

Jill and Staci,

Far Northwest Coalition (FNWC) has been awaiting a revised limitation text from the applicant and/or its legal representative. While we did vote to **support** the rezoning, we would appreciate a *final version* prior to the Development Commission meeting on Thursday, March 11, 2004. Below is an excerpt from unofficial minutes of the Far Northwest Coalition (FNWC) meeting of February 25, 2004 explaining our expectations for the revised language pertaining to natural building materials.

... "Jill Tangeman and Mike Kenney then presented their request to rezone the property located at 8354 & 8400 Sawmill Road, which had been tabled from the previous meeting for additional information. The request is to rezone the 4.48 acre plot from residential to L-AR-12 to allow the construction of single family condominium units on the property. John Best noted that he had spoken to the Dublin City Schools and that the win/win agreement was still in place thru June and currently being renegotiated. As of now, the subject property would go to the Columbus Schools and it was estimated that the development would contribute about 8 students from K-12 to the school system. He said he had also spoken to Columbus Schools about the minimal number of students, as well as possible traffic issues with a bus. He said Columbus had yet to formally respond to him but the final decision was up to the superintendent.

Kenney noted that he had dropped the number of proposed units from 54 to 52 since the last meeting, at the suggestion of the FNWC. He also committed to matching the street lights on Berber Road so the development would better blend into the surrounding community. He also agreed to limit the number of possible rental units as well as the addition of a sidewalk fronting Sawmill Road, along with limiting the number of units that could be used as sales models at any one time. He said that he had moved the location of the buildings 5-10 feet to the north to allow for additional green space abutting the homes to the south.

It was noted by Tangeman that the City had looked at the present traffic patterns and, since the last FNWC meeting, had prohibited left turns from the site. There can only be right turns out. Kenney noted that appropriate barriers would be put in place to prohibit someone from going left from the site. The residents though voiced their concern that this may increase the use of the Chapman Elementary drive to pull into and turn around, so residents of the development could then exit to the left onto Sawmill Road. Tangeman noted that once the approved PUD in Dublin (across the street) is in place, there will be a traffic light at the Berber/Sawmill intersection which may help the traffic situation.

Those in attendance also mentioned a concern over building materials to be used, as well as the height of some of the proposed screening. Kenney agreed to put in the text that a certain percentage of natural materials be used in construction. He also noted that signage had yet to be approved by the graphics commission. A further reduction in the number of units was mentioned but Kenney said he could not reduce the number any more and make the project financially feasible. He also said he will have to make a considerable donation to the Recreation and Parks Department under the Parkland Dedication Ordinance. It was noted that the rezoning request was to go to the development Commission on March 11.

The FNWC then discussed the rezoning request; specifically mentioning the building materials question and the fact that the backs of the units would have like materials facing the adjacent residential areas. It was noted that the landscaping had been improved considerably and that the right turn only egress was an important issue. At that point, Kenney agreed to put in the text that he would use 50% natural materials on the front of the units.

It was then moved, and seconded, that the FNWC recommend approval of the rezoning request for the property located at 8354 & 8400 Sawmill Road from residential to L-AR-12, for the purpose of building single family condominium units as presented. The approval being subject to the verbal agreements of the owner being added to the PUD text that natural building materials will be used on at least 50% of the front of each building along with a non-white, muted vinyl in an alternating pattern; that no more than two (2) units would be used as model homes at any one time along with the right turn out only traffic pattern as presented. After additional discussion, the motion was passed."

In closing, I would like to express our appreciation to the applicant and his legal counsel for being open to our input in modifying the text and its limitations for the betterment of the Far Northwest community.

Sincerely,

John W. Best, President
Far Northwest Coalition