Carr Farms PUD Concept Plan to permit 16 townhouse dwelling units and 50 empty nester homes on 21.44 acres consisting of Subarea “B”. On February 10, 2022, the Commission approved a Final Plat for The Courtyards at Carr Farms Section 5 consisting of 35 single-family lots and 6 reserves on 13.297 acres within Subarea “B”.

The applicant is now requesting approval of a Final Plat consisting of 50 single-family lots and 7 reserves on 12.156 acres within Subarea “A”.

COMMISSION ROLE:

The Commission is to review the proposed final plat for conformance to the provisions of the Courtyards at Carr Farms PUD Concept Plan and Hilliard Code Section 1188.05.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat is consistent with the provisions of the Courtyards at Carr Farms PUD Concept Plan and Code Section 1188.05. Based on these findings, staff recommends approval of the proposed final plat with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- The site consists of the northeastern portion of the Courtyards at Carr Farms PUD Subarea “A”. A maximum of 177 lots are permitted in this subarea.
- Development standards for single-family courtyard homes include 52-foot minimum lot width, 120-foot minimum lot depth, minimum 20-foot front yard, minimum 15-foot minimum setback to sidewalk for corner lots, minimum 5-foot side yard, minimum 12.5-foot rear yard from internal property lines, minimum 65-foot building setback from the eastern and southern overall property boundaries, and minimum 1,400-square-foot floor area.
- A total of 50 single-family lots are proposed. The proposed lots meet the minimum lot width and lot depth requirements. A 2.227-acre reserve (Reserve “F”) is proposed at the north end of the site and includes a stormwater basin, a 30-foot-wide regional path easement, and a 25-foot-wide sanitary sewer easement. A 0.210-acre reserve (Reserve “G”) is proposed in the western portion of the site between Neptune Way and Arcadian Avenue. A 0.093-acre reserve (Reserve “H”) is proposed at the western terminus of Edie Drive and will contain sidewalk connections from the sidewalks along Edie Drive to Diplomat Way. A 0.132-acre reserve (Reserve “I”) is proposed adjacent to Arcadian Way near Edison Street and will contain sidewalk and landscaping. A 0.039-acre reserve (Reserve “J”) is proposed betwixt Lots 106 and 107 in the southwestern portion of the site. Reserve “K” is proposed to contain the following private streets: Neptune Way, Diplomat Way, and Arcadian Avenue. Reserve “L” is proposed to contain the following private street: Edison Street. The reserves will be owned and maintained by an association comprised of the property owners.

[end of report]

There were no questions for staff;

There were no questions for the applicant, Mr. Dougherty from Epcon Communities.

Sandra Tucker, an adjacent resident in the Brixston Subdivision, voiced a concern for the amount of water ponding along the rear of her lot and asked how the water would be addressed.

Mr. Dougherty indicated that mass earth work will be underway soon to finish the grading and drainage. He asked for patience and said that the issue would be resolved.

Mr. Muether said that all of the plans had to be approved through the City. Mr. Rausch also noted that there would be an easement along the rear of the adjacent lots that would address the water and remove it through the system.

Mr. Dougherty noted that this has been the 4th wettest February on record and that they would resolve the issue.

Ray Roman, resident in the Courtyards at Hayden Run, asked for more information about how the plat would be in relation to the gate on Lexington Drive; Mr. Talentino provided graphics to explain the location of the final plat.

Mr. Gutknecht, seconded by Mr. Uttley, made a motion to approve the request for a Final Plat under the provisions of the Courtyards at Carr Farms PUD Concept Plan and Code Section 1188.05 with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

STATUS:	Approved with one condition (7-0).
MOVER:	Eric Gutknecht
SECONDER:	Bill Uttley
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracy Nixon, Tom Pannett, Bill Uttley

CASE 5: PZ-22-10 – The Courtyards at Carr Farms Section 3 – Final Plat – Approximately 1,000 feet east of Leppert Road & 1,100 feet north of Davidson Road

PARCEL NUMBER: 050-011719

APPLICANT: Epcon Carr Farms LLC, c/o Joel Rhoades, 500 Stonehenge Parkway, Dublin, OH 43017; and Sydney Berry, EMH&T, 5500 New Albany Road, Columbus OH 43054.

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 42 lots and 3 reserves on 8.020 acres.

Mr. Talentino gave the staff report:

BACKGROUND:

The site is 24.423 acres located on the east side of Leppert Road approximately 1,000 feet north of Davidson Road. On November 12, 2015, the Planning and Zoning Commission approved a PUD Concept Plan and consisting of 157 single-family lots on 79.5 acres. On April 12, 2018, The Commission approved a 6-month extension of the PUD Concept Plan (through March 11, 2019). On September 13, 2018, the Commission approved a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty nester homes on 79.45 acres. On April 8, 2021, the Commission approved a Final Plat for The Courtyards at Carr Farms Phase 1 consisting of 47 single-family lots on 24.423 acres. On October 11, 2021, adopted a resolution (21-R-62) modifying the Carr Farms PUD Concept Plan to permit 16 townhouse dwelling units and 50 empty nester homes on 21.44 acres consisting of Subarea “B”. On February 10, 2022, the Commission approved a Final Plat for The Courtyards at Carr Farms Section 5 consisting of 35 single-family lots and 6 reserves on 13.297 acres within Subarea “B”.

The applicant is now requesting approval of a Final Plat consisting of 42 single-family lots and 3 reserves on 8.020 acres within Subarea “A”.

COMMISSION ROLE:

The Commission is to review the proposed final plat for conformance to the provisions of the Courtyards at Carr Farms PUD Concept Plan and Hilliard Code Section 1188.05.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat is consistent with the provisions of the Courtyards at Carr Farms PUD Concept Plan and Code Section 1188.05. Based on these findings, staff recommends approval of the proposed final plat with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- The site consists of the southeastern portion of the Courtyards at Carr Farms PUD Subarea “A”. A maximum of 177 lots are permitted in this subarea.
- Development standards for single-family courtyard homes include 52-foot minimum lot width, 120-foot minimum lot depth, minimum 20-foot front yard, minimum 15-foot minimum setback to sidewalk for corner lots, minimum 5-foot side yard, minimum 12.5-foot rear yard from internal property lines, minimum 65-foot building setback from the eastern and southern overall property boundaries, and minimum 1,400-square-foot floor area.
- A total of 42 single-family lots are proposed. The proposed lots meet the minimum lot width and lot depth requirements. A 0.060-acre reserve (Reserve “M”) is proposed at the northwest corner of the site and will include a sidewalk and landscaping. A 0.172-acre reserve (Reserve “N”) is proposed in the northern portion of the site and will contain a sidewalk and landscaping. Reserve “O” is proposed to run through the site and consist of the private streets. The reserves will be owned and maintained by an association comprised of the property owners.

[end of report]

There were no questions for staff or the applicant.

Mr. James Martin, 2927 Snowberry Lane, asked if the connection to Davidson at the south edge of the project would be a vehicular connection. Mr. Talentino confirmed.

Ms. Nixon, seconded by Chairman Muether, made a motion to approve the request for a Final Plat under the provisions of the Courtyards at Carr Farms PUD Concept Plan and Code Section 1188.05 with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

STATUS:	Approved with one condition (7-0).
MOVER:	Tracey Nixon
SECONDER:	Chairman Jay Muether
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracy Nixon, Tom Pannett, Bill Uttley

Chairman's Communication

There were no additional items for communication.

Committee Communication

Ms. Nixon noted that for the community center an artist has been selected and that due-dilligence is underway before the selection is revealed. She indicated that they are moving ahead with a wellness partner and will be moving forward to select an architect for the project.

Mr. Uttley noted that the Arts Commission met and will be making recommendations to City Council for the sunflower designs to paint at least seven of the traffic control boxes on Cemetery Road and in Old Hilliard. He said there were approximately 60 choices that were unique.

Mr. Uttley said that there will be a mural going up at Franklin and Main Streets that will have a balloon theme.

Mr. Schneck asked if the ongoing survey results for the Community Plan could be viewed by the Commission; Mr. Gutknecht also asked about the railroad cleanup and what the corridor will be used for.

Mr. Talentino indicated that results could be provided. He also confirmed that clean-up activities are being conducted on the railroad property but did not know the exact use of the right-of-way in the future.

Peggy Hale, the new City Council Representative, introduced herself to the Commission.

Chairman Muether thanked everyone for the updates.

Adjournment

Chairman Muether, seconded by Vice Chair Schneck, motioned to adjourn at 7:44 p.m.

Approved:



Acting Clerk
Carson Combs, Planning Manager