

Planning Report

Thursday, December 6, 2012

Tartan Ridge – Section 5-1

Case Summary

Agenda Item	4
Case Number	12-080FDP/FP
Site Location	9327 Burnett Lane Southwest corner of the intersection of Emmet Row Lane and Burnett Lane.
Proposal	Plat and develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development.
Requests	Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050. Review and recommendation to City Council for a <u>final plat</u> under the provisions of Chapter 152, Subdivision Regulations.
Applicant	Charles Driscoll, Tartan Ridge LLC, represented by Ben W. Hale, Jr., Smith and Hale LLC.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended.

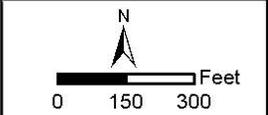
Approval with Conditions – Final Development Plan

- 1) That the applicant revise the hedge installation graphic to reflect alley accessed lots prior to scheduling the plat for City Council review; and
- 2) That any fence for Lot 182 be selected from an architecturally appropriate palette to be approved by the Planning and Zoning Commission as part of the final development plan approval for the remaining alley lots.

Approval without Conditions – Final Plat



12-080FDP/FP
Final Development Plan/Final Plat
Tartan Ridge, Section 5-1
9327 Burnett Lane



Facts	
Site Area	0.207 acre, portion of a 9.4-acre parcel in Union County
Zoning	PUD, Planned Unit Development District
Surrounding Zoning	<ul style="list-style-type: none"> • All surrounding land is in the Tartan Ridge PUD, which allows mix of residential and commercial uses; no commercial has been approved • North - single-family homes in Section 3, developed by M/I Homes • East, across Burnett Lane - 9.5-acre central park • South and west - undeveloped land • Subarea D1 borders the Glacier Ridge Elementary School on the west and north sides
Site Features	Rectangular lot; no topographic features.
History	<p>City Council</p> <p>May 21, 2012: Section 4 final plat approved (12 lots) Section 2, Part 2 final plat approved (17 lots) Section 2, Part 3 final plat approved (15 lots)</p> <p>September 12, 2011: Section 2, Part 1 final plat approved (14 lots)</p> <p>September 13, 2010: Revised final plat approved for lot 160 in Section 3</p> <p>October 19, 2009: Section 3 final plat approved (26 lots)</p> <p>June 18, 2007: Section 1 final plat approved (98 lots)</p> <p>March 19, 2007: Rezoning with preliminary development plan approved</p> <p>Planning and Zoning Commission</p> <p>June 23, 2011: Section 4 final plat recommended for approval and final development plan approved</p> <p>August 19, 2010: Section 3, Lot 160 revised plat recommended for approval and amended final development plan approved</p> <p>September 17, 2009: Section 3 final plat recommended for approval and final development plan approved</p> <p>September 18, 2008: Amended final development plan for changes to the architecture requirements of the development text tabled</p> <p>April 3, 2008: Section 2 final development plan/final plat approved</p> <p>May 17, 2007: Section 1 final development plan/final plat approved</p> <p>February 1, 2007: Rezoning/preliminary development plan recommended for approval</p>

Facts

Development Context

The PUD permits 246 single-family units, 24 townhouse units, approximately 68,500 square feet of commercial space, and 69.14 acres of open space. Subarea D1 is 16.74 acres in the west central portion. Subarea D1 is approved for a maximum of 47 units with the following lot types and minimum number of units:

Cottage Lot: 9 units minimum
 Court Lot: 5 units minimum
 Garden Lot: 21 units minimum

Nine units have been approved in Subarea D1, included in Section 3, south of Glacier Ridge Boulevard, along the school's eastern boundary. This proposal is for one unit to use as a model home. Final development plan and final plat for the remaining lots to be submitted in the near future. Model homes are regulated through Section 153.073 and approved through a Certificate of Zoning Plan Approval.

Details

Final Development Plan

Process

The final development plan conforms to and provides a detailed refinement 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.

Plan Overview

The proposed final development plan is for one lot in Subarea D1 in accordance with the development details as provided in the approved text.

Subarea D1

Nine units in Subarea D1 were platted as part of Section 3 with homes built by M/I Homes. The text characterizes this Subarea as a transitional area between the neighborhood commercial and the townhouses to the west and south, and the large lot development to the north.

This Subarea permits intermediately sized single family homes along the boundary with the school and requires single family homes with alley access in the center to provide for a transition from the multiple family and commercial area to the west.

Layout

The plan shows one lot at the intersection of Emmett Row Lane and Burnett Lane, both street sections were platted and built with Section 1, Part 2 and Section 3.

Development Standards

The approved development text includes specific requirements that address the zoning and development details for this PUD.

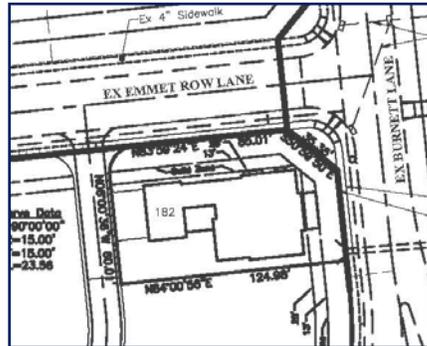
Use/Density/Lot Sizes

The development text permits single-family detached homes, open spaces and related park features. This development is intended to mirror the development pattern of the surrounding neighborhoods. All lots meet the required minimum lot size of 12,000 square feet, lot width at the building line of 90 feet, and minimum lot depth of 140 feet.

Details **Final Development Plan**

Development Details

Garden Lot



The text requires a minimum lot depth of 110 feet, minimum width of 45 feet, front yard setback between 13 and 20 feet, side yard setback of 6 feet, and rear yard setback of 12 feet. Maximum lot coverage is 70 percent. Garden lots require rear-oriented garages accesses from an alley. All requirements are met.

The development text requires that buildings and other structures be appropriately sited and requires a portion of the home be located within the Build Zone. The final development plan includes details for hedge and post requirements and the development text contains residential design standards, including the appearance of the frontage of each lot, all of which apply to Section 5-1.

Traffic and Access

The proposed final development plan includes a portion of the alley that will serve the lots in this portion of Subarea D1. The proposed driveway has adequate length to provide for parking. Brick sidewalks are required from the front door to the public sidewalk. The plan includes samples of brick pavers to illustrate styles. The brick should match or complement the primary material of the house. Other brick pavers may be used as long as the style and intent is maintained.

Architecture

The text states that the same or similar front elevation and/or color treatment can not be repeated for any home: 1) within two lots on either side; 2) directly across the street from; or 3) within one home on either side of the home directly across the street from the subject home. This is referred to as the "area of influence." The text further states that diversity requirements do not apply if a themed community with a specific architectural style is proposed. Themes must be reviewed and approved by the Planning and Zoning Commission.

The development text denotes this lot as a Special Lot that requires special architectural attention to the prominent façades by the Architectural Review Committee. The applicant has included architectural elevations for this lot as part of their submittal to illustrate the architectural style for the proposed alley-accessed home. Architecture for Tartan Ridge is reviewed and approved by an Architectural Review Committee.

Hedges

The approved development text requires that a hedgerow be located along the front of all residential lots. The proposed hedge plant material is to be installed at a minimum height of 18 to 24 inches and to be maintained at not more than 30 inches. The applicant has indicated that the Homeowners Association will be responsible for the maintenance of the hedges.

The hedge material for Emmet Row Lane is green velvet boxwood and dwarf burning bush for Burnett Lane. Planning requests the graphic illustrating the hedge

Details	Final Development Plan
	requirement be updated for alley accessed homes.
Gates and Gateposts	The text requires either a gate or gateposts at the front of each lot at the terminus of the brick sidewalk, which will be required to be integrated with the landscape hedge. The plan includes a sampling of gates, posts, as well as arbors and trellises as an illustration of the intended design character. Allowed materials include wood, stone, brick, and wrought iron. Other types of gates, posts, and trellises may be utilized as long as the style and intent of this feature is maintained.
Fences	The development text allows fences at a height of six feet within the buildable area of the lot to enclose the rear courtyard of homes. The fences must be complementary to the architectural style of the home and require approval from the Planning and Zoning Commission. Planning will require the applicant to provide a palette of architectural appropriate fences to the Commission for review and approval at the final development plan stage for the remainder of the alley loaded homes.
Utilities	Public sanitary sewer was installed with Tartan Ridge Section 1 along the eastern right-of-way of Burnett Lane, including sewer laterals to service this lot. An eight-inch water main was installed along the western right of way of Burnett Lane.
Stormwater	To meet the requirements of the City of Dublin's Stormwater and Stream Protection Code, the plan proposes to use the temporary stormwater detention basin to the west of Lot 145 in Subarea D-2.

Analysis	Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) <i>Consistency with the approved preliminary development plan.</i>	Criterion met: This proposal is consistent with the requirements of the proposed preliminary development plan.
2) <i>Traffic and pedestrian safety</i>	Criterion met: The proposal provides safe vehicular and pedestrian circulation. The proposed driveway is long enough to allow vehicles to park.
3) <i>Adequate public services and open space</i>	Criterion met: The proposal has all necessary public services.
4) <i>Protection of natural features and resources</i>	Not applicable.

Analysis	Final Development Plan
5) <i>Adequacy of lighting</i>	Not applicable.
6) <i>Signs consistent with preliminary development plan</i>	Not applicable.
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i> Conditions 1 and 2	Criterion met with Conditions: The plan incorporates the hedge requirement as outlined in the development text. The graphic in the final development plan should be revised to illustrate alley accessed homes. The applicant will also be required to provide a palette of architecturally appropriate fences for approval by the Commission with the final development plan for the remainder of the alley accessed lots. Lot 182 will be required to adhere to one of these approved fences.
8) <i>Compliant Stormwater management</i>	Criterion met: Stormwater management for this lot will comply with the Code.
9) <i>All phases comply with the previous criteria.</i>	Not applicable.
10) <i>Compliance with other laws & regulations.</i>	Criterion met: The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.

Recommendation	Final Development Plan
Approval	In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval of this request with 2 conditions.
<i>Conditions</i>	<ol style="list-style-type: none"> 1) That the applicant revise the hedge installation graphic to reflect alley accessed lots prior to scheduling the plat for City Council review; and 2) That any fence for Lot 182 be selected from an architecturally appropriate palette to be approved by the Planning and Zoning Commission as part of the final development plan approval for the remaining alley lots.

Details	Final Plat
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.
Plat Overview	The Subdivision Regulations require a subdivision plat rather than a lot split if a parcel has been split previously. The applicant intends to sell this lot to a home builder and is therefore proceeding with a one-lot final plat. The final plat is for Lots 182 of the Tartan Ridge development. The plat contains no right-of-way.

Details		Final Plat
Plat Notes	The plat includes notes describing the type of lot and development standards.	

Analysis	Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval. After approval the applicant can proceed with the building permit process.
1) <i>Plat Information and Construction Requirements</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat.
2) <i>Street, Sidewalk, and Bikepath Standards</i>	Not applicable.
3) <i>Utilities</i>	Not applicable.
4) <i>Open Space Requirements</i>	Criterion met: Open space dedication has been fulfilled with previous sections.

Recommendation	
Approval	This proposal complies with the review criteria and approval of this request is recommended without conditions.

FINAL DEVELOPMENT PLAN CRITERIA

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.

FINAL PLAT

Review Criteria

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.