

# Planning Report

Thursday, February 21, 2013

## Tartan Ridge - Section 5, Part 2

### Case Summary

Agenda Item	2
Case Number	12-089FDP/FP
Site Location	7610 McKittrick Road The 26.32-acre site is located north of McKittrick Road and west of Burnett Lane.
Proposal	Plat and develop 43 single-family alley lot within Subareas A, C and 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.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Planning Recommendation	In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with conditions.  Final Development Plan: Approval with 10 conditions. Final Plat: Approval with 1 condition.

#### *Approval with Conditions – Final Development Plan*

- 1) That the diversity matrix be revised to include the alley-accessed lots;
- 2) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;
- 3) That the plans be revised to include one-way traffic restriction notes for designated alley segments;
- 4) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';
- 5) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;
- 6) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace;

- 7) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';
- 8) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulip Trees;
- 9) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring; and,
- 10) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list.

*Approval with 1 Condition – Final Plat*

- 1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.



<b>Facts</b>	
Site Area	26.32 acres in Union County
Zoning	PUD, Planned Unit Development District (Tartan Ridge PUD), which allows mix of residential and commercial uses; no commercial has been approved. The site includes portions of Subarea A, C and D-1.
Surrounding Zoning	<p>North: Single-family homes in Section 3, developed by M/I Homes also zoned PUD, and the Glacier Ridge Elementary School, zoned R, Rural District</p> <p>East: 9.5-acre central park, across Burnett Lane</p> <p>South: Condominiums within the Tartan West development across McKitrick Road, zoned PUD</p> <p>West: Undeveloped land within Tartan Ridge, Subarea F</p>
Site Features	Irregularly shaped site stretches approximately 1,300 feet north from McKitirck Road. There is a temporary detention basin along the northern site boundary that was approved when Tartan Ridge, Section 3 was approved in 2009. An evergreen tree row runs west to east in the center of the site and there are two ponds and a clustering of trees in the southern portion. There is a 100 foot square Columbia Gas easement in the southwestern portion of the site with driveway access off McKitrick Road. A concrete pad and six-foot chain link fence are located within the easement securing underground equipment.
History	<p><u>City Council</u></p> <p>January 14, 2013      Section 5, Part 1 final plat (1 lot)</p> <p>May 21, 2012        Section 4 final plat approved (12 lots)</p> <p>                              Section 2, Part 2 final plat approved (17 lots)</p> <p>                              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><u>Planning and Zoning Commission</u></p> <p>December 6, 2012      Section 5, Part 1 final plat recommended for approval and final development plan approved</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>

## Facts

	May 17, 2007	Section 1 final development plan/final plat approved
	February 1, 2007	Rezoning/preliminary development plan recommended for approval

### Development Context

The Tartan Ridge 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 A is 94.87 acres, covering a majority of the Tartan Ridge plan in the northern, eastern and central portion of the development. Subarea A is approved for a maximum of 103 units with the following lot types and minimums:

Estate Lot: 8 units minimum  
 Manor Lots: 56 units minimum  
 Park Lot: 8 units minimum  
 Court Lot: no minimum

So far, 47 units have been approved with Section 1, 46 units with Section 2. This proposal includes six units (all Court Lots) completing development in Subarea A with a total of 99 units.

Subarea C is 42.18 acres in the southeast portion of Tartan Ridge. Subarea C is approved for a maximum of 52 units with the following lot types and minimums:

Village Lot: 5 units minimum  
 Cottage Lot: 6 units minimum  
 Court Lot: 35 units minimum

Thirty units have been approved with Section 1 and 12 units with Section 4. This proposal includes seven units completing development in Subarea C with a total of 49 units.

Subarea D-1 is 16.74 acres in the west central portion of Tartan Ridge. The Subarea 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 D-1 in Section 3, south of Glacier Ridge Boulevard, along the school's eastern boundary. One lot was recently approved as Tartan Ridge, Section 5, Part 1 for a model for the alley-accessed homes. This proposal includes 30 units within Subarea D-1 and five additional units to be approved at a later date for a total of 45 units.

<b>Details</b>	<b>Final Development Plan</b>
Process	<p>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.</p>
Subarea A (Lots 208-213)	<p>This Subarea includes 95 acres in the northern and western portion of the site and accommodates a maximum of 103 lots, with a combination of Estate, Manor, Park and Garden lots. A majority of lots within this Subarea have been approved with previous Sections. This proposal includes six Court lots (Lots 208-213) are along the south side of Baronet Boulevard. The lots back up to Reserve 'Q', a 7.25-acre park. The public road Enfield Trace will also be extended as part of this proposal paralleling McKittrick Road in the southern portion of the development. This application completes development of this Subarea.</p>
Subarea C (Lots 214-220)	<p>This Subarea includes 42 acres in the southeast portion of the site, and permits a maximum of 52 lots. Village, Cottage and Court lots are permitted. The layout of this Subarea is more compact and clusters smaller lots near open space. This proposal includes seven Courts lots (Lots 214-220) in Subarea C on the north side of Enfield Trace, also backing up to Reserve 'Q'. nd completes development of this Subarea.</p> <p>Reserve 'R', 4.11-acre open space is shown along the McKittrick Road frontage, south of Enfield Trace. This open space includes existing trees and ponds, as well as the Columbia Gas easement.</p>
Subarea D-1 (Lots 183-207 and Lots 221-225)	<p>This Subarea is located in the central and western portion of the site and includes 47 lots on 16.74 acres. The lots in this Subarea include Cottage, Court lots and Garden lots in the center of the Subarea, which have alley-accessed rear-loaded garages provide a transition from the multiple family and commercial area to the west. Nine Cottage lots in Subarea D-1 built by M/I Homes were platted as part of Section 3. In December 2012, the Commission approved the platting and development for the first alley accessed Garden lot in Subarea D-1 with Section 5, Part 1. 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.</p> <p>Six Cottage lots (Lots 221-225) in Subarea D-1 are proposed on the north side Emmet Row Lane adjacent to the Glacier Ridge Elementary school site.</p> <p>Twenty five Garden lots (Lots 183-207) are proposed on the south side of Emmett Row Lane. The lots will be alley accessed by the private alleys Stapleton Place and Darien Square. Along the east side of these lots, Benham Way, a public road connects Emmet Row Lane to Baronet Boulevard, a public road which will be extended from east to west to connect with Burnett Lane in the center portion of the development.</p> <p>The proposal includes a total of 30 lots in Subarea D-1, leaving a maximum of seven lots to be approved.</p>

## Details

## Final Development Plan

### Lots Types

Different types of lots are permitted within the Tartan Ridge development to create diversity in housing by varying lot sizes and setbacks and restricting garage location and orientation. This proposal includes three of the seven permitted lot types: Cottage, Court and Garden Lots.

*Cottage Lots (221 through 225).* The minimum lot depth for these lots is 120 feet, and a maximum width between 75 and 85 feet measured at the building line. The front setback requirement is 13 to 20 feet from the right-of-way with a minimum side yard of six feet. A 25-foot rear yard setback can be reduced to 15 feet if a garage (attached or detached) is located behind the home. Permitted garages for these lots are all street-loaded with front, side, court and rear garage orientations. The maximum lot coverage is 50 percent.

*Court Lots (Lots 208 through 220).* The minimum lot depth for these lots is 120 feet with a minimum width of 55 feet, per the approved development text. The text requires a front yard setback between 13 and 20 feet and a side yard setback of six feet. A 25-foot rear-yard setback is required with the provision that the rear yard can be reduce to 15 feet if a garage is located to the rear of the home. The maximum allowable lot coverage for these lots is 70 percent.

*Garden Lots (Lots 183 through 199).* 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 accessed from an alley.

### Traffic and Access

In compliance with the preliminary plan, the plan indicates a portion of Baronet Boulevard with a landscaped median. This feature will restrict turning movement to and from driveways and parking will not be permitted on the median portions of the roadway. Baronet Boulevard intersects Burnett Lane at a traffic circle for intersection control that will allow U-turns, reducing the impact of the median street to the future residents.

The plan includes a single-loaded street, Enfield Trace, in the southern portion of the site and around the neighborhood park, which obscures the rear view of homes along Baronet Boulevard. Enfield Trace will end in a turnaround as part of this development and be fully extended to intersect with a north-south road serving the commercial portion of Tartan Ridge when it develops. Other public streets included in this proposal are the extension of Emmet Row Lane and the new road, Brenham Way.

The proposed final development plan includes the private alleys, Stapleton Place and Darien Square, to serve the lots in this portion of Subarea D-1. Planning has worked with the applicant to ensure adequate driveway depth for these alley-loaded homes to provide for parking. There are also six parking spaces proposed within the landscape island on Darien Square. The private alleys have 16 feet of pavement located within a 20-foot access easement. Planning and Engineering strongly encouraged the applicant to use a wider section of pavement as refuse collection, and possibly mail delivery will occur in these areas and maneuvering in this area could be very difficult with the limited pavement proposed. In addition,

Details	Final Development Plan
Traffic and Access	<p>alleys observed on field trips received positive feedback from Commissioners were characterized by wider pavement sections, ribbon curbs and extensive landscaping.</p> <p>Planning recommends the applicant install ribbon curb along the pavement edge of the alleys and install additional landscaping to the rear of the alley lots. No parking is permitted in the travel way of the alleys and the plans should note if they are intended for one-way traffic.</p>
Architecture	<p>The text states that the same or similar front elevation and/or color treatment can not be repeated for any home for lots: 1) 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 (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 diversity matrix submitted by the applicant does not include the alley-accessed lots and must be revised as diversity requirements will apply unless a theme is approved.</p> <p>The development text denotes Lots 194, 199, 208, 213, and 220 as Special Lot that requires special architectural attention to the prominent façades by the Architectural Review Committee. Architecture for Tartan Ridge is reviewed and approved by an Architectural Review Committee, which includes a City representative.</p>
Open Space	<p><i>Reserve 'Q'</i>: This 7.259-acre reserve is located between homes fronting on Baronet Boulevard and Enfield Trace and includes and large existing pond and several stands of existing trees. The reserve will include a bikepath running east to west and a gazebo.</p> <p><i>Reserve 'R'</i>: This 4.111-acre reserve is passive open space primarily comprised of the 200-foot scenic setback along McKitrick Road connecting to Reserve 'L', and that open space along McKitrick Road which was platted as part of Section 1. An existing pond surrounded by evergreen trees is in the open space with the intent to leave the area as natural as possible. The applicant provided a bikepath along the south side of Enfield Trace with Reserve 'L' in a location that addresses a condition from the rezoning that the location of the path be sensitive to existing natural features and be sited more centrally within the setback along McKitrick Road. The applicant should provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown.</p> <p>The applicant has provided a Sugar Maples and Norway Spruce screen around the fence for the Columbia Gas easement to soften its appearance from nearby homes. The landscaping should extend along the western boundary of the fence.</p> <p><i>Reserves 'S', 'T', and 'U'</i>: These reserves are landscape islands within Baronet Boulevard. The islands are landscaped with deciduous and ornamental trees.</p> <p>All reserves will be owned by the City and maintained by the homeowners association.</p> <p><i>Reserve 'P'</i>: This 0.803-acre reserve is the landscape island within the alleys and</p>

<b>Details</b>	<b>Final Development Plan</b>
	<p>the applicant has included curbing around and landscaping within this reserve. Plant material consists of trees and shrubs. This reserve will be owned by a sub-homeowners association of the owners of Lots 182-207.</p>
<p>Street Trees</p>	<p>The development text addresses spacing, size and grouping of street trees. This plan includes street trees for Emmet Row Lane, Brenham Way, Baronet Boulevard, Enfield Trace and the alleys. Sugar Maples and Moraine Sweetgum along Emmet Row Lane continue the street tree species diversification established in previous Sections, as approved by the City Forester. Similarly, street trees along Enfield Trace continue to be Sawtooth Oak and Bald Cypress. Brenham Way has a single species, Skyline Honeylocust. Baronet Boulevard has Dawn Redwood as the street tree and Japanese Tree Lilac and Ginko within the boulevard landscape islands along with Allegheny Serviceberry.</p> <p>The applicant has included Tulip Trees and dwarf burning bush within the alley landscape island. Though not required by Code, the applicant has included street trees along the alleys. Tulip Trees and Silver Linden will be the street trees for Stapleton Place and Darien Square. The City Forester has requested that the trees within the landscape island not be the same as the street trees and requests Japanese Tree Lilac instead of the proposed Tulip Trees.</p>
<p>Tree Preservation</p>	<p>The site contains several well-defined, heavily wooded areas. The text indicates an intent to preserve as many trees as possible and that trees 6 inches to 24 inches will be replaced on a tree for tree basis, with all trees over 24 inches being replaced inch for inch. Throughout the development of this project, Planning and the applicant have monitored the replacement requirements in the different sections to use replacement trees from one section in another.</p> <p>The tree inventory shows removal of 42 trees between six and 24 inches in good or fair condition and 311 inches of trees larger than 24 inches for a replacement requirement of 167 trees. The plan adds 38 replacement trees to the site and the applicant has updated the development-wide tree replacement summary reconciling trees added to previous Sections. Ninety trees not originally shown as replacement trees in Sections 1 and 2 have been added to the tree replacement analysis. As a result, all required trees will have been replaced with the approval and development of this Section.</p> <p>Planning questions whether all trees shown as previously replaced in Sections 1 and 2 to be counted for replacement trees in Section 5 are in good condition and conditions the applicant replace dead and dying trees in Section 1 and 2 by November 30, 2013 as indicated from an inspection to be performed this spring.</p> <p>In addition, protected trees #947 and 952 through 968 west of Lot 225 appear to be salvageable and should not be removed with this phase. Planning also requests that the applicant relocate storm structure #3 out of the critical root zones of protected trees in the area.</p>

<b>Details</b>	<b>Final Development Plan</b>
	<p>There are several existing trees on the south side of the pond in Reserve 'Q'. These trees need to be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace.</p> <p>The applicant will also be required to revise the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, and to remove statements regarding tree replacement credits in the legend and the plant list.</p>
Hedges	<p>The approved development text requires that a hedgerow, located along the front of all residential lots, be installed at a minimum height of 18 to 24 inches and 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, Brenham Way and Enfield Trace is green velvet boxwood and dwarf burning bush for Burnett Lane and Baronet Boulevard.</p>
Gates and Gateposts	<p>The text requires either a gate or gateposts at the front of each lot at the end of the brick sidewalk and 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 used as long as the style and intent of this feature is maintained.</p>
Fences	<p>The development text allows six-foot fences within the buildable area of Garden lots within Subarea D-1 to enclose the rear courtyard of homes. The fences must complement the architectural style of the home and requires approval from the Planning and Zoning Commission. The applicant has provided three types of wrought-iron fences. This fence approval will also apply to previously approved Tartan Ridge, Section 5, Part 1, fulfilling Condition #2 of the approval.</p>
Private Sidewalks	<p>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>
Utilities	<p>Public sanitary sewer installed with Tartan Ridge Section 1 which will serve portions of this development. This, in conjunction with the proposed sanitary sewer infrastructure, will provide adequate service to all proposed lots. .</p> <p>Over 2400 feet of new public water main and 7 new hydrants are proposed to ensure that adequate water supply for domestic and fire fighting purposes are provided.</p>
Stormwater	<p>To meet the requirements of the City of Dublin's Stormwater and Stream Protection requirements, the plan proposes to use the temporary stormwater retention basin along Hyland Croy Road within the 200-foot scenic setback. The preliminary development shows extensive ponds and landscaping along this road frontage to</p>

Details	Final Development Plan
	<p>serve the development. The applicant is proposing to install the northernmost portion of the stormwater management pond at this time to serve this proposal and previously approved Sections.</p> <p>Engineering and Planning urged the applicant to install the full pond with this development for aesthetic and construction reasons, however, the applicant prefers to only provide stormwater management for what is necessary to meet Code. The applicant has cited ownership issues and uncertainties in the final layout of the remaining development for the desired delay in the finished design and landscaping of the pond and Hyland Croy Road open space treatment. The landscape plan includes a mixture of evergreen trees and large shrubs along the northern and western boundary of the basin.</p> <p>A preliminary stormwater report has been submitted that demonstrates that this basin, in conjunction with the other storm sewer infrastructure proposed will meet stormwater design requirements. Additionally, a drainage easement is provided that encompasses the areas of the detention basin and the associated stormwater structures.</p>

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.
<p>1) <i>Consistency with the approved preliminary development plan.</i></p> <p>Condition 1</p>	<p><b>Criterion met with Condition:</b> This proposal is consistent with the requirements of the proposed preliminary development plan. The diversity matrix submitted by the applicant does not include the alley-accessed lots and must be revised as diversity requirements will apply unless a theme is approved.</p>
<p>2) <i>Traffic and pedestrian safety</i></p> <p>Conditions 2 &amp; 3</p>	<p><b>Criterion met with Conditions:</b> The proposal provides safe vehicular and pedestrian circulation, except as noted below. The applicant has provided an exhibit indicating adequate driveway depth to accommodate parking.</p> <p>Planning recommends the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley and to provide the high quality aesthetic desired based on previous comments. Based on the proposed pavement width the alleys will be limited to one-way traffic and the plans should be revised to include this restriction.</p>
<p>3) <i>Public services and open space</i></p> <p>Condition 4</p>	<p><b>Criterion met with Condition:</b> The proposal has all necessary public services and several open space reserves are included in the plans. The applicant should provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R'.</p>

Analysis	Final Development Plan
<p>4) <i>Natural features and resources</i></p> <p>Conditions 4 &amp; 5</p>	<p><b>Criterion met with Conditions:</b> The applicant has included a Tree Preservation the final plat to the rear of Lot 220. While preservation is impacted by grading activities, Planning recommends that the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area.</p> <p>There are several existing trees on the south side of the pond in Reserve 'Q', which need to be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace.</p>
<p>5) <i>Lighting</i></p>	<p>Not applicable.</p>
<p>6) <i>Signs</i></p>	<p>Not applicable.</p>
<p>7) <i>Landscaping</i></p> <p>Conditions 6 - 10</p>	<p><b>Criterion met with Conditions:</b> The applicant has worked with Planning to address concerns about adequate landscaping. The plans show a landscape screen around the fence for the Columbia Gas easement in Reserve 'R' to soften its appearance from nearby homes. The landscaping should extend along the western boundary of the fence.</p> <p>The City Forester has requested that the trees within the landscape island not be the same as the street trees and requests Japanese Tree Lilac instead of the proposed Tulip Trees. The applicant will be required to replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring.</p> <p>The applicant will also be required to revise the landscape plans to indicate Tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list.</p>
<p>8) <i>Stormwater Management</i></p>	<p><b>Criterion met:</b> Stormwater management for this development will comply with the Code.</p>
<p>9) <i>Phases</i></p>	<p>Not applicable.</p>
<p>10) <i>Other laws &amp; regulations</i></p>	<p><b>Criterion met:</b> The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.</p>

Recommendation	Final Development Plan
<p>Approval</p>	<p>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 ten conditions.</p>
<p><i>Conditions</i></p>	<p>11) That the diversity matrix be revised to include the alley-accessed lots;                  12) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;</p>

Recommendation	Final Development Plan
	<p>13) That the plans be revised to include one-way traffic restriction notes for designated alley segments;</p> <p>14) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';</p> <p>15) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;</p> <p>16) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace;</p> <p>17) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';</p> <p>18) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulip Trees;</p> <p>19) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring;</p> <p>20) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list.</p>

Details	Final Plat
Process	<p>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.</p>
Plat Overview	<p>The final plat is for Lots 183 through 225 of the Tartan Ridge development. The plat contains the right-of-way for McKitirck Road, Enfield Trace, Baronet Boulevard, Brenham Way, and Emmet Row Lane. The plat also contains Reserves 'P', 'Q', 'R', 'S', 'T' and 'U'.</p>
Plat Notes	<p>The plat includes notes describing the type of lot and development standards. It should also include a note regarding lots with special architectural requirements.</p>

Analysis	Final Plat
Process	<p>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.</p>

Analysis	Final Plat
<p>1) <i>Plat Information and Construction Requirements</i></p> <p>Condition 1</p>	<p><b>Criterion met with Condition:</b> This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat, except as noted. Several lots within this portion of Tartan Ridge are designated as Special Lots and require additional architectural elements. While the applicable lots are indicated with a star on the plat, there should also be a note explaining what the star indicates.</p> <p>A Construction Bond will be required for the public infrastructure that will be installed with this project. The value of this bond is based on the approved cost of construction. Once conditional acceptance is granted by the City, the developer is required to submit a one-year warranty bond.</p>
<p>2) <i>Street, Sidewalk, and Bikepath</i></p>	<p><b>Criterion met:</b> Street widths, grades, curvatures, intersections, and signs comply with the appropriate Code sections. Sidewalks or multi-use paths are required on both sides of all public streets in compliance with City construction standards.</p>
<p>3) <i>Utilities</i></p>	<p><b>Criterion met:</b> This plat establishes necessary easements for the construction and maintenance of public water mains, storm and sanitary sewers, storm drainage and other private utilities in accordance with all applicable standards</p>
<p>4) <i>Open Space</i></p>	<p><b>Criterion met:</b> Open space dedication has been fulfilled with previous sections.</p>

Recommendation	
<p>Approval</p>	<p>This proposal complies with the review criteria and approval of this request is recommended with one condition.</p>
<p>Condition</p>	<p>1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.</p>

## 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.