

CASE 2: 16-0239LR – Norwich Cottages – 5154 Norwich Street

PARCEL NUMBER: 050-000252, 050-000364, 050-000268

APPLICANT: Billie Rosnagle c/o Steven Rosnagle and Eric Ward, 7075 Riverside Drive, Dublin, Ohio 43016.

REQUEST: Review and approval of a rezoning application under the provisions of Hilliard Code Chapter 1117 for a PUD Concept Plan consisting of 16 single-family residences on 2.52 acres.

UPDATE:

On March 10, 2016, the Planning and Zoning Commission postponed this application until the April 14, 2016 meeting. On April 4, 2016, the applicant met with six neighboring property owners and members of City staff to discuss development options associated with the proposal.

BACKGROUND:

The site consists of three parcels totaling 2.85 acres located on the northeast side of Norwich Street approximately 200 feet northwest of Linda Road. The site was rezoned OH-RD, Old Hilliard Residential District on November 27, 2014 (Ord. 14-29). The applicant is requesting approval of a PUD Concept Plan consisting of 16 single-family detached condominiums on approximately 2.52 acres. Two parcels fronting Norwich Street and totaling 0.33 acre will be excluded from the PUD Concept Plan and will be developed independently from the proposed development.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the Hilliard Comprehensive Plan and Chapter 1117 of the Zoning Code and then forward a recommendation to City Council. The Commission may recommend that the application be approved, disapproved, or it may recommend a modification of the PUD Zoning Development Plan.

STAFF RECOMMENDATION:

Staff finds that the proposal is generally consistent with the recommendations in the Comprehensive Plan concerning land use. Staff finds that the proposal will provide a distinct housing option in the area. Staff finds that PUD is the appropriate zoning district for this site. Based on these findings, staff recommends that proposed PUD Zoning Development Plan and Text be approved with the following nine conditions:

- 1) That a legal description and exhibit for the two parcels that will be excluded from the PUD Concept Plan are submitted, subject to staff approval, prior to the application being scheduled on a Council agenda;
- 2) That the PUD site is limited to not more than 16 dwelling units;
- 3) That the two proposed outlots are limited by deed restrictions to single-family residential use only;
- 4) That the plan is revised to specify a minimum 25-foot building setback along the north property line;
- 5) That the design and location of the private drive meets the requirements of the City Engineer and Norwich Township Fire Department;
- 6) That a 5-foot-wide sidewalk is provided along both sides of proposed streets;
- 7) That the proposed color renderings of dwellings are included as part of the PUD Concept Plan;

- 8) That a fee in lieu of park land dedication is provided consistent with the Code; and
- 9) That the development plan and text are revised consistent with the recommendations listed in the staff report prior to the application being scheduled on a Council agenda.

CONSIDERATIONS:

- The site is zoned OH-RD. To the northeast are single-family residences zoned R-2, Low/Medium Residential. To the northwest and southwest are single-family residences zoned OH-RD. To the southeast are offices zoned OH-RD and apartments zoned R-3, Moderate Density Residential.

Comprehensive Plan Issues:

- The site is located within the Old Hilliard Focus Area and is recommended for high-density residential uses. Recommended density is 10 to 20 dwelling units per acre. A variety of housing types are permitted from single-family, to townhomes and condominiums (diversity in housing types and pricing is strongly encouraged). Whenever possible, access to individual units should be provided from the street. Parking in this area should be both on-street and off-street, as well as served by parking structures when feasible. Outdoor patios and public spaces should be integrated into the overall design of this area.

Planned Unit Development District

- In order to permit and encourage more creative and innovative land development for the benefit of the community as a whole and in furtherance of the vision and goals of the City of Hilliard Comprehensive Plan, planned unit development may be permitted as a zoning district to achieve the following purposes:
 - (a) Provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the City in general;
 - (b) Preserve existing natural assets, such as stands of trees, floodplain, open fields, wetlands, lakes, streams and the like;
 - (c) Accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of this Code;
 - (d) Encourage the utilization of open space and the development of recreational amenities generally located within walking distance of all living units;
 - (e) Encourage the use of lands in ways which are most in accord with their character and adaptability; and
 - (f) Encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features.
- The minimum site size for an all residential PUD is 20 acres. Sites containing less than the minimum required acreage may be approved by the City Council, if the Council determines that the site will advance the purposes of the PUD District and:
 - 1) Rezoning the property to PUD will not result in a significant adverse effect upon nearby properties;
 - 2) The proposed uses will complement the character of the surrounding area;
 - 3) The purpose and qualifying conditions of the PUD District can be achieved within a smaller area; and
 - 4) PUD zoning is not being used as a means to circumvent conventional zoning requirements.

- The PUD shall achieve recognizable and substantial benefits that may not be possible under the existing zoning classification. At least two of the following benefits shall be accrued to the community as a result of the proposed PUD:
 - 1) Preservation of significant natural features.
 - 2) A complementary mix of land uses or housing types.
 - 3) Preservation of common open space beyond the minimum required.
 - 4) Connectivity of preserved open space with adjacent open space, greenways or public trails.
 - 5) Coordinated development of multiple small lots or parcels.
 - 6) Removal or renovation of deteriorating buildings, sites or contamination clean-up.

Proposed Plan:

- The proposal consists of a maximum of 16 detached single-family residences on 2.52 acres (6.3 dwelling units per acre). Access to the site will be from a single access point from Norwich Street with a cul-de-sac at the northeast end of the site. The proposed plans show a potential future vehicular access points to the adjacent property to the northwest. A storm water management basin is proposed in the north central portion of the site.
- Based on 16 dwelling units, the required parkland dedication is 0.56 acres. Code specifically prohibits counting land dedicated for the purposes of roadways, highways, sidewalks, and storm water management facilities for the purpose of recreational facilities. A fee in lieu of land dedication will be required prior to the issuance of a building permit. The Code requires the appraised value of the land in order to determine the fee in lieu of land dedication. The proposed text states that the proposal shall conform to the provisions of the Code concerning the fee in lieu of land dedication.
- The plan shows a minimum building setback of 140 feet from the Norwich Street right-of-way line, and a minimum 20-foot building from all other property boundaries. **Staff recommends that the plan is revised to specify a minimum 25-foot building setback from the north property line.** The plan shows a minimum pavement setback of 10 feet from the southeastern property line.
- The proposed plan shows 16-foot-tall decorative site lighting; however, the proposed fixtures do not appear to be cut-off type. **Staff recommends that the plan be revised to show cut-off type light fixtures.**
- The Code permits a ground sign with a maximum height of 7 feet, and requires a minimum 5-foot setback from the Norwich Street right-of-way line. The proposed plan shows a single post ground sign located near the entrance to the site. **Staff recommends that the plan be revised to show the required setback per Code.**

Architecture

- Architectural renderings of the proposed buildings have been provided. The proposed building elevations show a high level of architectural design quality and a variety of exterior materials. **Staff recommends that proposed color renderings be included in the plans.**

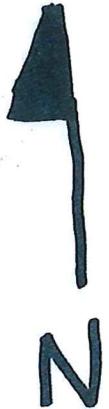
Landscaping

- The site has a large number of existing trees. The final location of buildings may be adjusted to preserve as many trees as practicable. The Code requires a 10-foot-wide buffer with at least 4 trees per 100 feet along the southeastern property line.

Proposed Text:

- The proposed text includes the following standards:
 - 1) Section A. – Permitted uses include single-family detached dwellings (maximum of 16), accessory buildings/structures, and home occupations.
 - 2) Section B.1. – Requires conformance to the provisions of the Zoning Code except as otherwise provided in the text.
 - 3) Section B.2. – Maximum 35-foot building height.
 - 4) Section B.3. – Minimum 878-square-foot floor area for dwellings.
 - 5) Section B.4. – Minimum building setbacks of 20 feet from property boundaries, 10 feet from the private street, and 10 feet between dwellings. Minimum pavement setback of 10 feet from the property perimeter.
 - 6) Section B.5. – Maximum 30 percent lot coverage by buildings/structures.
 - 7) Section B.6. – Minimum 2 parking spaces per dwelling unit.
 - 8) Section B.7. – Vehicular access to the site will be from a 24-foot-wide private street. Access to the proposed residential outlots fronting Norwich Street shall be from the private street. A 50-foot-wide access easement to the adjacent property to the northwest is proposed to provide vehicular access to future development.
 - 9) Section B.8. – Pedestrian access to the site will be from a 5-foot-wide sidewalk on the west side of the private street and extending from Norwich Street to building #1 as shown on the PUD Concept Plan. **The Hilliard Design Manual states that sidewalks are required on both sides of all Old Hilliard District streets. Engineering judgment should be used to determine the appropriate pedestrian accommodation based on vehicle and pedestrian volume, adjacent land use, available right-of-way, and future conditions. Staff recommends that the plan is revised to show a 5-foot-wide sidewalk along both sides of proposed streets.**
 - 10) Section B.9. – Site lighting shall be from cut-off type fixtures with a maximum height of 16 feet, and shall conform to the provisions of the Hilliard Design Manual concerning light trespass onto adjacent properties.
 - 11) Section B.10. – Requires a landscape plan including a tree survey, tree replacement, buffering, and screening per Code to be provided with the application for final development plan review.
 - 12) Section B.11. – Requires signage to meet the provisions of the Code.
 - 13) Section B.12. – Requires a fee in lieu of park land dedication per Code.
 - 14) Section B.13. – Requires building architecture to be consistent with the level of quality of design and exterior materials shown in the proposed color renderings. Individual walls must be articulated with fenestration, pattern, or structural expression on all sides of each structure. Each elevation will have at least one architectural element consisting of a window, closed shutter window, door, bump out, etc.

Case 3: 16-0239LR - Norwich Cottages



Mr. Talentino replied I believe the proposed site is where the archery range used to be.

Chairman Lewie asked have they since vacated?

Mr. Talentino replied yes.

Chairman Lewie asked if the applicant would like to speak.

Chairman Lewie asked for public comments, hearing none he called for a motion.

MOTION: Mr. Robertson made a motion to approve CASE 2: 16-0238LR – Guide Church – 4190 Weaver Court South for a conditional use under the provisions of Hilliard Code Section 1123.03 & 1123.04 to permit a place of worship use within an existing tenant space with the following six conditions:

- 1) That the proposed use is limited to a maximum of 200 attendees for worship services or other special events provided that the applicant demonstrates conformance to the Building Code to justify said maximum occupancy;
- 2) That the proposed place of worship is conducted within the proposed tenant space;
- 3) That a zoning certificate and an occupancy permit are obtained prior to commencement of the conditional use within the proposed additional space;
- 4) That the outside storage of materials, products, stock, or equipment is prohibited unless specifically approved as part of an M-1 site plan by the Planning and Zoning Commission;
- 5) That signage conforms with the provisions of the Sign Code; and
- 6) That the conditional use terminates with a change in the scope or intensity of the use unless otherwise approved by the Planning and Zoning Commission, or with the violation of any condition of Planning and Zoning Commission approval.

Mr. Muether seconded the motion.

VOTE: Mr. Muether, Yes; Mr. Movshin, Yes; Chairman Lewie, Yes; Mr. Robertson, Yes; Mayor Schonhardt, Absent.

STATUS: The motion passed 4-0 and CASE 2: 16-0238LR – Guide Church – 4190 Weaver Court South was approved for a conditional use under the provisions of Hilliard Code Section 1123.03 & 1123.04 to permit a place of worship use within an existing tenant space with the six conditions above.

CASE 3: 16-0239LR – Norwich Cottages – 5154 Norwich Street

PARCEL NUMBER: 050-000252, 050-000364, 050-000268

APPLICANT: Billie Rosnagle c/o Steven Rosnagle and Eric Ward, 7075 Riverside Drive, Dublin, Ohio 43016.

REQUEST: Review & approval of a rezoning application under the provisions of Hilliard Code Chapter 1117 for a PUD Concept Plan consisting of 16 single-family residences on 2.85 acres.

Mr. Talentino presented the staff report with power point slides of the site.

The site consists of three parcels totaling 2.85 acres located on the northeast side of Norwich Street approximately 200 feet northwest of Linda Road. The site was rezoned OH-RD, Old Hilliard Residential District on November 27, 2014 (Ord. 14-29). The applicant is requesting approval of a PUD Concept Plan consisting of 16 single-family detached condominiums on approximately 2.52 acres. Two parcels fronting Norwich Street and totaling 0.33 acre will be excluded from the PUD Concept Plan and will be developed independently from the proposed development.

The Commission is to review the proposal for conformance to the Hilliard Comprehensive Plan and Chapter 1117 of the Zoning Code and then forward a recommendation to City Council. The Commission may recommend that the application be approved, disapproved, or it may recommend a modification of the PUD Zoning Development Plan.

Staff finds that the proposal is generally consistent with the recommendations in the Comprehensive Plan concerning land use. Staff finds that the proposal will provide a distinct housing option in the area. Staff finds that PUD is the appropriate zoning district for this site. Based on these findings, staff recommends that proposed PUD Zoning Development Plan and Text be approved with the seven conditions listed in the staff report.

Chairman Lewie asked if there were questions for staff.

Chairman Lewie asked Ms. Clodfelder did you have a concern for Condition 7?

Ms. Clodfelder replied in the seventh condition, Mr. Talentino has recommended that certain things be changed in the development plan and text to be consistent with his recommendations listed in the staff report. In order to make it very clear, I would like language added to say that those recommendations that are listed in his staff report are the recommendations listed in bold. If this is approved and it goes to Council, they know exactly what changes were supposed to be made in the plan and text and we're not wondering months down the road what exactly was approved by Planning and Zoning.

Chairman Lewie asked what you're saying is that the items listed in bold text within the staff report should also be included in some capacity with his recommendations?

Ms. Clodfelder replied yes, it can be as simple as Condition 7 stating "that the development plan and text are revised consistent with the recommendations listed in the staff report, as marked in bold, prior to the application being scheduled on a Council agenda."

Chairman Lewie asked Mr. Talentino, is this proposal for the concept plan and not for the actual rezoning?

Mr. Talentino replied no, it's the rezoning. What used to be called the PUD Zoning Development Plan is now called the PUD Concept Plan in the new Code that includes rezoning.

Chairman Lewie asked if the applicant would like to speak.

Mr. Eric Ward, Riverside Mill Development, was present and stated I've been in contact with Mr. Talentino and as far as moving forward, I agree with everything in the staff report.

Chairman Lewie stated Mr. Talentino indicated that there is a possibility that you could come back with a unit or two less than tonight.

Mr. Ward replied it's the very early stages and the engineering hasn't been done. We indicated on the drawings where the stormwater retention may be but when the final calculations are done we could eliminate some houses and be down to 12 homes.

Chairman Lewie stated this area was developed 150 years ago and at that grade I assume there is standing water somewhere on it.

Chairman Lewie asked will there be an entrance sign for the condominiums and do you have any idea where it will be located?

Mr. Ward replied yes, we do have some signage indicated there and some other larger scale drawings I can get to you. It will comply with the Sign Code and we will have it reviewed by the Commission at that point.

Chairman Lewie asked will the two out parcels that are on Norwich Street be architecturally similar units to other homes on Norwich?

Mr. Ward replied we would put those lots back on the market and they will then comply with the existing zoning which has some restrictions.

Chairman Lewie asked you wouldn't develop those and they would just be marketable lots?

Mr. Ward replied yes.

Chairman Lewie asked for public comments.

Ms. Debbie Kelly, 5065 Hamilton Road, was present and asked what's the concept of this plan in regards to it being rentals, spec homes, or is it a development that has been substantiated with persons of interest that want to live in small cottages that are arm's length from each other?

Mr. Ward replied these are for sale housing but it is a condominium type set up and not rentals or apartments. As a condo, people can buy them and do what they want to them. It

would be on a private drive and there would be a homeowners association. We do have some interest with some people who want to buy them.

Ms. Kelly asked what is the price range?

Mr. Ward replied we don't have prices yet but they will be anywhere from \$180,000 to \$225,000.

Ms. Kelly stated well that clears out Section 8.

Mr. Ward replied again, when people buy them they can do what they want with them but I don't see Section 8 happening because this is not low income housing.

Ms. Kelly asked on Hamilton Road there's an adjacent lane that goes around and has a cul-de-sac. There's not always ample parking in everyone's driveway and often times they park down the street and you can't pass cars. The emergency squad and the fire engines can't get down the street and use the turnaround. That's a concern on our street as you see more street parking on another road that is adjacent to us.

Chairman Lewie asked Mr. Ward will there be a 60-foot turnaround at the end?

Mr. Ward replied this turnaround meets the City of Hilliard engineering for the fire trucks. I think it's a 43-foot radius that complies with that. As far as parking, there are at least 2 spots per unit and some actually have 4. When we get into the final design we may add extra parking spots off the main road.

Ms. Kelly stated I think that would be a great idea. How close are the houses to each other?

Mr. Ward replied there is a minimum 10-foot distance.

Ms. Kelly asked in regards to the two front lots on Norwich, the Code has restrictions on how wide a lot has to be to build a house on it. What are the widths of those lots if a road is put in and are they viable for resell?

Mr. Talentino replied they are 60'x120' as shown on the plan.

Ms. Kelly asked but isn't a 70-foot-wide minimum lot a residential construction lot?

Chairman Lewie replied each of the 3 parcels is approximately 60 feet wide. The road and the right-of-way will be approximately 60 feet as well but it will be private.

Mr. Talentino stated the requirement for the OH-RD is to have 50-foot-wide lots and 60 feet wide on corners. Those 2 lots are considered corners and they meet at a 7,000-square-foot minimum lot size and they would exceed that as well.

Ms. Kelly asked what is the zoning for this currently?

Mr. Talentino replied OH-RD which is Old Hilliard Residential District which is all of Norwich Street.

Ms. Kelly asked what's the capacity or density for OH-RD?

Mr. Talentino replied multiple-family housing is permitted in the Old Hilliard Residential District.

Ms. Kelly asked does the Code say the amount of building per lot size or density?

Mr. Talentino stated the density is 6.2. It's basically a 7,000-square-foot lot and if you take acres 43,560 square feet and divide that by 7,000 you get 6+ units per acre.

Ms. Kelly asked how many acres are left over after the cut off because it's not even 3 acres?

Mr. Talentino replied he is going to develop on 2.52 acres once you take away the 2 lots.

Ms. Kelly asked Mr. Ward who is the contractor or builder?

Mr. Ward replied we are an associated company that builds developments.

Ms. Kelly asked will the homes be modified under special qualifications?

Mr. Ward replied there semi-customizable and there are several elevation options. We will build as we go.

Resident asked what is the square footage?

Mr. Ward replied the foot print is about 900. This is not for families but we do have options to increase the number of bedrooms. The market is for single and double people but a third bedroom can be built with a loft on the second floor. The square footage is about 900 with the first floor plan and there's a second floor option that is 600. There is the potential to have 4 bedrooms and 3 baths.

Resident asked will you be raising the ground and increase the elevation?

Mr. Ward replied once we get the final engineering, that will be done for the drainage.

Mr. David Reinke, 5107 Hamilton Road, was present and stated we don't have any proof that the two lots that face Norwich are going to match up well with the rest of the neighborhood.

Mr. Talentino replied there is no proof to what is going to be there. We're not recommending the same architecture as the cottages on those two because if they were to develop today, we would want them to be consistent with those houses that are on

Norwich Street by taking some of those design elements from the historic character and applying them on the street frontage. That's the goal. If you would rather have the character of those lots match the cottages then that can be added to the PUD. But I would rather not have those two lots in the PUD.

Mr. Reinke stated not to be too cynical but if you go right across the street from where this development is going to happen, there's a 3-unit apartment building. Do we have any proof that that type of unit would go up on the street as well because there are some negative opinions on that apartment complex about the way it looks and how it's negative against the way our neighborhood looks.

Mr. Ward replied one of the things we would do moving forward is when we sell the lots; we can put restrictions and limits. First of all, I don't think that we want a 3-unit building on the entrance to our site. When we take possession we plan out what the restrictions are.

Mr. Reinke stated my point is that you want us to be ok with the idea of doing everything but we have no idea of what is actually coming to those 2 units. I know everybody is not happy about everything and I'm not either but it seems like there's a lot of unknowns. I find it misleading because do you think the people that are going to live in these 900-square-foot units are going to be aware that they are going to back up into Section 8 apartments there as well and do you think that's realistic to say you are going to sell those units for \$225,000.

Mr. Ward replied that's the risk we take. We believe the development is marketable in that area. We're putting a lot of money on the table to make sure that happens. You have those apartments there but there are also \$100,000 to \$200,000 homes. We have interest already with people who want to buy these units. But that's an issue when we design, invest, and landscape to try and minimize that.

Mr. Reinke stated to the Commission it seems like there are a lot of unknowns. When I think of you and what you have to consider like property taxes, there's a big difference between what we think those will really go for and is being sold. I don't see those units being \$225,000 and I know that's my opinion. But it would be a big difference if they only sold for half of that as to the amount of property taxes that we would get as a city. I think that's a consideration. This is 20 feet back to some of my neighbors' fences. To speak in relative language, that's a 64-degree pitching wedge and that's nothing. I can kick a ball further than that. My questions are how invasive is this into two of the most historical neighborhoods in Hilliard. These neighborhoods are some of the first that went in. My wife and I have been there 12 years and in those 12 years, with everything that has happened with our housing and the economies of our country, we've seen our neighborhood go down a little bit. There are many of us that want to raise our neighborhoods. For 10 years we've been considering building a \$30,000 attached garage and we just got our first draft back. It makes me think do I want to invest that money because I know I'm probably not going to get it back. But to raise our neighborhoods it takes people who are willing to go out on a risk and put their own money to build something and hopefully raise the neighborhood back up to the glory that it was years and years back. There's a guy across the street from me who is taking his inheritance to

maintain his home and to build up the landscaping to make the house better. We have another gentleman in our neighborhood that was concerned about some of the rentals that were around there and he actually purchased a house next to his own so that he would at least have a say in who is going to be coming into that neighborhood. What I'm saying is that there are many of us on this street and we are a community and I know almost everybody by name on this street and we are actually friends. You're building something that I would think from your perspective would be unusual for you to want. Hard working taxpayers come in there and are willing to lose money to invest in that neighborhood to help it rise up again. I know I didn't mention but I am an analyst for the federal government so I have a responsibility tax wise as well to the taxpayers. It's just so much in such a small area. I don't think we're totally against a development happening there but it's so invasive and is going to change the look upon our neighborhood and it's going to cut down all these trees that make up a part of our neighborhood. What is your responsibility to the neighborhood and commercial aspects? You can't create jobs commercially but you can build an environment where jobs can happen. You can't build relationships, friendships, and community on a street but you can build an environment where families can flourish.

Mr. Dan Bloch, 5161 Norwich Street, was present and stated it was about 3 years ago I stood up here before City Council to discuss a development that was in my backyard. That development had a significant impact on me, my family, my neighbors, our properties, the surrounding community, and the future of Old Hilliard. Unfortunately at that time our collective voices weren't heard and I stand before you again today representing myself and various members of my neighborhood. Some are here and some weren't able to be here but express their concerns via signature to discuss a potential development that is now in our front yards. I do this in hopes that history will not repeat itself and that our voices will not only be heard but loudly enough that there is a different outcome than what we saw before. This development is being marketed as Norwich Cottages and in fact, that is the name that it has been given. The idea of pushing it behind a couple Norwich facing properties in order to get away from the zoning requirements of Norwich Street is a thinly veiled mask especially when you're marketing it as Norwich property with the name Norwich Cottages. Actually, the 16 lots on 2.5 acres are underneath the 7,000 square feet requirement that would be imposed if it were on Norwich Street. So by putting those 2 and putting them on a private lane off of that is a certain intervention of the intent of that ordinance. Part of the overall goal of Destination Hilliard is to draw individuals to historic downtown Old Hilliard to make Hilliard a destination point for not only the residents of our community but for the surrounding areas. The appeal of Old Hilliard is that it goes back to a simpler time when things were slower, people walked the sidewalks, shopped and ate local, and waved at passersby. The heart of this small town charm is on Norwich Street in the historic homes. If this development is approved in its current state, it will be less than 7,000 square feet per lot and that's ignoring the amounts for roads, utilities, sidewalks, greenspace, and other easements. That's just the math of taking 2.5 divided by 16. By comparison, the remainder of Norwich currently has only 30 homes on well over 10 acres. I will fully acknowledge that there are some that are larger and some that are smaller. But that's an average lot size significantly more than double that lot size for these cottages. We're all not here to pretend change isn't inevitable and often necessary to promote progress of an area. I actually like the aesthetic of the homes being presented

here. This is merely an issue in regards to the density of what's being presented. In order to maintain the integrity, marketability, and character of Old Hilliard with the development that is proposed there, especially one that is on Norwich Street or is pretending to be on Norwich Street like this one. It should be a logical and a cohesive extension of downtown and the surrounding homes on that same street. These new cottages, as presented, are incongruence with the overall aesthetic and appeal of what Norwich Street brings to Old Hilliard because of the increased density. It also raises other concerns including traffic safety and emergency vehicle access which you have discussed before. I think all of those should be factored in when looking at this. I think we're all on board with progress and development; it's just being smart about it and making sure that that's the right one and that it's cohesive with the overall look and feel of the surrounding street. That surrounding street should be seen as Norwich Street and not pushing it back so you can get within the zoning requirements of the streets behind it. I think if we all work together and think about the longevity of our community, we can develop something that's in everybody's best interest.

Mr. Colin Knell, 5180 Norwich Street, was present and stated we have half an acre and we're considering spending well over \$200,000 to develop our home. We would like to understand something because you're going to change the zoning. According to your mathematical advice earlier, that would theoretically allow us to put 3 different properties on the lot. If we go and spend over \$200,000 to redevelop our home and potentially any other property on Norwich Street can come along and ask for rezoning, then will have multi-density houses all along the street. It's actually supposed to be Old Hilliard and the historic entrance to Hilliard. You're inviting problems on every single lot on our side of the street if you proceed with this development.

Mr. Ben Buoni, 5199 Norwich Street, was present and stated I share a lot of concerns but I also see that this can have potential in one direction if it were reduced. There are just too many units and I think that's the voice we're hearing primarily. As this would develop and go forward, without any exceptions, I think sidewalks should be part of this development and I think there was a little bit of slack there or wiggle room the way you made it sound Mr. Talentino. Will this have sidewalks?

Mr. Talentino replied we're recommending sidewalks but I don't know where the wiggle room is.

Mr. Buoni stated the reason I feel it's just too many units is because by the time you get a car in a driveway and one car in front of those units, you got quite a few vehicles trying to get down the road. I think the Hamilton Road residents have experience with these issues, especially around the cul-de-sac. It's tight and I don't think that there's one city worker here that has to shovel snow that has difficult area like on Hamilton Road. I'm just recommending as a voice hear it should be reduced period dramatically.

Chairman Lewie asked what would you recommend?

Mr. Buoni replied half. This is a numbers game and this is the same thing we dealt with on Landmark Lofts. The developer has to have so many numbers to get this through and I

understand that. He's putting a risk out and I'll back him up there and so was Landmark Lofts. But we're the residents and the voices of the community and we're getting a little tired of not being listened to. I sat on the Old Hilliard Commission for 6 years and I wasn't on the last end of it. When it was removed it was advised that some form of a review board was going to be created and at least some of the residents would be a part of that. No one is here representing or live in Old Hilliard and I'm saying facts here. Mayor Schonhardt, with respects to him, owns a business on Franklin Street and has a voice on a business note but there's no one up here on the residential note. These are my comments and I think it needs to be reduced.

Chairman Lewie stated I think there was an architectural review board that was thought of but was never created. I have gone on record in the past and recommended to this administration with the dissolving of the Old Hilliard Commission that somebody is put on Planning and Zoning and that has not happened.

Mr. Buoni replied I agree and I respect that.

Ms. Melinda Clendineng, 5079 Hamilton Road, was present and stated I live right behind house 13 on the development plan. We have a very shallow backyard and we have 22 feet between the back of our porch and our fence. I can't even imagine having a house sticking out there 20 feet beyond our fence because that would make 40 feet from the back of our house. We're going to have 4 houses within spitting distance of our backyard. We already can't get rid of our water and it pools and some of our other neighbors have the same issue. You also said something about the road because it's not quite in the right spot and you have to move it up. If these houses are 10 feet from the road, 10 feet from each other, and you have to move the road up 10 feet; how are you going to have room for a retention pond, houses, and road? I don't see how the math will work. We bought our house a year ago and we like the area with this open field behind us and the houses are really close. We had been doing some work on our house and we wanted to put a deck on the front. We can't put a deck in the front of our house that's steeper than 8 feet because we aren't further enough from the street. We're probably 35 feet from the front. We can't do that to our house but they can do it. We can't add on to our porch because we're not 30 feet from our property lines. Our house can't take up more than 2/3s of our property and we can't add one anywhere. It seems unfair to me that you buy a house in Old Hilliard with all of these restrictions for a house but then they can come in and do something like this. It doesn't comply with everything else that everyone in Hilliard has to comply with. Honestly, I don't think that cul-de-sac is as big as ours and ours is tight. We have way more space to park cars and even in our driveways than that. If two people come to your house and drive cars, they have to park somewhere.

Chairman Lewie asked for any further comments.

Chairman Lewie asked Mr. Talentino would the two out parcels in the front be subject to the Old Hilliard Design Standards for new construction?

Mr. Talentino replied yes, they would have to meet the Code for Old Hilliard just like they do today. If you rebuild on them today they would be following the same Code.

Chairman Lewie asked even if the condos weren't even considered?

Mr. Talentino replied yes.

Chairman Lewie asked will the 16-unit condos be subject to Old Hilliard Design Standards or will they not be?

Mr. Talentino replied when you create a PUD and it includes those condos then it wouldn't be subject to the elevation drawings and the zoning texts that were submitted. That's why they showed the picture because the picture is worth 1,000 words and it's easier to enforce a rendered drawing or an elevation drawing than it is to have a bunch of written words. The idea of showing the elevation drawings in my opinion is better for a text to know what you're getting.

Chairman Lewie asked there will be no curb and gutter but we're asking for sidewalks?

Mr. Talentino replied correct and we're asking for sidewalks on both sides.

Chairman Lewie stated I would request street lights to be installed.

Mr. Bloch asked Chairman Lewie is there a reason why during that conversation you didn't ask about the square footage requirements that's on Norwich that hasn't been applied here?

Chairman Lewie replied I just had some specific questions because those have been answered prior or in the text.

Mr. Bloch stated mine wasn't in the form of a question but a statement and I never got a response because I thought the Commission would ask that.

Chairman Lewie stated it's almost like a split district. You have Old Hilliard in the front and a new development in the back.

Mr. Bloch replied except that you can see it from Norwich, you enter from Norwich, and it's called Norwich Cottages.

Chairman Lewie stated it looks like the first condo is 150 feet off of Norwich.

Mr. Talentino stated what you have to remember is that somebody asked before you about what the minimum lot size and density and it's a little different in Old Hilliard. It doesn't have a specific like if you live on Hamilton Road in the R-2 district and in the Old Hilliard District. We previously talked about your addition and there's a minimum lot width, a maximum density, and a minimum lot size. Back in the old days, you could buy as many lots as you wanted to build your house on which makes the nature of the lots in the historic district. It wasn't governed under the same zoning regulations that we have now. It gives you some latitude and as long as you're meeting the build-to-line from the street

and the minimum side yards then you can build as many houses you can fit on your lot. With the PUD and the rezoning of this type of proposal, the Commission and Council have to look at the Comprehensive Plan when it comes to density and that says 10 to 20 units by acre. This application came in at 6 and this is the best development I've seen. Everybody who comes to talk to me about this property wants to build the apartments like on Linda Road. From a density standpoint, in the Comprehensive Plan you can but from a design standpoint you're going to have a tuff time. But if they can meet our Code and Comprehensive Plan then we would be hard pressed to tell them no. If you get someone who is willing to rezone and include some architectural standards, a plan that meets the zoning requirements, and meets the Comprehensive Plan requirements in terms of density, which he's well below, then that says something. Otherwise, it's careful what you wish for because somebody could put something else.

Mr. Bloch asked I thought you said this before and I was just restating what I thought you said. Is there a square footage lot size requirement on Norwich Street? I thought you said 7,000 square feet. If it's behind the 2 lots that are on Norwich Street, does the development have to comply with that?

Mr. Talentino replied no because it's a PUD.

Mr. Bloch asked your rezoning it as a PUD but if you didn't do that and it didn't have these two lots in front of it would it have to comply with that requirement?

Mr. Talentino replied if it's in the OH-RD district, it's a minimum 7,000-square-foot lot.

Mr. Bloch asked will each of these lots in the back meet that requirement?

Mr. Talentino replied those lots will not be in the OH-RD district.

Mr. Bloch stated I know they don't have to but it's an issue of density. By rezoning your saying that it's exempt from that but the concept is the same. The concept is an issue of density. Will it comply with that? The simple math says it doesn't. But we get around that by calling it a PUD and that's what we're opposed to here.

Mr. Talentino stated if you can lay it out efficiently you can get 7,000-square-foot lots.

Mr. Bloch stated our concern is that do you really want to do that on Norwich Street in the heart of Old Hilliard.

Mr. Talentino stated I look at the proposal, compare it to the Code and the Comprehensive plan, and make recommendations. That's what I do.

Chairman Lewie stated your question is if they can put that many lots back there with that being a PUD and the two lots on Norwich Street zoned OH-RD. Granted, these are 2 different areas and if you apply it, the answer would be yes and no at the same time. But what staff is saying is that this is an open area that's open for development. They are requesting very high density condos that are private. I looked at the facts and the numbers

and I would be very interested in perhaps having the applicant come back next month to clarify a lot of questions and maybe come up with a concept with two less condos. He's putting a lot of money on the table by purchasing the property, providing architectural and engineering drawings and designs, requesting permits, and now being in front of us today. Your concern, as is everyone else who is here tonight and I thank them, is the design, the look, the feel, the smell of this area. I can't talk about Linda Road or Hamilton Road; I can only talk about this specific parcel in front us. It's also not the first condominium we've ever seen. It's the largest final development plan in Old Hilliard. In the 70s, there were two houses on the three parcels and those have since been razed, trees have grown in the area, and there is some standing water which is one of my concerns. They have access to sewer and water. The zoning has been changed twice and the owners have changed 2 or 3 times in the past 20 years. I would be very much appreciative if the two out parcels were part of the development and are developed per Old Hilliard with designs. They're going to exclude this and this is just a PUD so you got a neck going in with the other 2.5 acres in the back. If you have specific questions in regards to design, Mr. Ward is here, if it comes to policy then the administration can answer that in the next month. If you're asking questions and concerns regarding approval tonight that would be the Planning and Zoning Commission. I do wish that there was an Old Hilliard Commission and there also use to be a Graphics Commission, and there's not an Architectural Commission or an Engineering Design Commission either. We wear all 5 of those hats at the same time and we're short two members.

Mr. Bloch replied so it's all on your shoulders and you have to make the decision and we're asking you to think about it cohesively and understand the overall big picture.

Chairman Lewie stated trust me I do after sitting here 14 years and listening to 1,400 cases. I've heard a tremendous amount of passionate speeches and there all very valid. But don't think just because we're not listening as intently as we should that we're ignoring you because we're not.

Mr. Bloch stated I also felt it was slightly misrepresented so I wanted to level set that because this is kind of a cute way to increase density.

Chairman Lewie replied no, it's all within the bounds and rules.

Mr. Bruce Mitchell, 5190 Norwich Street, was present and stated one the concerns I have is the increase in traffic on the street. It seems like Norwich has become what I like to refer to as "the gateway to the west". Everybody thinks to come off of Cemetery and use that hill as a launching pad and accelerate down Norwich Street. I'm just concerned about the traffic that's going to try to get into this neighborhood. Is there anyone in the City that even pays attention to the speed limits or is there anyone who would care to come over and sit on the porch of any of the neighbors with a radar gun and watch the traffic go down the street at all rates of speeds?

Chairman Lewie replied it's posted 25 mph.

Mr. Mitchell stated I know it's supposed to be but that's probably from the light to the first 10 feet on Norwich Street. Anybody here can tell you beyond that the traffic is out of control going down that street. I want that to be on record too and somebody needs to pay attention to the speed limit on the street. I'm concerned about having another entrance to another street as people are coming off of Cemetery onto Norwich and trying to turn into this. It's a matter time until there's a serious accident.

Ms. Linda Lutz, 5160 Norwich Street, was present and stated I'm one of the people who has made a major investment on our property on Norwich Street that complies with all the requirements we had to apply too. Those requirements aren't being carried out through this because of that sneaky trick there. It's not going to do our neighborhood or Hilliard any good. I understand and appreciate the attempt to develop that property and I think we all support development of that property but it needs to be done in a more sensible way. If we don't rezone it then another development can't come in there either because it still will not be zoned that way. Is that correct?

Mr. Talentino replied there is the opportunity to have multi-family in there as it stands today.

Ms. Lutz stated lets work with something closer to that because that's more reasonable.

Mr. Talentino replied be careful what you wish for because there can be apartments on this development as it's zoned today.

Ms. Lutz stated then there's a mistake in that zoning and that should be looked at because it doesn't make any sense for that area. Currently, the Franklin County Auditor's rates traffic on Norwich Street as moderate to heavy. That's prior to Landmark Lofts. That traffic is going to be flowing there too. This developer isn't going to do anything to change the traffic flow there and there's not much you could do because I'm not giving up anymore of my front yard. We already had the streets widen once. We understand development of that property and we support it but come back with something that is more reasonable. A lot of us are very invested in our homes there, both emotionally and financially. We've tried to comply with what we want built up in that neighborhood. We have a community and please support us.

Chairman Lewie stated to Mr. Ward you've heard 8 people from Old Hilliard discuss their concerns. I don't know if we can go forward tonight with an approval unless some of the issues are addressed. I would request that you postponed the case.

Mr. Ward replied I'm happy to postpone it and talk to everybody after this meeting.

MOTION: Mr. Robertson made a motion to postpone CASE 3: 16-0239LR – Norwich Cottages – 5154 Norwich Street to the April 14, 2016 Planning and Zoning Commission meeting.

Mr. Movshin seconded the motion.

VOTE: Mr. Muether, Yes; Mr. Movshin, Yes; Chairman Lewie, Yes; Mr. Robertson, Yes; Mayor Schonhardt, Absent.

STATUS: The motion passed 4-0 and CASE 3: 16-0239LR – Norwich Cottages – 5154 Norwich Street was postponed until the April 14, 2016 Planning and Zoning Commission meeting.

Chairman's Communications: Chairman Lewie stated the Mayor gave his State of the City speech last week and he did talk about some of the recent developments in Hilliard. He talked about some issues that are going to be in front of us including future growth and development and what was the proper development over the time he's spent here in the last 14 years.

Chairman Lewie stated this is for the record, Jay Muether's term is a 6-year at large term starting January 1, 2016 and going through December 31, 2021. My 6-year term will be the same and will extend until the end of 2017 but I will now be the representative of Ward 1 and no longer at large as I've been for the last 14 years. Ward 1 was previously John Vertal's prior to his resignation in January. Although our terms are exactly the same, I'll be Ward 1 representative at large and Mr. Muether will be at large for 6 years. This leads us to Ward 2 and another at large and I hope those will be filled within this year.

Chairman Lewie asked Mr. Talentino there was a proposed idea for zoning cases having yard signs and a 200- or 300- foot distance. Has any of that been reviewed or approved by Council?

Mr. Talentino replied it hasn't been finalized yet but it's looking like it will be an increased distance to notice and we will put signs.

Chairman Lewie stated I had voiced my concern to a text to the administration and the president of Council that the yard signs should be posted as they are in Dublin. They are evident and the distance could be extended to 300 feet.

Mr. Uttley stated there's been quite a bit of discussion and I'm not sure if we've reached consensus but I will suggest that it's going to go up.

Ms. Clodfelder stated I believe there's a debate whether it will be 300 or 400 and the amendment is finally on for first reading on Monday. My understanding is that they're going to hopefully make a decision on Monday.

Chairman Lewie replied my personal is 300 feet plus the yard signs.

Chairman Lewie stated the last thing I have under Chairman's Communications is this spring we'll be looking at updating our Planning and Zoning Commission's rules of operations. The last time we reviewed for approval was in July of 2000. We need an update to our current Planning Commission meetings, member status, and technology changes. I believe Mr. Uttley may have served in July of 2000. You and I discussed just before the meeting that in 16 years there's been a lot of change in technology with email