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City of Dublin Planning and Zoning Commission

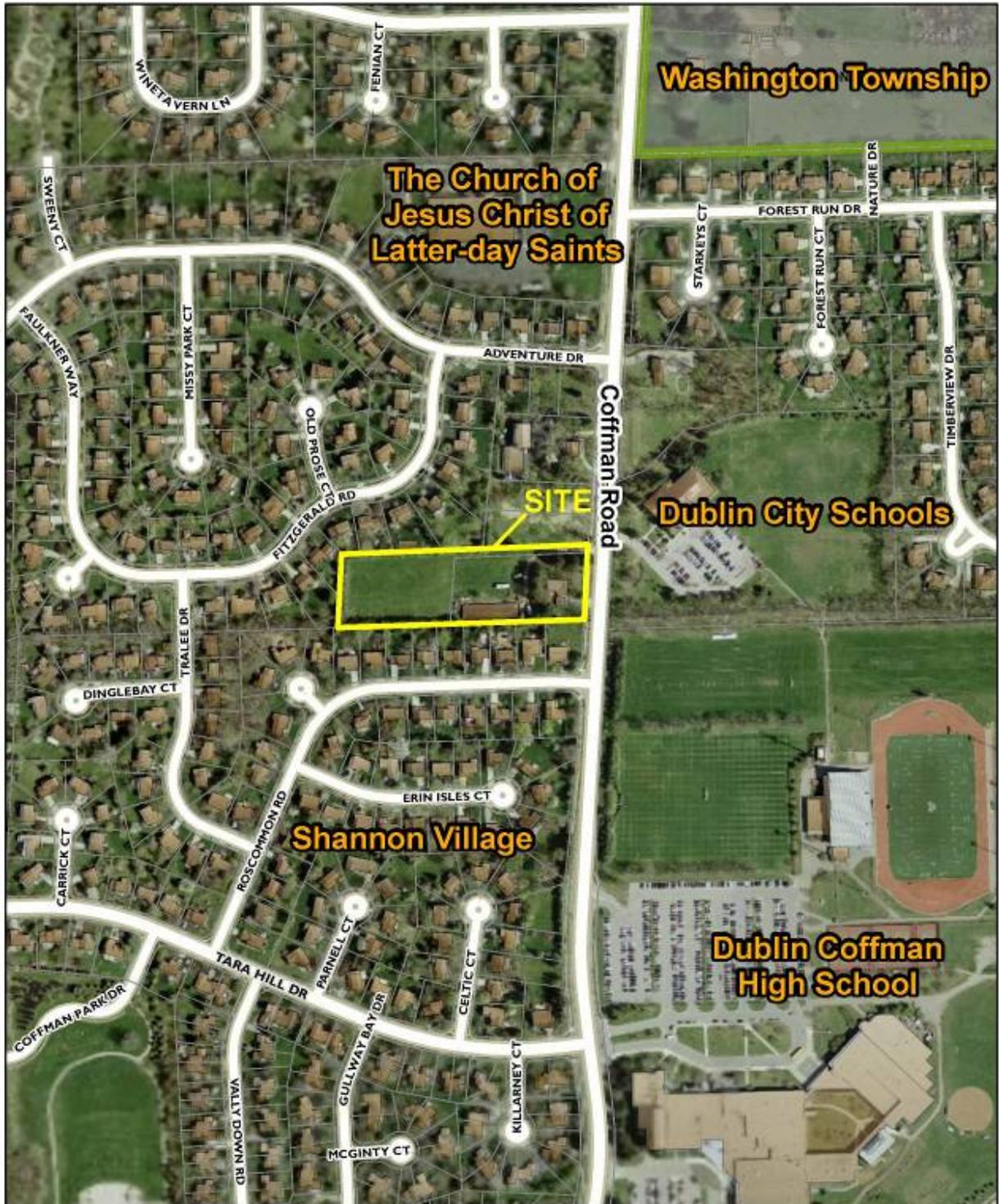
# Planning Report

Thursday, February 21, 2013

## Coffman Reserve

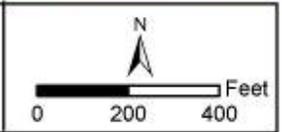
### Case Summary

Agenda Item	1
Case Number	12-066Z/PDP/PP
Site Location	Coffman Road West side of Coffman Road, approximately 300 feet north of the intersection with Roscommon Road.
Proposal	Rezoning for a Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District.
Applicant	Jack Eggspuehler; represented by James Barry, Bird & Bull.
Planning Contact	Claudia D. Husak, AICP, Planner II   (614) 410-4675, chusak@dublin.oh.us
Requests	Review and recommendation to City Council of a <u>rezoning with preliminary development plan</u> under the Planned District provisions of Zoning Code Section 153.050.  Review and recommendation to City Council of a <u>preliminary plat</u> under the provisions of Chapter 152, Subdivision Regulations.
Planning Recommendation	<b><i>Approval of the rezoning with preliminary development plan with 1 condition; and Approval of the preliminary plat with 2 conditions.</i></b> Based on Planning's analysis, the proposal meets the Community Plan designation for this site and the applicable review criteria for a Planned Development.
Conditions	<u>Rezoning with Preliminary Development Plan</u> 1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk.  <u>Preliminary Plat</u> 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and, 2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.



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12-066Z/PDP/PP  
Zoning/Preliminary Development Plan/Preliminary Plat  
Coffman Reserve PUD  
Coffman Road



Facts	
Site Area	3.02 acres, in two parcels
Zoning	R-1, Restricted Suburban Residential District
Surrounding Zoning and Uses	<p>North and West: R-4, Suburban Residential District, Hemingway Village subdivision</p> <p>South: PUD, Planned Unit Development District, Shannon Village and Shannon Park subdivision</p> <p>East: SO, Suburban Office and Institutional District, Dublin City Schools Administration building</p>
Site Features	<ul style="list-style-type: none"> <li>• Frontage: Coffman Road - 200 feet.</li> <li>• General: Rectangular, flat site developed with a single family home in the eastern portion, a storage building with a gravel driveway off Coffman Road in the southern portion behind the house.</li> <li>• Vegetation: Mature evergreen trees mostly along the site boundaries and a mix of deciduous and evergreen trees close to the home.</li> </ul>
Site History	The parcels were annexed into the City of Dublin in 1973 and Dublin zoning was established as part of an area rezoning in 2003. There have been no other applications for development on the site.
Neighborhood Contact	At the request of Planning the applicant attempted to contact neighborhood representatives. Most recently, the applicant mailed a letter to adjacent residents offering to answer any questions regarding the proposal. An email regarding concerns about the potential impact of construction activity on nearby residents was sent to a Planning and Zoning Commissioner. (Correspondence included in packet materials).
Community Plan	Future Land Use: The Future Land Use Map identifies this site as <i>Residential-Medium Density</i> , the same classification as the surrounding area on the west side of Coffman Road. This classification is a residential pattern that characterizes most of Dublin's residential pattern. The permitted density is 1 to 2 units per acre. There are 6 lots proposed on 3 acres for a density of 2 units per acre

Details <span style="float: right;"><b>Rezoning with Preliminary Development Plan</b></span>	
Process	Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text. This development text establishes a new Planned Unit Development District (Coffman Reserve) with a development text that applies to these 3.02 acres for a total of six lots, one of which incorporates the existing home.
Plan Overview	<p>The rezoning with preliminary development plan includes:</p> <ul style="list-style-type: none"> <li>• Rezoning the 3.02-acre site from R-1, Restricted Suburban Residential District to a PUD, Planned Unit Development District.</li> <li>• Establishing a new development text with requirements for a single-family detached residential development with 6 lots and 0.29-acre of open space.</li> </ul>

<b>Details</b>		<b>Rezoning with Preliminary Development Plan</b>
Layout	<p>The proposal incorporates the existing home as Lot 1 in the PUD and on the preliminary plat. The proposed plan shows a new intersection off Coffman Road at the northern portion of the site. A new public road, Killarney Drive, will extend west from Coffman Road and provide access to proposed Lots 2 through 4. The road will end in a cul-de-sac in the western portion of the site with Lots 5 and 6. Lot 1 has a driveway off Coffman Road, which will remain with this proposal, and the vacant lot immediately north of the site will be able to access Killarney Drive should it be developed.</p> <p>The proposal includes 0.29 acre of open space. Reserve 'A' is located between Lots 4 and 5 and will provide an area for stormwater management. Reserve 'B' is 0.06-acre strip of land to the north of proposed Killarney Drive to preserve existing trees.</p>	
Development Text	The proposed preliminary development plan includes detailed requirements for zoning and development.	
Permitted Uses	Single-family detached homes, open spaces and related park features.	
Density and Lot Sizes	The applicant has indicated this proposal is intended to mirror the development pattern of the surrounding neighborhoods. Lots are required to be a minimum of 11,200 square feet with a minimum depth of 100 feet and minimum width of 85 feet at the building line.	
Setbacks	Coffman Road requires a setback of 40 feet, which is reflected in the proposed development text. The text requires minimum setbacks of 20 feet for front yards, 25 feet for rear yards, and 6 feet for side yards.	
Traffic and Access	Access is provided by Killarney Court, a new public road intersecting Coffman Road and terminating in a cul-de-sac in the west portion of the site. The road will have a 50-foot right-of-way and pavement width of 28 feet. The road bends to the south at the west end and offsets the pavement in the right-of-way to address a concern raised by Planning about tree preservation along the north border.	
Traffic Study	<p>A traffic study has been submitted analyzing the proposed development traffic impact on the existing transportation network. The study recommends that no additional roadway improvements are necessary to accommodate this development.</p> <p>The development is anticipated to generate 14 total vehicle trips in the AM peak and 8 in the PM peak. An existing two-way-left turn lane striped on Coffman Road will facilitate vehicles turning into the development from the south.</p>	
Sidewalks	A four-foot, public sidewalk is proposed along all street frontages, except as waived in the proposed development text where homes do not front the street. The sidewalk will extend along the frontage of Lot 6 and terminate at the driveway for this lot. The proposed text also requires a three-foot private sidewalk from the front door to the driveway.	

<b>Details</b> <span style="float: right;"><b>Rezoning with Preliminary Development Plan</b></span>	
Tree Lawn	<p>The Zoning Code requires a minimum seven-foot tree lawn while the proposed development text requires a minimum three-foot tree lawn. The City Engineer has recently requested that nine-foot wide tree lawns be designed to allow more room for trees to grow and less interference with the sidewalk. To accommodate the wider tree lawns, the sidewalk should move toward the lot and a wider sidewalk easement be dedicated. The development text should be revised to require a nine-foot tree lawn.</p>
Parking	<p>On-street parking will be allowed on the north side of the street opposite of the water line and fire hydrants. It should be noted that due to limited maneuvering space and proposed driveway locations, that parking will likely be restricted within the cul-de-sac bulb.</p>
Architecture	<p>The development text describes the general character of the development as one- and two-story homes and requires adherence to the Residential Appearance Code unless otherwise stated.</p> <p>Permitted materials include brick, stone, wood, stucco and fiber cement siding. Trim materials permitted are wood, vinyl, EIFS, copper or fiber cement products. Colors are required to be natural and/or warm neutral colors. High-chroma colors are not permitted. The text stipulates that chimneys have to be finished with masonry.</p> <p>Same or similar front elevations cannot be repeated on either side of a lot or on any lot on the cul-de-sac.</p>
Tree Preservation	<p>The text outlines a goal to preserve as many trees in good and fair condition as possible. A tree replacement plan will be required with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. The applicant is proposing a tree waiver in the development text, which has generally been approved by City Council. Specifically, the applicant is requesting that tree replacement be permitted on a tree-for-tree basis for trees between six and 24 inches. Trees larger than 24 inches would be replaced inch-for-inch per Code.</p> <p>The preliminary tree preservation plan shows 121 trees measuring 6 to 24 inches and four trees measuring 24 inches and above, all in good condition. No removal information is shown at this time; however a note on the plan states that disturbed trees north of the proposed road will be replaced with white pines, which are not permitted to be counted as replacement trees. The applicant has made efforts to maximize tree preservation with this proposal by locating the road as much to the south of the tree line as possible and proposing a reserve for tree preservation.</p>

Details		Rezoning with Preliminary Development Plan	
Open Space and Landscaping	<p>The proposed plan includes 0.29 acre of open space and the development text states that this open space will be owned by the City and maintained by a forced and funded homeowners association. The applicant will be responsible for the landscaping of the open space areas, where appropriate. Reserve 'A' between Lots 4 and 5 will include a dry detention basin, which will slope approximately three feet to the bottom of the basin. Planning has noted the concerns of the Commission to the applicant regarding dry detention and a need for appropriate high quality landscaping. The text the basin will be landscaped with deciduous trees, with ornamental tree accents and deciduous shrubs in a naturalized manner. Several tress and shrub species are listed as options for this landscaping, including Bald Cypress, London Plane Tree, River Birch, Allegheny Serviceberry ad Winterking Hawthorne. All final landscape details will be required at the final development plan stage.</p> <p>The City typically requires amenities be provided in open spaces that are largely within required setbacks. The development text states that benches will be provided along the banks of the basin.</p> <p>The proposed text also states entry features are permitted for the development.</p>		
Stormwater and Utilities	<p>This development connects to public water through an extension of a public water main, including new fire hydrants, to the existing 16-inch water main located along the western edge of Coffman Road. The development will also construct new sanitary sewer mains and services to serve the proposed lots that will connect to an existing 12-inch main that bisects the site.</p> <p>New storm structures, pipes and a detention basin will be constructed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations.. The detention basin will direct the stormwater into the 66-inch storm sewer located to the north of the site.</p>		

Analysis		Rezoning with Preliminary Development Plan	
<b>Process</b>	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>		
<i>1. Consistency with Dublin Zoning Code</i>	<p><b>Criterion met:</b> This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text.</p>		
<i>2. Conformance with adopted Plans</i>	<p><b>Criterion met:</b> The uses and density proposed for this site are consistent with the Future Land Use designation and meet the intended residential character.</p>		
<i>3. Advancement of general welfare and orderly development</i>	<p><b>Criterion met:</b> This proposal conforms to the Community Plan and is compatible with the surrounding residential development.</p>		
<i>4. Effects on adjacent uses</i>	<p><b>Criterion met:</b> The proposal will safeguard the value of property within and adjacent to the area.</p>		

Analysis	Rezoning with Preliminary Development Plan
5. Adequacy of open space for residential development	<b>Criterion met:</b> There is 0.029 acre of open space provided within this development and the maintenance responsibility of the open space is appropriately that of the homeowners association. The development text contains requirements for the landscape design of a naturalized area within the open space.
6. Protection of natural features and resources	<b>Criterion met:</b> The applicant has worked with Planning and Engineering to find an appropriate solution for the desire to have adequate stormwater management. The plan also retains the existing tree buffer area along the rear of lots.
7. Adequate infrastructure	<b>Criterion met:</b> With the proposed improvements installed, the site will have access to adequate utilities.
8. Traffic and pedestrian safety  Condition 1	<b>Criterion met with Conditions:</b> The applicant has provided a traffic analysis, which accounts for the proposed future development.  The Zoning Code requires a minimum seven-foot tree lawn and the proposed development text requires a minimum three-foot tree lawn. The City Engineer has recently requested that wider tree lawns be incorporated into new development. Code requires tree lawns to be seven feet wide and the City Engineer is requesting nine-foot wide tree lawns to allow more room for trees to grow and less interference with the sidewalk. To accommodate the wider tree lawns, the sidewalk should move toward the lot and a wider sidewalk easement should be dedicated. The development text should be revised to require a nine-foot tree lawn.
9. Coordination & integration of building & site relationships	<b>Criterion met:</b> The proposal maintains the existing development patterns of surrounding developments.
10. Development layout and intensity	<b>Criterion met:</b> The proposed plans contribute to the orderly development of this site, including proposed uses, setbacks, and density.
11. Stormwater management	<b>Criterion met:</b> Adequate provision is made for stormwater management.
12. Community benefit	<b>Criterion met:</b> The development text outlines all applicable development requirements for this project.
13. Design and appearance	<b>Criterion met:</b> The proposal outlines high-quality building materials and architectural design standards within the proposed development text.
14. Development phasing	<b>Criterion met:</b> This is a single phase project.
15. Adequacy of public services	<b>Criterion met:</b> There are adequate services for the proposed development.
16. Infrastructure contributions	<b>Criterion met:</b> No contributions are required as part of this proposal.



<b>Analysis</b>		<b>Preliminary Plat</b>
4) <i>Open Space Requirements</i>	<b>Criterion met with Condition:</b> The applicant will be required to pay a fee in lieu of dedicating all required open space.	
Condition 2		

<b>Recommendation</b>		<b>Preliminary Plat</b>
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions.	
Conditions	<ol style="list-style-type: none"><li>1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and,</li><li>2) That the applicant pay a fee in lieu of dedicating 0.1 acre of open space.</li></ol>	

## REZONING/PRELIMINARY DEVELOPMENT PLAN

The purpose of the PUD 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 can consist of up to three basic 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) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

### Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
- 2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- 3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- 4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
- 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic

- accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
- 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
  - 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
  - 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
  - 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
  - 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
  - 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

## PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

### **Review Criteria:**

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.