

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *MLG*
Date: January 10, 2013
Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning
Claudia D. Husak, AICP, Planner II
Re: Final Plat - Tartan Ridge, Section 5-1

Summary

This is a request for review and approval of a final plat for one single-family alley lot within Subarea D1 of the Tartan Ridge development, located on the southwest corner of the intersection of Emmet Row Lane and Burnett Lane.

Background

The Tartan Ridge rezoning/preliminary development plan was approved by the Planning and Zoning Commission on February 1, 2007 and by City Council on March 19, 2007. Various approvals for final development plans and final plats have since occurred. The most recent was for Sections 2, Parts 2 and 3 and Section 4 in May, 2012.

Description

The proposed final plat indicates one single-family lot to be developed as a Garden Lot, which requires rear-oriented garages accessed from an alley. The proposed lot meets the development requirements outlined in the approved development text. 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. The applicant has indicated the development of this lot will allow them to showcase the intended design theme prior to the development of remainder of the Subarea. The applicant has since filed a final development plan and final plat for the remainder.

Recommendation of the Planning and Zoning Commission

The Commission reviewed and recommended approval to City Council of the final plat at the December 6, 2012 meeting. The Commission also approved a final development plan with two conditions:

- 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.

The applicant had met the first condition and revised the graphic regarding the hedge exhibit. The second condition will be met with the final development plan for the remaining lots.

Recommendation

The proposed plat conforms to requirements of the final plat review criteria and Planning recommends City Council approval of the Final Plat for Tartan Ridge, Section 5-1 at the January 14, 2013 City Council meeting.





CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input checked="" type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 7610 McKittrick Road	
Tax ID/Parcel Number(s): 400014058000	Parcel Size(s) (Acres): 107.465
Existing Land Use/Development:	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Residential
Total acres affected by application: 9.492

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Tartan Ridge LLC	
Mailing Address: 495 South High Street, Suite 150 (Street, City, State, Zip Code) Columbus, Ohio 43215	
Daytime Telephone: 614-241-2070	Fax: 614-241-4080
Email or Alternate Contact Information: cdriscoll@edwardscompanies.com	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Charles P. Driscoll		Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Tartan Ridge LLC		
Mailing Address: 495 South High Street, Suite 150 Columbus, Ohio 43215 (Street, City, State, Zip Code)		
Daytime Telephone: 614-241-2070	Fax: 614-241-2080	
Email or Alternate Contact Information: cdriscoll@edwardscompanies.com		

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

<p>I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.</p>	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

<p>I Charles P. Driscoll <input checked="" type="checkbox"/>, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.</p>	
Signature of applicant or authorized representative: 	Date: 10/24/12

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Charles P. Driscoll</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Charles P. Driscoll</u>	Date: <u>10/24/12</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>CHARLES P. DRISCOLL</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Charles P. Driscoll</u>	Date: <u>10/24/12</u>

Subscribed and sworn to before me this 24th day of OCTOBER, 2012

State of OHIO

County of FRANKLIN

Notary Public Juli M. Ferree



Juli M. Ferree
Notary Public, State of Ohio
My Commission Expires 09-26-2017

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

0.207 ACRE

Situated in the State of Ohio, County of Union, City of Dublin, located in Virginia Military Survey Number 2991, being out of that tract conveyed to Tartan Ridge, LLC by deed of record in Official Record 714, Page 891 (all references refer to the records of the Recorder's Office, Union County, Ohio), and being described as follows:

Beginning, for reference, at the centerline intersection of Burnett Lane (50') of record in Plat Book 5, Page 262, with Emmet Row Lane (50') of record in Plat Book 5, Page 275;

thence South 83° 59' 24" West, with the centerline of said Emmet Row Lane, a distance of 50.00 feet to a point;

thence South 05° 59' 04" East, across the right-of-way of said Emmet Row Lane, a distance of 25.00 feet to an iron pin set in the southerly right-of-way line of said Emmet Row Lane, being the TRUE POINT OF BEGINNING;

thence South 50° 59' 50" East, with said southerly right-of-way line, a distance of 35.35 feet to an iron pin set in the westerly right-of-way of said Burnett Lane;

thence South 05° 59' 04" East, with said westerly right-of-way line, a distance of 50.06 feet to an iron pin set;

thence across said Tartan Ridge, LLC tract, the following courses and distances:

South 84° 01' 08" West, a distance of 125.00 feet to an iron pin set;

North 05° 59' 04" West, a distance of 60.00 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of 89° 58' 28", a radius of 15.00 feet, an arc length of 23.56 feet, a chord bearing and distance of North 39° 00' 10" East, 21.21 feet to an iron pin set in the southerly right-of-way line of said Emmet Row Lane;

thence North 83° 59' 24" East, with said southerly right-of-way line, a distance of 85.01 feet to the TRUE POINT OF BEGINNING, and containing 0.207 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Basis of bearings for this description were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey Control Monument, including McNeal and FCGS 6648, with a bearing of North 15° 07' 53" West and are based on the Ohio State Plane Coordinate System, South Zone as per NAD83, 1986 adjustment, using Global Positioning System procedures and equipment.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Daniel A. Neer
Registered Surveyor No. 8533



10/26/12

DAN:tb/October 24, 2012
0_207 ac. 20121678BNDY





Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

SURVEY OF ACREAGE PARCEL

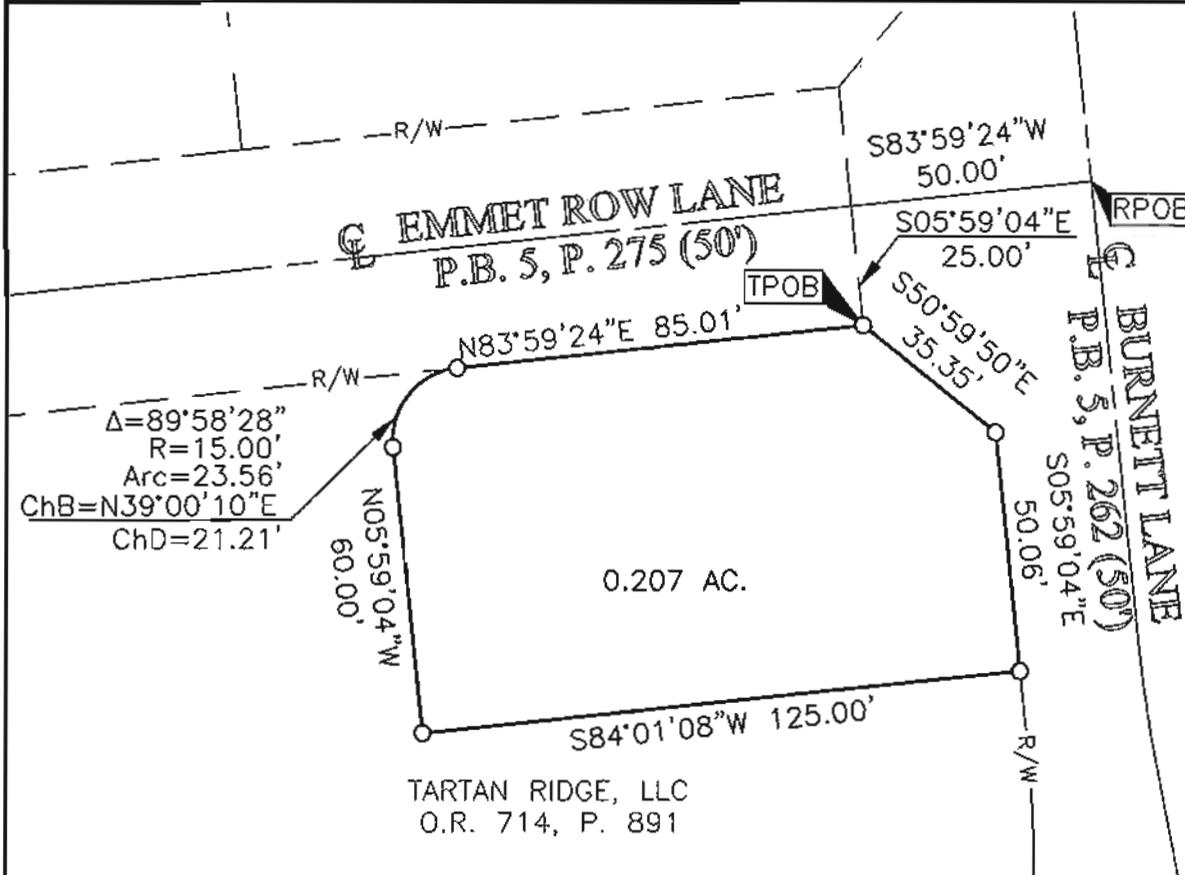
VIRGINIA MILITARY SURVEY NO. 2991

CITY OF DUBLIN, COUNTY OF UNION, STATE OF OHIO

Date: October 24, 2012

Scale: 1" = 40'

Job No. 2012-1678



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



GRAPHIC SCALE (in feet)

BASIS OF BEARINGS:

The bearings are based off of the centerline of Emmet Row Lane, of record in Plat Book 5, Page 275, having a bearing of South 83°59'29" West.



By Daniel A. Neer 10/26/12
 Registered Surveyor No. 8533
 Daniel A. Neer

BOARD OF PARK COMMISSIONERS
170014018100
1360000005000

BOARD OF EDUCATION OF THE
390014029101
1360000118001

390014058089
390014058082
390014058091
390014058092
390014058093
400014058047
1360404009000
390014058082
390014058083
390014058077
390014058084
390014058078
390014058085
390014058094
390014058093
1360400000601
400014058045
400014058047
1360404009000
390014058078
137011006000
390014058077
390014058078
390014058079
390014058043
400014058044
400014058046
390014058053
390014058054
390014058031
1370107029000
390014058019
390014058005
390014058003
390014058139
1370108001001
390014058095
1370108001001

390014058000
1271303003001

1360000006000
170014022000
OBRIEN LINDA L

HYLAND CROY RD

BURNETT LA
EMMET ROW LA

400014058039
1370108001000

137010000611
390014058071
400014058013
400014058034
400014058035
400014058036
1370105013000
400014058009
400014058008
400014058037
400014058007
400014058038
400014058006
1370105015000
400014058238
400014058005
400014058021
400014058004
400014058022
400014058029
400014058024
400014058021
400014058025
400014058028
400014058029
400014058027
1370108022000
400014058032
400014058031
1370106021000
400014058030
400014058023
400014058028
400014058029
1370108019000

CITY OF DUBLIN
1370106001000
400014058011

1360000196000
390014058002
SHOPPES AT TARTAN RIDGE LLC THE

1370104002000
400014058000
TARTAN RIDGE LLC

1360000195000
400014058002

MCKITTRICK RD

MANLEY THOMAS J & TAMARA L
PENDLETON STEPHANIE
1370000030000
1370000026000
170024051000
170024057000
1370000027000
1370000025000
1370505001000
170024058000
390015027047
1370000025000

BD OF PARK COMMISSIONERS OF THE
170024018100
1360000111000

VILLAS AC PHASE 2 LLC THE
390024042001
1360000112000

390024042058
390024042055
390024042030
390024042041
390024042051
390024042021
390024042031
390024042027
390024042054
390024042040
390024042053
390024042052
390024042050
390024042050

CLARK NANCY NEMETH
1370000034000
170024047000

WINDLE MARY A
170024045000
170024048000
1370000033000
1370000032000
WOERNER GEORGE H & ALTA ANN

SMITH BRUCE EDWARD & ELLEN CARR
170024049000
1370000027000

170015030000
1370000023000

1370000028000
170024050000
1370505002000
390015027047



City of Dublin

Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747
www.dublinohio.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

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

Proposal: Plat and develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development. The site is located at the southwest corner of the intersection of Emmet Row Lane and Burnett Lane.

Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Tartan Ridge LLC, Charles Driscoll.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION#1: To approve this Final Development Plan application because it complies with all applicable review criteria and the existing development standards, with 2 conditions:

- 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.

*Charles Driscoll, agreed to the above conditions by consent.

VOTE: 7 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



City of Dublin

Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

The Planning and Zoning Commission took the following action at this meeting:

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

Proposal: Plat and develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development. The site is located at the southwest corner of the intersection of Emmet Row Lane and Burnett Lane.
Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.
Applicant: Tartan Ridge LLC, Charles Driscoll.
Planning Contact: Claudia D. Husak, AICP, Planner II.
Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION#2: To recommend approval to City Council for this Final Plat application because it complies with all applicable review criteria and the existing development standards.

VOTE: 7 – 0.

RESULT: This Final Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Krumb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II

Motion #2 and Vote

Mr. Taylor moved to approve this Final Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with five conditions:

- 1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning;
- 2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application;
- 3) That the elevations be revised to replace the gable returns with a more appropriate style;
- 4) That the site plan be revised to increase the size of the landscape island to one parking space to the west along the parking area to the north of the building; and
- 5) That the sea green junipers on the north side of the site be replaced with wintergem boxwood.

Mr. Ghidotti, agreed to the above conditions.

Ms. Newell seconded the motion.

The vote was as follows: Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Ms. Amorose Groomes said she wanted to thank the applicant's team for taking seriously their comments at the informal review and were able to get both the rezoning/preliminary development plan and the final development plan done, so hopefully it is a net gain. Mr. Ghidotti thanked the commission for their time and effort and apologized for the sloppiness in the text and that is not how they operate and he accepted responsibility for them and said it will not happen next time.

**4. Tartan Ridge, Section 5-1
12-080FDP/FP**

**9327 Burnett Lane
Final Development Plan
Final Plat**

Ms. Amorose Groomes introduced this application to develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development. She said the site is located at the southwest corner of the intersection of Emmet Row Lane and Burnett Lane. She said this application will require two votes. She said the Commission is the final authority on the final development plan and City Council will have to approve the final plat. She swore in those intending to address the Commission on this case, including the applicant, Charles Driscoll.

Ms. Amorose Groomes said they do not need a presentation and asked if there were anyone from the general public that would like to speak with respect to this application. [There were none.]

Final Development Plan - Motion and Vote

Mr. Taylor moved to approve the Final Development Plan because it complies with all applicable review criteria and the existing development standards, with 2 conditions:

- 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.

Mr. Hardt seconded the motion.

The vote was as follows: Mr. Fishman, yes; Ms. Kramb, yes; Mr. Budde, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Final Plat – Motion and Vote

Mr. Taylor moved to recommend approval to City Council for this Final Plat application because it complies with all applicable review criteria and the existing development standards.

Mr. Fishman seconded the motion.

The vote was as follows: Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Commission Roundtable

Mr. Taylor said he was concerned that when they have a preliminary and a final development plan of the same thing before them he preferred not to see that combination, but when he looked at the Perimeter project he realized this kind of project was appropriate because they had a good description of the project in the concept stage. Ms. Amorose Groomes said it was appropriate because they had a cooperative applicant.

Mr. Taylor said there wasn't much of a leap from the concept stage to the preliminary development plan, so he didn't have a problem with it and he wanted to reiterate whenever appropriate and possible they would prefer to see those as two different applications. Ms. Husak said that is not always in their control depending on the applicant.

Mr. Hardt said they have seen it in the past with new developments where the preliminary and rezoning and the final development all comes through and give them heartburn, but this case tonight was a modification to a preliminary plan that was previously approved and felt more digestible and was more appropriate.

Ms. Amorose Groomes said she was asked a procedural question about how it is determined how the roll is called on a vote. Ms. Readler said the person who makes the motion is last. Ms. Rogers said it is randomly called from the list each time with the person who made the motion and the seconded person are last. Ms. Readler said the order of the roll call should always be different because they would never want someone to always know the order.

Ms. Amorose Groomes asked if there were any other comments. [There were none.] She adjourned the meeting at 8:40 p.m.

As approved by the Planning and Zoning Commission on January 3, 2013.

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



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

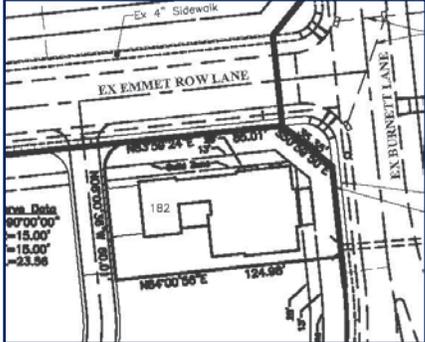
The plan shows one lot at the intersection of Emmett Row Lane and Burnett Lane, both street sections were platted and built with Section 1, Part 2 and Section 3.

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
<p>Development Details</p>	<p>Garden Lot</p>  <p>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.</p> <p>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.</p>
<p>Traffic and Access</p>	<p>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.</p>
<p>Architecture</p>	<p>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.</p> <p>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.</p>
<p>Hedges</p>	<p>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.</p> <p>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</p>

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

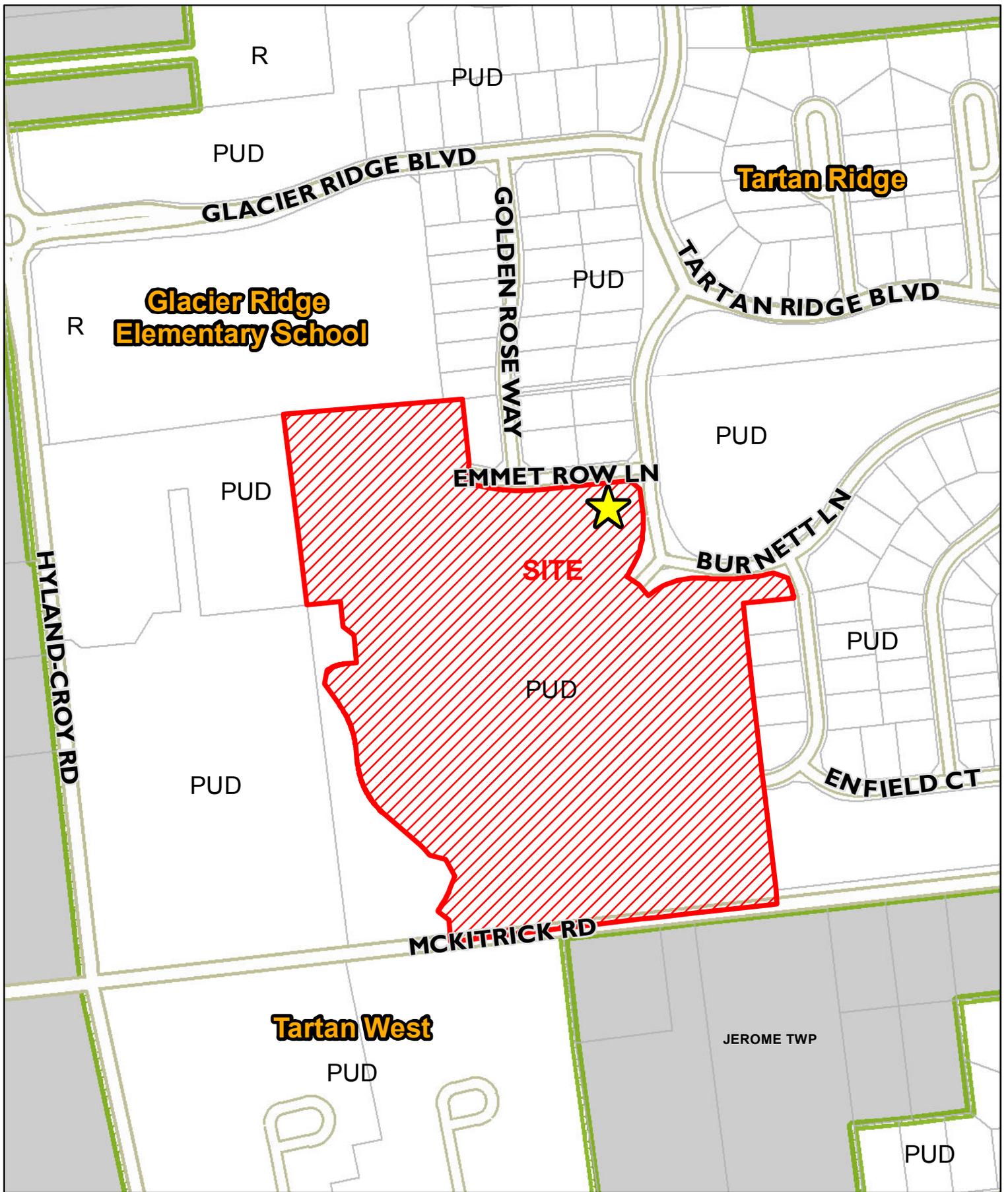
Review Criteria

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.

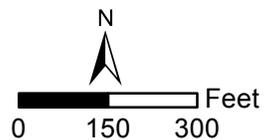
In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 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.

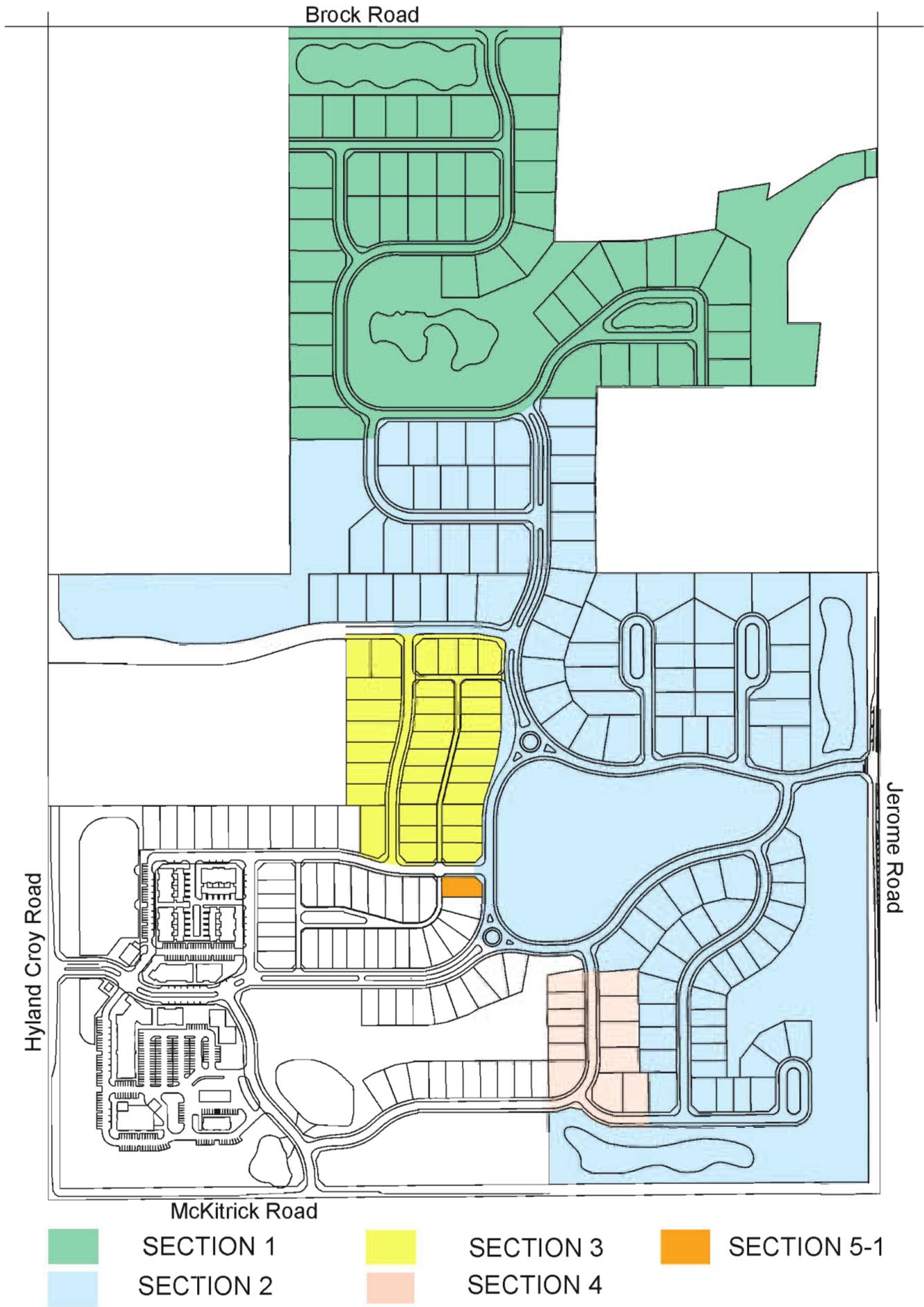


City of Dublin
Land Use and
Long Range Planning

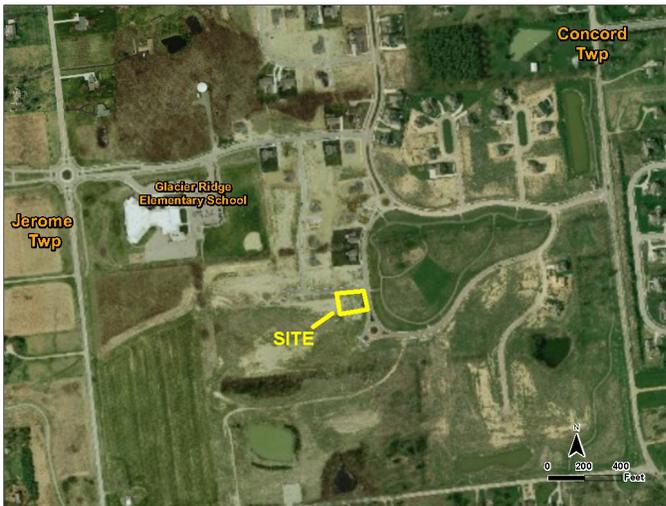
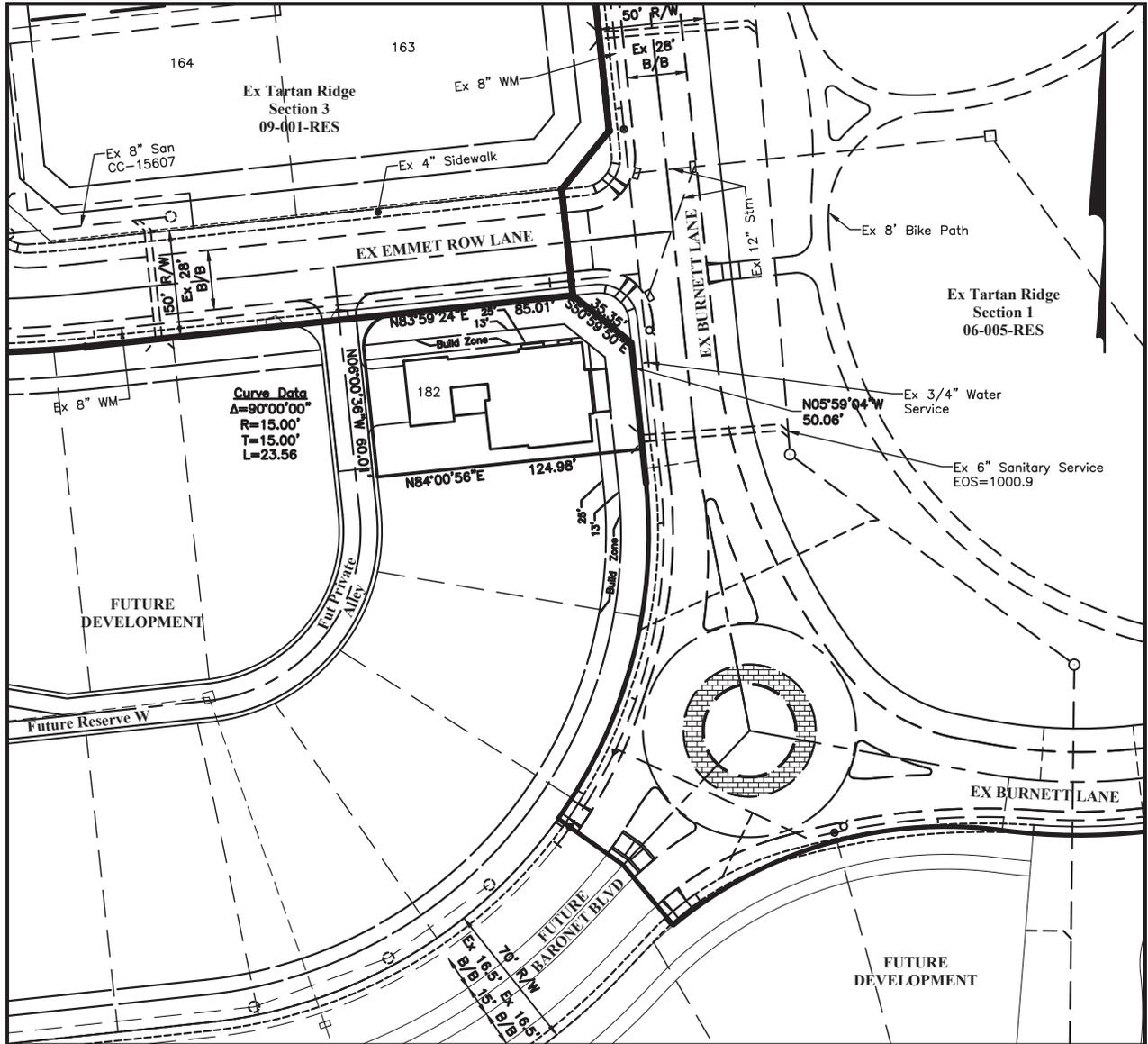
12-080FDP/FP
Final Development Plan/Final Plat
Tartan Ridge, Section 5-1
9327 Burnett Lane



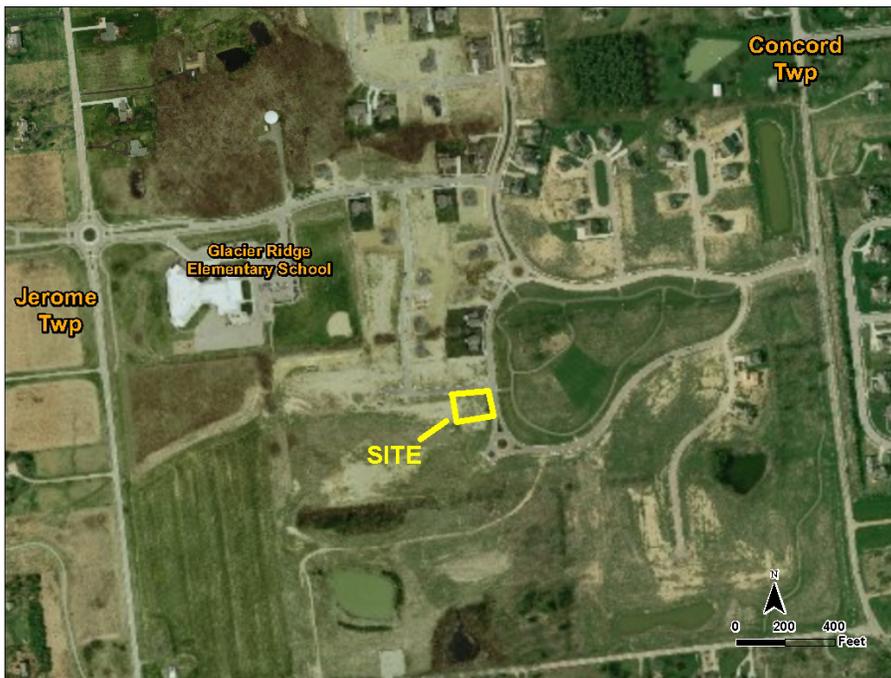
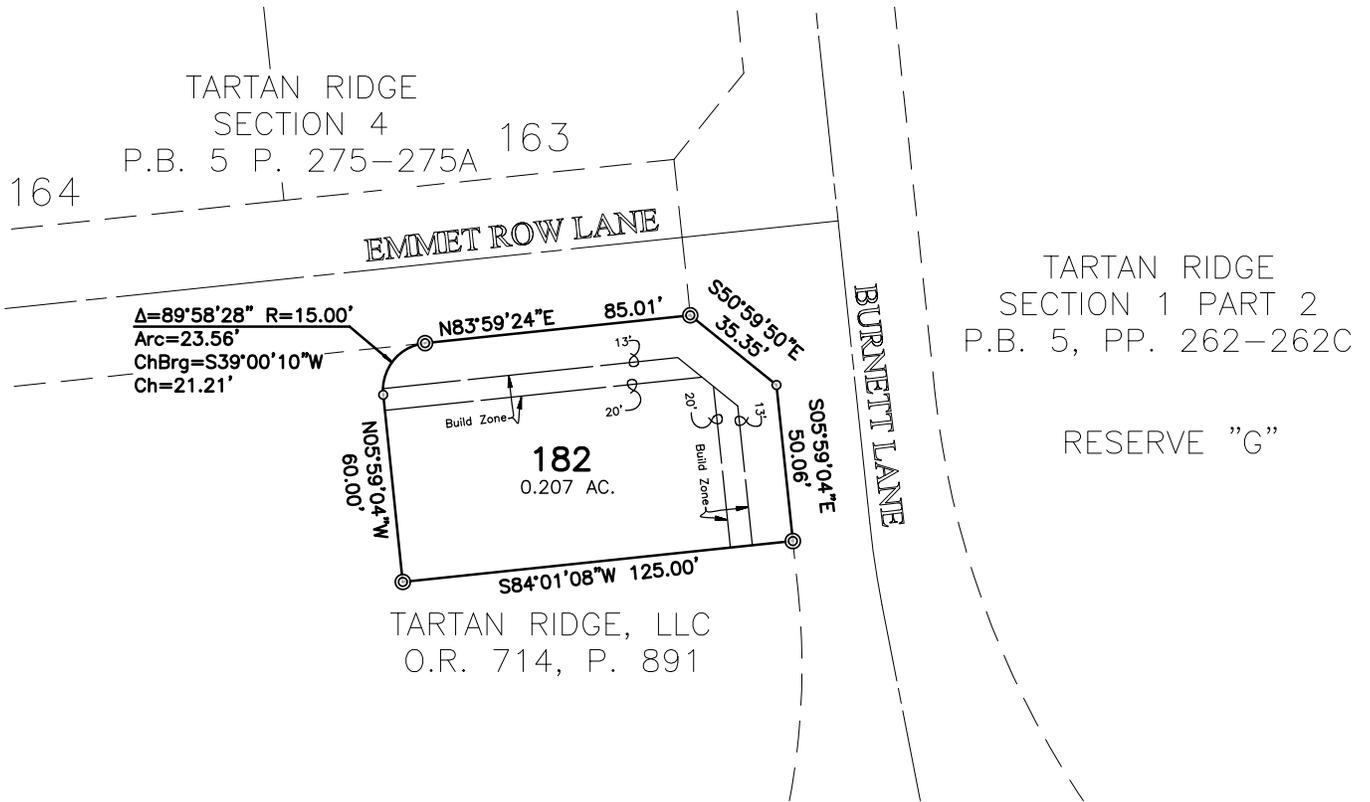
Proposed Section 5-1 - Tartan Ridge



Proposed Final Development Plan



Proposed Final Plat



APPROVED DEVELOPMENT TEXT

IX. SUB-AREA D-1 DEVELOPMENT STANDARDS

IX. SUBAREA D-1

A. **Description:** Subarea D-1 shall be located in the central portion of the site and shall be a transitional area between neighborhood commercial and townhome uses to the west and larger-lot development to the east. It shall consist of approximately 16.74 acres. This subarea is to contain intermediately-sized single-family homes adjacent to the elementary school site to the west as well as single-family homes with garage access from private alleys to the rear. Street trees along the scenic roadways in this Subarea are proposed be planted in a more informal setting to compliment the open space system.



B. Permitted Uses; Lot Types:

1. Permitted uses shall include single-family detached homes.
2. Permitted lot types:
 - a. Cottage Lots
 - b. Court Lots
 - c. Garden Lots

C. **Number of Units:** Number of Units: The maximum number of dwelling units in Subarea D-1 shall be forty-seven (47). Of this total, the following minimum numbers of each lot/unit type shall be developed:

Cottage Lots: 9 units
Court Lots: 5 units
Garden Lots: 21 units

D. **Lot Dimensions; Setbacks; Garage Types:** The following standards shall apply to each permitted lot type in Subarea D-1:

1. **Cottage Lots:** Cottage Lots are clustered and shall have reduced setback requirements in order to create a compact, village-like feel. These lots are subject to the following standards:

- a. Lot width: Minimum of seventy-five (75) feet but less than eighty-five (85) feet at the building line
- b. Lot Depth: Minimum of one hundred twenty (120) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
- e. Side Yard Setback: Minimum of six (6) feet
- f. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
- g. Lot Coverage: The maximum lot coverage shall be fifty percent (50%)
- h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
 - i. Street loaded/front oriented
 - ii. Street loaded/side oriented
 - iii. Street loaded/court oriented
 - iv. Street loaded/rear located
 - v. Street loaded/accessory front oriented

2. **Court Lots:** Court Lots are clustered near open spaces and shall have reduced setback requirements that, just like Cottage Lots, are intended to create a compact, village-like feel. Court Lots differ from Cottage Lots due to their smaller dimensions and restrictions on the types of allowable garages. These lots are subject to the following standards:

APPROVED DEVELOPMENT TEXT

IX. SUB-AREA D-1 DEVELOPMENT STANDARDS

- a. Lot width: Minimum of fifty-five (55) feet at the building line
- b. Lot Depth: Minimum of one hundred twenty (120) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
- e. Side Yard Setback: Minimum of six (6) feet
- f. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
- g. Lot Coverage: The maximum lot coverage shall be seventy percent (70%)
- h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
 - i. Street loaded/front oriented
 - ii. Street loaded/court oriented
 - iii. Street loaded/rear located
 - iv. Street loaded/side oriented

3. Garden Lots: Garden Lots are reminiscent of traditional neighborhood development and shall feature rear-oriented garages that are loaded from private alleys to the rear. Garden Lots shall allow for a variety of lot widths but shall in all cases be subject to reduced setback requirements. These lots are subject to the following standards:

- a. Lot width: Minimum of forty-five (45) feet but less than seventy-five (75) feet at the building line
- b. Lot Depth: Minimum of one hundred ten (110) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twelve (12) feet
- e. Side Yard Setback: Minimum of six (6) feet
- f. Lot Coverage: The maximum lot coverage shall be seventy percent (70%)
- g. Permitted garages: (see Section V(E)(6) for definitions of each garage type):
 - i. Alley loaded/rear oriented
- i. Fences: Decorative fencing or hedges with a maximum height of six (6) feet shall be permitted within the buildable area of each Garden Lot to enclose the courtyard to the rear of the home. Such fences shall be of a color that is complimentary to the architecture of the home. A palette of the allowable fencing to be used in these locations shall be provided for review and approval by the Planning Commission at the time of any final development plan that includes Garden Lots.