



Planning and Zoning Commission

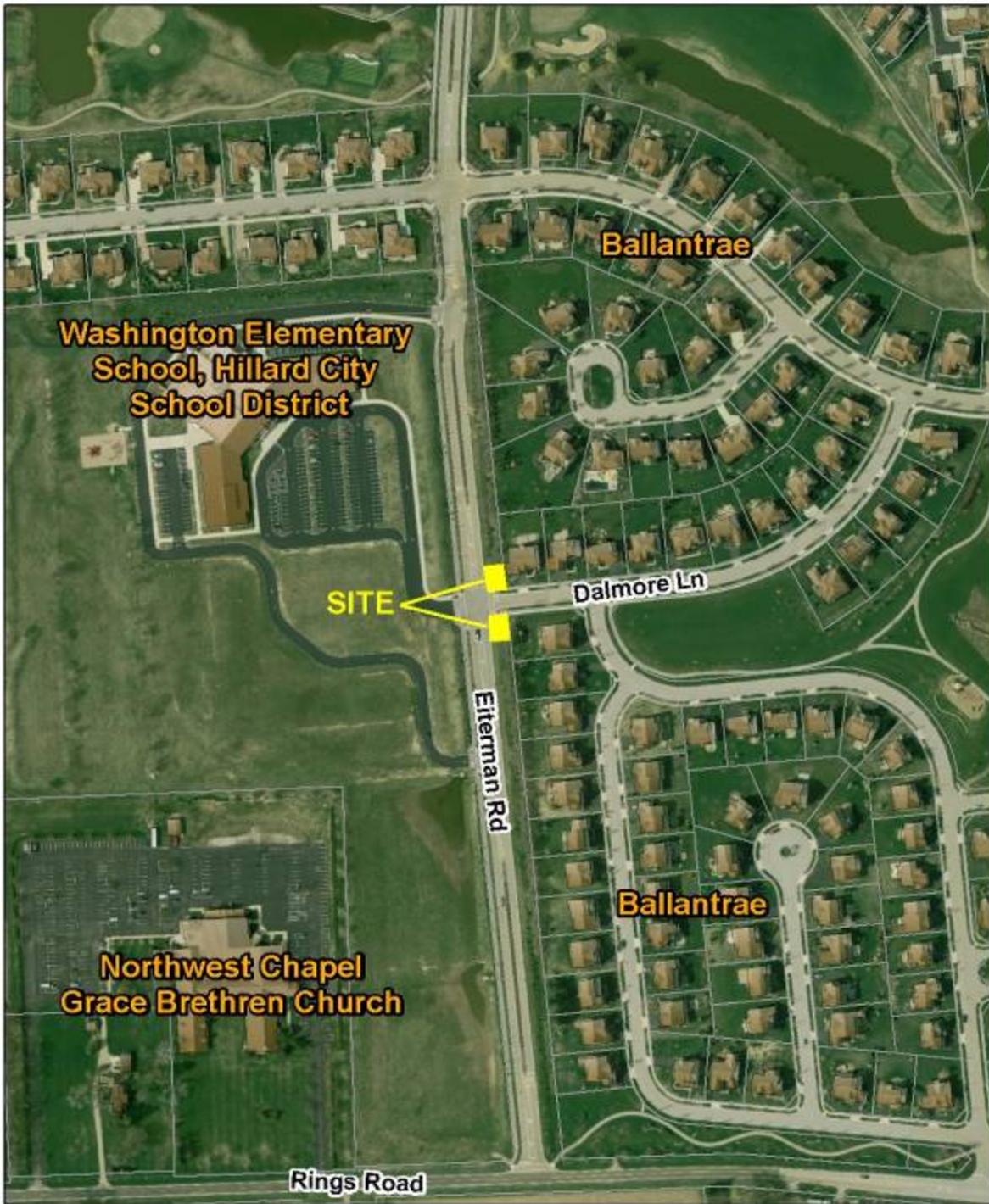
# Planning Report

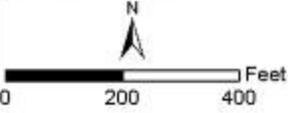
October 11, 2012

## Ballantrae PUD – Ballantrae, Sections 1 and 2 – Entry Feature

### Case Summary

Agenda Item	2
Case Number	12-065AFDP/ROW
Proposal	New subdivision entry feature including landscaping and stone monoliths for Sections 1 and 2 of the Ballantrae subdivision.
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, and a right-of-way encroachment under the provisions of Code Section 153.161.
Site Location	Eiterman Road and Dalmore Lane The site is located on the east side of Eiterman Road, at the north and south intersections of Dalmore Lane.
Applicant	City of Dublin; represented by Dan Pugh, Ballantrae HOA.
Case Manager	Jennifer M. Rauch, AICP, Planner II   (614) 410-4690   jrauch@dublin.oh.us
Planning Recommendation	<u>Approval of the Amended Final Development Plan and Right-of-Way Encroachment</u> 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 conditions listed below.  <ol style="list-style-type: none"><li>1) The applicant gain approval of a right-of-way encroachment from City Council prior to the installation of the stone monoliths.</li><li>2) Should the applicant choose to incorporate the subdivision name on the stone monoliths the height of the copy shall be limited to 6 feet in height.</li><li>3) The layout of the planting areas be altered to reflect the same semi-circular design as the existing subdivision entry features.</li><li>4) The landscape plans be revised to use catmint in lieu of the proposed Russian sage, and cranberry viburnum for the viburnum.</li></ol>



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>12-065AFDP/ROW Amended Final Development Plan/ Right-of-Way Encroachment Ballantrae, Sections 1 and 2 Eiterman Road and Dalmore Lane</p>	 <p>0 200 400 Feet</p>
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Facts	
Site Area	Within the right-of-way.
Zoning	PLR, Planned Low-Density Development District (Dublin Golf Communities plan).
Surrounding Zoning	All immediately adjacent sites to north, east, and south are zoned PLR within the Ballantrae subdivision and include single-family residential uses. The property to the west is zoned R, Rural District and includes Washington Elementary School (Hilliard Schools).
Site Features	<ul style="list-style-type: none"> <li>Existing right-of-way on the north and south sides of the intersection.</li> <li>Contains sidewalk and bike path connections east along Dalmore Lane and west across Eiterman Road to the elementary school.</li> </ul>
Case Background	<p>2008  Planning and Zoning Commission approved additional entry features, including landscaping and stone monoliths at three main entrances to the subdivision.</p> <p>2007  Planning and Zoning Commission and City Council approved a preliminary and final plat for the extension of Eiterman Road right-of-way from Ballantrae Place to Rings Road.</p>

Details	Amended Final Development Plan
Plan Overview	The amended final development plan for this application includes the installation of two stone monoliths and new landscaping.
Stone Monoliths	<p>The applicant is proposing to install two stone monoliths, one on each side of the intersection, within a new landscape bed. The new monoliths will be of similar height and dimension as the existing monoliths, at 50 inches wide and 80 to 95 inches tall. Code requires all signs to be 8 feet from the City right-of-way, unless otherwise approved. The proposed monoliths encroach 10 feet into the right-of-way and require final approval by City Council. The sight visibility information provided by the applicant meets Engineering approval.</p> <p>A number of the existing entry features incorporate the subdivision name engraved on the monoliths. While not proposed at this time, if the applicant chooses to incorporate the subdivision name in the future the height of the copy is limited to 6 feet.</p>
Landscaping	<p>The applicant is proposing to locate the landscape beds at the corner of the intersections adjacent to the existing sidewalk and bikepath stubs to the north and south. Engineering has approved these locations as there is no intention to extend these connections in the near term due to the significant landscaping and mounding located along the east side of Eiterman Road.</p> <p>The proposal includes use a mixture of variegated lirope, sedum, hydrangea, viburnum hedges, and Russian sage. Planning recommends the use of catmint in lieu of the proposed Russian sage, and the use of cranberry viburnum for the viburnum hedge to be consistent with the variety of landscape materials located at other entry points in Ballantrae. To provide a consistent design for the entry</p>

Details		Amended Final Development Plan
	feature, Planning recommends the layout of the planting area be altered to reflect the same semi-circular design as the existing subdivision entry features. No lighting is proposed.	

Analysis		Amended Final Development Plan
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>Conditions 1</i>	<i>Criterion met with condition:</i> The proposed monoliths encroach 10 feet into the right-of-way and the applicant will need City Council approval of a right-of-way encroachment prior to the installation of the stone monoliths.	
2) Traffic & pedestrian safety	<i>Criterion met:</i> No sight distance issues have been identified.	
3) Adequate public services & open space	<i>Criterion met:</i> The site is served by public services.	
4) Protection of natural features & resources	<i>Criterion met:</i> No tree removal is proposed with this application.	
5) Adequacy of lighting	<i>Criterion met:</i> No lighting is included.	
6) Signs consistent with preliminary development plan  <i>Condition 2</i>	<i>Criterion met with condition:</i> No subdivision sign is proposed at this time, but should the applicant choose to incorporate the subdivision name the height of the copy is limited to 6 feet in height.	
7) Appropriate landscaping to enhance, buffer, & soften the building and site  <i>Conditions 3 &amp; 4</i>	<i>Criterion met with condition:</i> The proposed landscaping and monolith provided for an entry feature should be consistent with the other existing entrances into the subdivision. Planning recommends the layout of the planting area be altered to reflect the same semi-circular design as the existing subdivision entry features. Planning recommends the use of catmint in lieu of the proposed Russian sage, and the use of cranberry viburnum for the viburnum hedge to be consistent with the variety of landscape materials located at other entry points in Ballantrae.	
8) Compliant stormwater management	<i>Criterion met:</i> The proposal does not alter or require additional stormwater management measures.	
9) All phases comply with the previous criteria	Not applicable	

<b>Analysis</b>		<b>Amended Final Development Plan</b>
10) Compliance with other laws & regulations	<i>Criterion met:</i> The proposal complies with all applicable regulations.	

<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 conditions listed below.	
Conditions	<ol style="list-style-type: none"> <li>1) The applicant gain approval of a right-of-way encroachment from City Council prior to the installation of the stone monoliths.</li> <li>2) Should the applicant choose to incorporate the subdivision name on the stone monoliths the height of the copy shall be limited to 6 feet in height.</li> <li>3) The layout of the planting areas be altered to reflect the same semi-circular design as the existing subdivision entry features.</li> <li>4) The landscape plans be revised to use catmint in lieu of the proposed Russian sage, and cranberry viburnum for the viburnum.</li> </ol>	

## 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.