



Planning and Zoning Commission

# Planning Report

September 6, 2012

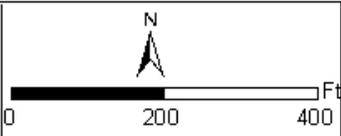
## Dominion Homes PUD – Dominion Homes Office Building

### Case Summary

Agenda Item	2
Case Number	12-051AFDP
Proposal	To replace the cedar shake roof with dimensional asphalt shingles for the Dominion Homes building located within the Dominion Homes Planned Unit Development District.
Request	Amended Final Development Plan Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	4900 Tuttle Crossing Boulevard The site is located on the north side of Tuttle Crossing Boulevard, approximately 400 feet west of the intersection with Frantz Road.
Property Owner	Talisman Capital Partners II, Inc.
Applicant	BRC Properties Inc.; represented by Shawn McAllister.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   chusak@dublin.oh.us
Planning Recommendation	<u>Approval of a Minor Text Modification</u> Approval of a minor modification to the development text allowing the sign face background to be other colors than black, and to allow administrative approval of sign face changes. The requested modification is:  To modify the development text to allow high quality, dimensional asphalt shingles that imitate cedar shake as a permitted roof material within the Dominion Homes PUD.  <u>Approval of the Amended Final Development Plan</u> In Planning's analysis, this proposal complies with the development text, as modified the amended final development plan criteria and existing development in the area and approval is recommended with one condition.  1) That the applicant use "Chaparral Cedar" as the shingle color in lieu of the proposed "Weathered Wood" shingle.



12-051AFDP  
Amended Final Development Plan  
Dominion Homes PUD  
4900 Tuttle Crossing Boulevard



<b>Facts</b>	
Site Area	5.6-acres
Zoning	PUD, Planned Unit Development District (Dominion Homes plan)
Surrounding Zoning	North: PCD, Planned Commerce District East: PUD, Planned Unit Development District South: The City of Columbus West: PUD, Planned Unit Development District (Dominion Homes plan)
Site Features	<ul style="list-style-type: none"> <li>• 38,000-square-foot, three-story office building.</li> <li>• Primary access provided from Tuttle Crossing Boulevard, with a secondary entrance provided from Parkcenter Avenue, which forms the northern site boundary.</li> <li>• Main parking area to the west, with visitor parking area and entrance at the north side of the building.</li> <li>• Covered walkway connects the headquarters to the Sarnova office building on the parcel to the west through the main parking area.</li> <li>• Large retention pond in the eastern portion of the site which manages stormwater for both parcels.</li> </ul>
Case Background	<p>January 9, 2003          Rezoning for this parcel and the parcel located to the west approved by City Council as part of the Dominion Homes Planned Unit Development.</p> <p>January 19, 2009          Amended Final Development Plan approved by the Planning and Zoning Commission for a new sign face and the installation of an awning.</p> <p>May 3, 2012          The Commission approved an amended final development plan and two text modifications for a new sign face for the Sarnova office building.</p>
<b>Details</b>	
<b>Amended Final Development Plan</b>	
Plan Overview	This application proposes to replace the existing cedar shakes with dimensional asphalt shingles. The proposal requires a minor text modification to allow asphalt shingles as a permitted roof material, as the text permits cedar shake shingles.
Minor Text Modification	<p>The Dominion Homes development text requires that all exterior materials be natural materials including, but not limited to, wood (cedar), authentic stone, EIFS, or brick. The text also requires a sloped roof or roof element with wood shake shingles. The proposed minor text modification would allow dimensional asphalt shingles as a permitted exterior material. This modification is requested to address long-term maintenance and sustainability issues.</p> <p>The dimensional asphalt shingle proposed has the appearance of cedar shake shingles and, if approved, would be permitted on both buildings governed by this text, the Dominion Homes building and the office building located to the west. The covered walkways between the two buildings would also be permitted to use the asphalt shingles.</p>

**Details** **Amended Final Development Plan**

<p>Proposed Roof Material</p>	<p>The applicant is proposing to replace the existing cedar shake shingles on the Dominion Building with a cedar shake designed asphalt shingle. No modifications are proposed to the roof of the Sarnova building to the west or the covered walkways in the parking area.</p> <p>The proposed dimensional asphalt shingle is designed to appear as cedar shakes with irregular edges and spacing. The sculpted tabs imitate the look of wood shake and the manufacturer has indicated that it maintains its quality over a longer period. A CertainTeed Presidential Shake Luxury Shingle in the Weathered Wood color is proposed. Planning has examined the existing roofs on the other buildings and walkway and recommends the use of Chaparral Cedar to give a more weathered cedar shake look and better complement the other structures.</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>Proposed Weathered Wood CertainTeed Presidential Shake Luxury Shingle</p>  </div> <div style="text-align: center;"> <p>Planning Recommended Chaparral Cedar CertainTeed Presidential Shake Luxury Shingle</p>  </div> </div>
-------------------------------	---

**Analysis** **Minor Text Modification**

<p>Process</p>	<p>Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied (full text of criteria attached). The requested modification is:</p> <p>To modify the development text to allow high quality, dimensional asphalt shingles that imitate cedar shake as a permitted roof material within the Dominion Homes PUD.</p>
----------------	--

**Recommendation** **Minor Text Modification**

<p>Approval</p>	<p>Planning supports the minor modification to the development text allowing dimensional asphalt shingles as a permitted roof material because the material will be of high quality, give the look of what was desired for these buildings and provide for longer-term durability.</p>
-----------------	--

<b>Analysis</b>		<b>Amended Final Development Plan</b>
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.	
1) Consistency with the approved preliminary development plan.  <i>Condition 1</i>	<i>Criterion met with minor text modification and condition:</i> The proposed roof material is consistent with the building design. Planning recommends the use of the color "Chaparral Cedar" as the shingle color to provide a weathered cedar appearance to the roof in lieu of the proposed "Weathered Wood" shingle.	
1) Traffic & pedestrian safety	Not Applicable.	
2) Adequate public services & open space	Not Applicable.	
3) Protection of natural features & resources	Not Applicable.	
4) Adequacy of lighting	Not Applicable.	
5) Signs consistent with preliminary development plan	Not Applicable.	
6) Appropriate landscaping to enhance, buffer, & soften the building and site	Not Applicable.	
7) Compliant stormwater management	Not Applicable.	
8) All phases comply with the previous criteria	Not Applicable.	
9) Compliance with other laws & regulations	Not Applicable.	

<b>Recommendation</b>		<b>Amended Final Development Plan</b>
Approval	Planning recommends approval of the proposal as it complies with amended final development plan review criteria and the development standards within the area with the approved minor text modification and condition listed below.	
Condition	1) That the applicant use "Chaparral Cedar" as the shingle color in lieu of the proposed "Weathered Wood" shingle.	

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

### 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:

- 1) 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);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) 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;
- 5) 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;
- 6) 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;
- 7) 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;
- 8) 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;
- 9) 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
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

### **Minor Text Modification (Section 153.053(E)(2)(b)4,b)**

4. Compliance with the preliminary development plan. In reviewing the application, the Planning and Zoning Commission shall determine if the final development plan substantially complies with all specific requirements, the purposes, intent and basic objectives of the preliminary development plan, and any commitments made or conditions agreed to with the adoption of the preliminary development plan and if it represents an expansion and delineation of the approved preliminary development plan.
  - a. Planning and Zoning Commission may determine that the proposed plan complies with the preliminary development plan and may proceed to review the Final Development Plan in accordance with the procedures of this section.
  - b. The Planning and Zoning Commission may, in reviewing the final development plan, approve a modification of a provision of the development standards text if they determine that all of the following provisions are satisfied:
    - (i) The Planning and Zoning Commission determines that, for this PD, the code compliance is not needed in order to ensure that the PD is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
    - (ii) Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
    - (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
    - (iv) The principles of § 153.052(B) are achieved; and
    - (v) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.
  - c. Any proposed modification to a preliminary development plan that fails to meet the above criteria shall require a zoning amendment to the preliminary development plan according to § 153.234.