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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, March 7, 2013

Links at Ballantrae

Case Summary

Agenda Item	1
Case Number	08-026Z/PDP/PP
Site Location	North side of Rings Road, approximately 1,100 feet west of Eiterman Road.
Proposal	A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District.
Applicant	Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale.
Case Manager	Claudia D. Husak, AICP, Planner II | (614) 410-4675 | chusak@dublin.oh.us
Requests	Review and recommendation to City Council of a rezoning with preliminary development plan under the Planned District provisions of Zoning Code Section 153.050. Review and recommendation to City Council of a preliminary plat under the provisions of Sections 152.015 – 152.022 of the Subdivision Regulations.
Planning Recommendation	Approval of the rezoning with preliminary development plan with 14 conditions; and Approval of the preliminary plat with 1 condition. 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

Rezoning with Preliminary Development Plan

1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot;
2) That the development text be revised to state *all* reserves are maintained by the HOA;
3) That the applicant work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector;
4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries;
5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown;
6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D';
7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear;
8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design;

9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints;
10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission;
11) That the proposed bikepath in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector;
12) That the development text be revised to require a side-loaded garage for Lot 46 face north;
13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council;
14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC); and,

<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.

Facts

Site Area	26.5 acres, in two parcels.
Zoning	Southern parcel: R-1, Restricted Suburban Residential District, Northern parcel: R, Rural District.
Surrounding Zoning and Uses	East: R, Rural District, Washington Elementary School and Northwest Chapel Grace Brethren Church North: PLR, Planned Low Density Residential District, Ballantrae subdivision West: PLR, Woodlands of Ballantrae condominiums South: Larger lot residential parcels, zoned R and R-1.
Site Features	General: Undeveloped site in two parcels. Frontage: Rings Road - 360 feet, parcel extends north 1,400 feet. Vegetation: Mature trees particularly in the northern portion of the site and in fence rows along the east boundary. Features: Relatively flat with a mature tree rows located along the western, northern, and southeastern site boundaries.
Case Background	The Planning and Zoning Commission informally reviewed this proposal at a work session on February 7, 2008 and provided feedback regarding the layout of the site, the range of housing types within the development, and the importance of high-quality architecture and diverse building materials. The Commission also recommended that the green space be made more accessible to the future residents of the subdivision. The applicant revised the proposal and requested review and approval of a rezoning with preliminary development plan and preliminary plat on September 19, 2008. The applicant addressed the Commission's comments regarding open space and the general layout of the development. However, there were concerns noted by Planning and Engineering regarding the incorporation of parking for the adjacent church into the plan, the maneuverability of proposed roads and a lack of creative site design. The Commission tabled the application, as requested by the applicant.
Neighborhood Contact	The applicant has contacted adjacent residents by letter and spoken to the Patch family, who own land immediately adjacent to the new road connection, the Rings-Cosgray connector. Their major concern is the proposed Rings-Cosgray Connector location near their lot just north of Rings Road. Engineering wants to work with the applicant to move the road to the east to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design.
Community Plan	*Future Land Use:* The 2007 Community Plan classifies this site as *Low Density Mixed Residential*, which is intended to transition from existing single-family neighborhoods and incorporate a variety of single-family and multi-family housing types. The provision of a mix of housing types allows for greater housing choices for all age groups. The site is part of the Southwest Area Plan which identifies a need for coordinated development along Rings Road to provide adequate transition of land uses and necessary transportation improvements. The Plan calls for residential development to provide a clear transition between traditional neighborhood design and the surrounding area. It also emphasizes regional greenway connectivity, pedestrian access, and a broad range of housing options.

Facts

	Given the adjacency of this proposal to the large Ballantrae development, which includes several different types of housing units, and the Commission's previous positive comments regarding the proposed use, the proposal fits within the surrounding neighborhood context. Density: The Future Land Use Plan calls for a maximum density of 3 dwelling units per acre. The 46 lots on 26.5 acres, in a typical single family development pattern, equals 1.74 units per acre.

Update

Revisions	The applicant reengaged Planning and Engineering in 2012 to continue with this proposal. The plan was updated to include more 90-foot lots to allow side-loaded garages. Parking for the adjacent church was eliminated. The revised plan includes tree preservation zones along the northern and western property line and the road layout was revised to address previous concerns.

Details — Rezoning with Preliminary Development Plan

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 proposal establishes a new Planned Unit Development District (Links at Ballantrae) with a development text that applies to these 26.5 acres.
Plan Overview	The rezoning with preliminary development plan includes: • Rezoning the 26.5-acre site from R, Rural District, and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District. • Establishing a new development text with requirements for 46 lot single family detached residential development and +/- 6.83 acres of open space.
Layout	The proposed plan has 46 single-family lots with 6.83 acres of open space in nine reserves throughout the site. The site will have two access points, Marmion Drive to the north and the future Rings-Cosgray Connector in the southwest corner. The preliminary development plan connects Rings Road and this connector. A loop street in the center of the site provides access to most lots. Stormwater retention ponds are in the northeast corner and to the southeast. The proposal includes 6.83 acres of open space dispersed throughout the development. Most notably there is a one-acre central open space proposed, Reserve 'D', with amenities including a playground and large 2.8-acre Reserve 'C' to accommodate a bikepath, pond and entry feature. Two smaller reserves are proposed off the Marmion Drive entrance, Reserves 'G' and 'H'. Reserve 'E' at the eastern property line between proposed Lots 6 and 7 allows for a bikepath connection to the Washington Elementary School.
Development Text	The proposed preliminary development plan includes specific requirements that address the zoning and development details for this PUD.
Permitted Uses	The development text permits single-family homes and open spaces.

Details	**Rezoning with Preliminary Development Plan**
Density and Setbacks	The 46 lots on 26.5 acres is a density of 1.74 units to the acre. There is no minimum lot size required; however, all lots must be a minimum of 75 feet wide at the building line. Front yard setbacks vary from 25 to 35 feet and required side yards are six feet each with a 25-foot rear yard requirement. A 25-foot tree preservation zone to coincide with the rear yard setbacks is along the rear of Lots 15 through 19 along the northern property line and along the rear of Lots 34 through 46 along the western property line. The Community Plan does not require any specific setbacks from Rings Road or the Rings-Cosgray Connector. There is a 100-foot setback provided from Lot 46 to the right-of-way of the future connector.
Traffic and Access	The preliminary development plan indicates two access points, one off Marmion Drive in Ballantrae to the north and one to Rings Road via the construction of the southern portion of the Rings-Cosgray Connector. The remaining portion of the Rings-Cosgray Connector will be designed and built through a joint effort between the City of Dublin and Edwards Land Company as a requirement of the Ballantrae Development agreement. While the final alignment of the Rings-Cosgray Connector has not been determined, the layout of the portion of the roadway contained within the proposed development has been approved by Engineering and will be constructed with this project. Owners of 6800 Rings Road have concerns regarding the proposed street location to this lot. Engineering will work with the applicant to revise the proposed roadway location to ensure as much buffer as possible while still adhering to proper and safe roadway design. The long term intersection improvement at Rings and the Rings-Cosgray Connector will likely be located farther to the east, away from this property. A large loop street in the center of the site surrounds Lots 20 through 33. The applicant has worked with Planning and Engineering to include open space within this area and approved an additional street segment running east-west to make Reserve 'D' accessible. No additional off-site traffic improvements are necessary with the additional traffic that this development would generate. The connection to the proposed Rings-Cosgray Connector will be required to have a dedicated left turn lane to Cadmore Drive, and there will be a dedicated left turn lane from the Rings-Cosgray Connector to existing Rings Road. Currently, Rings Road has 60 feet of right-of-way adjacent to this site. The Thoroughfare Plan requires 70 feet along Rings Road to the future Rings-Cosgray Connector. The applicant is proposing to dedicate Reserve A, which is 1.1 acres located along Rings Road to the City to accommodate the future right-of-way. Engineering has requested that additional land be dedicated to the City along the southern boundary of the site to accommodate any future improvements at the Rings Road intersection with the Rings-Cosgray Connector. The applicant will be required to dedicate 70 feet of right-of-way for this portion of the Rings-Cosgray Connector. On-street parking will be allowed on one side of the street opposite the waterline and fire hydrants throughout the streets internal to the development.

Details	**Rezoning with Preliminary Development Plan**
Sidewalk and Bikepath	The plan provides pedestrian access to the site from four-foot sidewalks within the proposed development. An eight-foot bikepath is proposed along the western north-south street to connect with the path on Marmion Drive. The Subdivision Regulations require that front yard setbacks be a minimum of 35 feet where a bikepath runs through the front yard. Proposed Lots 34, 35, 37, 40, 42, 45 and 46 do not meet this requirement. However, the Subdivision Regulations require staggered building setbacks and Planning prefers the proposed setbacks are retained and the development text be amended to allow 30-foot front yard setbacks where bikepaths are proposed. The applicant will also be required to update the plans to reflect concrete with sawcut joints for the bikepath in front of proposed lots. A bikepath meanders through the open space along the Rings-Cosgray Connector and through the central park, which will connect the western bikepath to the east path to the Washington Elementary School site. The applicant should work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission. Additionally, the proposed bikepath in Reserve 'C' should cross the proposed entry street, Cadmore Drive, at the intersection with the new Rings-Cosgray Connector, not at midblock as shown.
Architecture	The proposed development text prohibits blank walls and requires adherence to the Appearance Code. Permitted materials include brick, stone, stucco, wood and cementitious siding that are natural earthtone or warm neutral colors with tans, browns, warm grays preferred. Chimneys may be finished with masonry or stucco. The text requires that 50% of the lots within the development use side-loaded garages. The text should also require that the garage for Lot 46, adjacent to the Rings-Cosgray Connector face north. The text requires windows, with four-sided trim on all elevations. The applicant should work with Planning to address lot diversity in the development text and provide a matrix prior to scheduling review by City Council. The text requires architectural approval by an Architectural Review Committee (ARC); however, does not require such a committee be established. Planning prefers that this development be incorporated into the larger Ballantrae neighborhood, which has an established ARC. If not feasible, the text needs to be revised to address specifics for architectural review.
Tree Preservation	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 development text requires tree replacement per Code. The plans include a preliminary tree protection plan and it is unclear as to whether existing trees south of the proposed Rings-Cosgray Connector are intended to be preserved. The applicant should work with Planning to maximize tree protection in this area. The plans indicate a tree preservation zone of 25 feet along the western and northern property line.

Details	**Rezoning with Preliminary Development Plan**
Open Space and Landscaping	The plan includes 6.83 acres of open space and the development text states that this open space will be owned by the City and that *certain* reserves will be maintained by the HOA. The text should be revised to state that *all* reserves are maintained by the HOA. The preliminary development plan includes street trees and buffering for lots at the Marmion Drive entry. The applicant should work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector. The applicant should also work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F'. The applicant has included many landscape details typically required only at the final development plan stage. The proposed entry features indicated on the preliminary plan include a mixture of evergreen, deciduous and perennial plantings, in addition to the stone monoliths, which will match the entry features used throughout Ballantrae. Planning is concerned about tree spacing in Reserve 'C' and requires that the applicant disperse the trees away from the bikepath edge toward the center of the reserve. Planning has similar concerns about the number and spacing of the River Birch at the entries. Additionally, details regarding the dry laid stone walls will be required at the final development plan and Planning prefers that applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown. The central open space should be designed to continue the taxus hedge and ornamental trees behind the benches and bike racks. While not required at this stage, the plans provide street tree species and the City Forester requests that Pacific Sunset Maple be substituted for the Aristocrat Pear proposed. The applicant has included a nine-foot tree lawn requirement in the development text and on the plans.
Stormwater and Utilities	Two stormwater retention ponds are proposed. One pond is shown in the southeastern portion of the site located in Reserve 'C', while the other pond is shown in the northeastern portion of the site in Reserve 'F'. The southern pond includes a fountain and the northern pond should include some type of aeration to be approved at the final development plan. Preliminary calculations have been submitted to the City for review. This site will be required to meet the Stormwater Regulations. There is an eight-inch water line on the north side of Marmion Drive that the applicant will tie into. As part of this connection, the applicant will not be permitted to open cut Marmion Drive. A ten-inch sanitary sewer that runs north on the east side of Marmion Drive and connects with a 10-inch sewer on the north side of Ballantrae Place. The applicant should remove the reference in the development text to sanitary sewer service being provided through the church, as this sewer is a private sewer and their utility plan does not reflect this connection.

Analysis	**Rezoning with Preliminary Development Plan**

Analysis	**Rezoning with Preliminary Development Plan**
Process	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.
1. Zoning Code Condition 1	**Criterion met with Conditions:** This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text. The development text should allow a 30-foot front yard setback where bikepaths are proposed along the lot.
2. Adopted Plans	**Criterion met:** The uses and density proposed for this site are consistent with the Future Land Use designation of the Community Plan.
3. General welfare and orderly development	**Criterion met:** This proposal conforms to the Community Plan and is compatible with the surrounding residential development.
4. Adjacent uses	**Criterion met with Condition:** The proposal is appropriately located in the city and will safeguard the value of property within and adjacent to the area. The road connection between Rings Road into the adjacent neighborhood has been planned since the approval of the adjacent subdivision, Ballantrae.
5. Open space Conditions 2-7	**Criterion met with Conditions:** The open space is adequate for residential development and the maintenance responsibility of the open space is intended to be that of the Homeowners Association. The development text should be revised to state *all* reserves are maintained by the HOA. The applicant should work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector. The applicant should work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries. Additionally, details regarding the dry laid stone walls will be required at the final development plan and Planning prefers that the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown. The applicant should also work with Planning to add landscaping around the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D'. While not required to be shown at this stage, the plans provide street tree species and the City Forester requests that Pacific Sunset Maple be substituted for the Aristocrat Pear proposed.
6. Natural features and resources	**Criterion met:** The proposal includes a tree preservation zone along the west and north property line and the appropriate language for the zone in the development text.

Analysis	**Rezoning with Preliminary Development Plan**
7. Infrastructure	**Criterion met:** The preliminary development plan indicates adequate access to utilities. Additionally, sufficient reserve area to accommodate future traffic improvements has been provided in the southern portion of the site.
8. Traffic and pedestrian safety Conditions 8-12	**Criterion met with Conditions:** The plans provide adequate and safe pedestrian and vehicular connectivity for the site. The applicant should work with Engineering to revise the proposed roadway location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design. The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints. The applicant should work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission. Additionally, the proposed bikepath in Reserve 'C' should cross the proposed entry street, Cadmore Drive, at the intersection with the new Rings-Cosgray Connector, not at midblock as shown.
9. Building & site relationships	**Criterion met:** The proposal maintains the existing development patterns of surrounding developments. While the proposed lots are slightly larger than lots in the adjacent subdivisions, setbacks are similar and the Build Zone requirement will pull buildings closer to the road and farther from the rear lot line, which will minimize the effect on adjacent residents.
10. Layout and intensity	**Criterion met:** The proposed plans contribute to the orderly development of this site, including proposed uses, setbacks, and density.
11. Stormwater management	**Criterion met:** Adequate provision is made for stormwater management.
12. Community benefit	**Criterion met:** The development text outlines all applicable development requirements for this project.
13. Design and appearance Conditions 12-14	**Criterion met with Conditions:** The proposal outlines building materials and architectural design standards within the proposed development text, which reflects what was approved in the Ballantrae development text. The applicant should work with Planning to address lot diversity in the development text and provide a matrix prior to scheduling review by City Council. The text requires architectural approval by an Architectural Review Committee (ARC); however, does not require such a committee be established. The text needs to be revised to address architectural review. The text should also require that the garage for Lot 46, adjacent to the Rings-Cosgray Connector face north.
14. Phasing	**Criterion met:** This is a single phase development.
15. Public services	**Criterion met:** There are adequate services for the proposed development. The applicant should remove the reference in the development text to sanitary sewer service being provided through the church, as this sewer is a private sewer and their utility plan does not reflect this connection.

Analysis	**Rezoning with Preliminary Development Plan**
16. Infrastructure contributions	**Criterion met:** The applicant has coordinated with Engineering to design the portion of the future roadway connection between Rings Road and Cosgray Road from existing Rings Road to the western property boundary that will be constructed with this development. The provision of land within Reserve 'A' will adequately address anticipated traffic improvements in this area.

Recommendation	**Rezoning with Preliminary Development Plan**
Approval	In Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval with 14 conditions is recommended.
Conditions	1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot; 2) That the development text be revised to state *all* reserves are maintained by the HOA; 3) That the applicant work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector. 4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries; 5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown; 6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D'; 7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear; 8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design; 9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints; 10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission; 11) That the proposed bikepath in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector, 12) That the development text be revised to require a side-loaded garage for Lot 46 face north; 13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council; and 14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC).

Details	**Preliminary Plat**
Plat Overview	The proposed preliminary plat subdivides 26.5 of land into 46 single-family lots and 8.64 acres of open space. The plat also provides rights-of-way for Eden Bridge Drive, Alderbrook Drive, Wilford Lane, Cadmore Drive and the future Rings-Cosgray Connector. The preliminary plat correctly shows all setback requirements. All other information required by the Subdivision Regulations is provided in the proposed preliminary plat.
Open Space	The Zoning Code requires the dedication of 3.05 acres of open space and the proposal contains 6.83 acres of open space. • Reserve "A" - 1.1 acres along the north side of Rings Road and includes the land needed for the right-of-way needed for the future Rings Cosgray Connector. • Reserve "B" - 0.3 acres, south of the proposed Rings-Cosgray Connector. • Reserve "C" - 2.8 acres north of Reserve 'A' and includes the stormwater management pond, bikepath and landscaping. • Reserve 'D' - 1 acre in the center of the site and provides a neighborhood park with a play ground, benches, path and bikeracks. • Reserve 'E' - 0.04 acres on the east side of the site between Lots 6 and 7 and provides for a bikepath connection to the elementary school. • Reserve 'F' - 1.1 acres in the northeast portion of the site. This reserve also includes a stormwater pond. • Reserves 'G' and 'H' - 0.1 and 0.09 acres, respectively, off the entry drive from Marmion Drive. These reserves accommodate buffering from the entry for Lots 19 and 34. Reserve 'G' to the north may also include an entry feature. • Reserve 'I' - 0.3 acres, is the setback area between the future Rings-Cosgray Connector and Lot 46. The plat indicates that the open space areas will be owned by the City of Dublin and maintained by a forced/funded homeowners association.

Analysis	**Preliminary Plat**
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) *Plat Information and Construction Requirements* Condition 1	**Criterion met with Condition:** This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. The applicant should ensure that any minor technical adjustments to the plat are made prior to City Council submittal.
2) Street, Sidewalk, and Bike path Standards	**Criterion met:** Street widths, grades, curvatures, and intersection signs comply with the appropriate Code sections and engineering requirements. Sidewalks or bikepaths are provided on both sides of all public streets in compliance with City construction standards.

Analysis	**Preliminary Plat**
3) Utilities	**Criterion met:** Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements.
4) Open Space Requirements	**Criterion met:** The plat meets the open space requirement.

Recommendation	**Preliminary Plat**
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with one condition.
Condition	1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal

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.