

Planning Report

Thursday, April 4, 2013

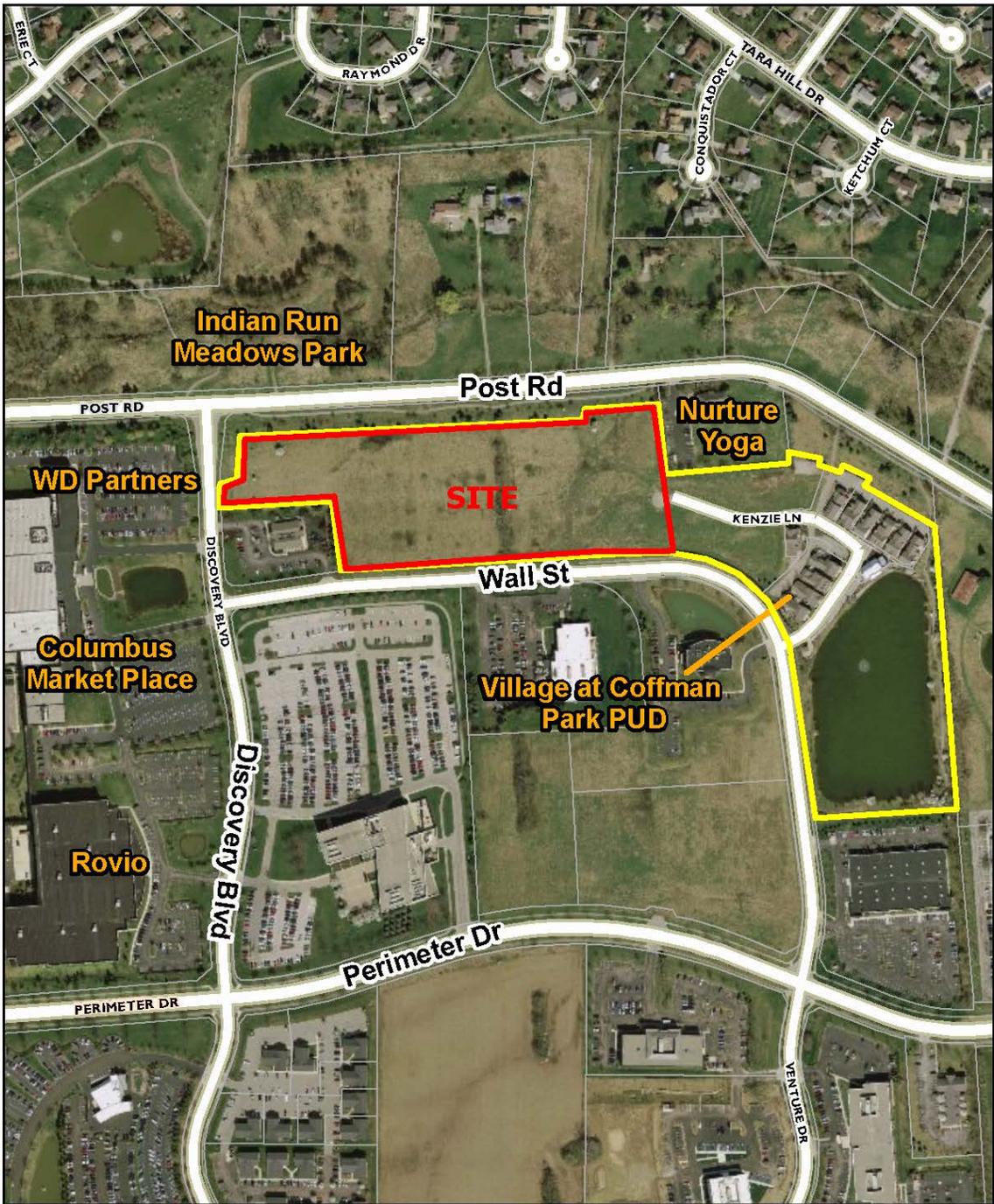
Village at Coffman Park – Ganzhorn Suites

Case Summary

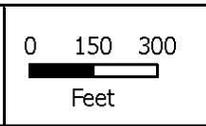
Agenda Item	2
Case Number	13-019CP
Proposal	A potential future rezoning to permit a mix of office and elderly care uses for a nine-acre site and new Planned Unit Development.
Request	Review and feedback for review and non-binding feedback for a concept plan under the provisions of Zoning Code Section 153.050.
Site Location	Discovery Boulevard at Wall Street Located on the south side of Post Road, east of Discovery Boulevard, north of Wall Street.
Owner	Coffman Partners, LLC.
Applicant	Ganzhorn Real Estate Dublin, LLC, represented by Eleanor Alvarez.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	Planning recommends that the Commission consider this concept plan with respect to the Community Plan in terms of use, and compatibility with surrounding development. The following analysis provides additional details.

Proposed Discussion Questions

1. *Does this proposal warrant a change to the Community Plan?*
2. *Does this project meet the spirit and intent of the Plan's Land Use Principles?*
3. *Is it appropriate to allow a new PUD for office and elderly care to be separated from the existing and remaining residential land?*
4. *Does this proposal appropriately transition from the existing residential condominium project to protect and support the existing neighborhood?*
5. *Are the proposed uses appropriately arranged on the site?*
6. *Other considerations by the Commission?*



13-019 CP
 Village at Coffman Park PUD
 Ganzhorn Suites
 Discovery Boulevard and Wall Street



Facts	
Site Area	9 acres of a 22.66 acre parcel
Zoning	<p>PUD, Planned Unit Development District (Village at Coffman Park plan)</p> <p>The current PUD zoning permits 63 detached, single-family homes, three live/work units, and 4.37 acres of open space.</p>
Surrounding Zoning and Uses	<ul style="list-style-type: none"> • To the north across Post Road are two single-family lots and portions of Coffman Park, which are zoned R-1, Restricted Suburban Residential District. • Commercial uses surround the site on the west and south, zoned PCD as part of Perimeter Center. North of the site, across Post Road, are single-family residences on large lots. • The office building surrounded by the site along Post Road and the office buildings to the east and southeast are zoned SO, Suburban Office District. • The 1.7-acre daycare site on Post Road surrounded by this site is zoned PCD as part of Perimeter Center.
Site Features	<ul style="list-style-type: none"> • This proposal encompasses approximately nine acres of the 22-acre "L" shaped parent parcel. The applicant is proposing to split the parcel at the adjacent property line with the office building along Post Road. • This site would include 250 feet of frontage along Discovery Boulevard, 1,200 feet of frontage along Post Road, and 900 feet of frontage along Wall Street. • There is mounding and landscaping along Post Road as buffer area which is open space owned by the City. A tree row runs from Post Road to Wall Street through the center of the site. • A 320-square-foot domestic services shelter is located at the northwest corner of the site and houses water service and mechanical units. • A 3.86-acre regional stormwater pond comprises the southeast portion of the site. • There are 11 condominium buildings constructed to the north of the pond as well as a 1,800-square-foot community center at the north end of the pond overlooking the pond and boardwalk.
Site History	<p><i>2007</i></p> <p>The Planning and Zoning Commission approved an amended final development plan on July 12, 2007 for minor modifications that included an adjustment of an existing alleyway, the relocation of a garage entry, elimination of one dwelling unit, and the addition of open space.</p>
Site History	<p><i>2006</i></p>

Facts

An amended final development plan that reflected the removal of a small stormwater pond, addition of trim color options, and grouped mailboxes was approved by the Planning and Zoning Commission on September 21, 2006.

2005

The Planning and Zoning Commission approved a final development for 63 detached residential units, 3 live-work units, and 4.37 acres of open space.

City Council approved the rezoning with preliminary development plan for this site on March 14, 2005.

The Planning and Zoning Commission recommended approval to City Council of a rezoning with preliminary development plan for the 22.66-acre development on February 17, 2005.

The Commission tabled the rezoning with preliminary development plan application after much discussion on January 20, 2005. The Commission requested additional information regarding traffic patterns, parking for the live/work units, the surface for the walking path and requested a decreased density.

2004

The Planning and Zoning Commission tabled the rezoning with preliminary development plan application for the site as requested by the applicant. There was no discussion.

A rezoning ordinance for the development was introduced at City Council on February 17, 2004.

2003

A rezoning ordinance with a preliminary development plan was tabled by City Council as requested by the applicant on June 23, 2003.

On May 1, 2003, the Planning and Zoning Commission recommended disapproval to City Council of a rezoning with preliminary development plan application for 68 detached residential units and 3.7 acres of open space because the application was inconsistent with the Community Plan and the proposal did not incorporate a mix of land uses with proper relationships to surrounding land uses and structures.

Site History

2002

On March 21, 2002 the Planning and Zoning Commission disapproved a final development plan application for 70 detached residential units, a

Facts

clubhouse and 3.9 acres of open space because it did not comply, in all respects, to the previously approved preliminary development plan.

2000

The Planning and Zoning Commission recommended approval to City Council for a rezoning with preliminary development plan application for a multi-use development with 60 detached residential units, two live/work units with 12 residential units and eight office condominiums and 3.2 acres of open space on July 6, 2000.

City Council approve a Concept Plan for the site with 60 residential units and 15 live/work units on January 18, 2000.

1999

The Planning and Zoning Commission approved a concept plan for 75 condominium units for this site on December 2, 1999.

The Commission reviewed and informal application for an 85-unit condominium project in Subareas B & C of Perimeter Center on May 6, 1999.

Neighborhood Contact

The applicant has reached out to the condominium residents and the residents on the north side of Post Road to introduce this proposal. Planning has been contacted by prospective buyers of residential units and a Post Road resident. General concerns include what would happen to the remaining portion of undeveloped land between this proposal and the existing condominiums, and how existing residents might be affected with respect to maintenance fees spread out over a smaller residential project.

Details

Concept Plan

Details	Concept Plan
Process	<p>Section 153.050 of the Zoning Code contains regulations for the establishment of a Planned Unit Development. The concept plan is the first stage in the creation of a PUD and is intended to outline the basic scope, character and nature of a proposed project. The review is to provide input in the formative stages of design prior to the applicant submitting an application for a Planned Development District zoning amendment. The applicant may request review and feedback from City Council in addition to the Planning and Zoning Commission prior to preparing a preliminary development plan. No discussions, opinions, or suggestions provided on any aspect of the concept plan shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.</p>
Proposal	<p>This is a request for review and non-binding feedback on a concept plan application for a potential rezoning for nine acres from the Village of Coffman Park PUD, Planned Unit Development District to a new PUD for a an office building, a memory care facility and potential support medical offices and elderly care facilities.</p>
Use	<p>The existing Village at Coffman Park PUD text permits detached, single-family homes; three live/work units; and 4.37 acres of open space. The final development plan for the project was approved with 63 detached, single-family condominiums with rear-loading garages, the three live/work units, a community clubhouse, an existing pond, and 4.37 acres of open space.</p> <p>This proposal is to remove nine acres from the Village at Coffman Park PUD, leaving 13 acres of the original PUD, to change the permitted uses for office and institutional use to accommodate the proposed office building, memory care facility and add permit other uses intended for elderly care.</p>
Layout	<p>The proposal is to create three separate subareas within a new PUD to accommodate the different uses proposed. An approximately one-acre subarea is proposed for an office building at the corner of Post Road and Discovery Boulevard. The plans indicate the building at a size of 10,500 square feet with an access point off Discovery Boulevard and a single loaded drive aisle along the south side of the site with 17 parking spaces to the north of the drive. This drive is shown to extend to the north and will accommodate an additional 25 parking spaces for the office building. There is a connection proposed to the east to also provide access to the proposed memory care facility on the center four acres of the proposal.</p> <p>A second subarea includes the memory care facility. The plans do not indicate the size of the facility; however the elevations show a single story building in the center of a four-acre site with wings extending in all four directions. There are two driveways from Wall Street with parking primarily located along the south side of the drive. A covered drop-off</p>

Details	Concept Plan
	<p>area is shown in the center and the service area and additional parking spaces are shown to the north off a shared drive with the proposed office building.</p> <p>The third subarea's development, at the easternmost part of the site, is not yet clear. The application statement contemplates suburban office, assisted living, and nursing care this subarea. Planning requested the applicant include a potential layout for the remaining four-acres even though the intended use of the tract is not entirely known. The plans show four buildings scattered around the site labeled 'cottage.' Each cottage appears to accommodate a 12 beds facility and the assumption is that this area would also include some type of elderly care use. The applicant has also expressed potential interests for office uses or medical office on this site.</p> <p>The plans show parking and pavement setbacks generally meeting Code. The memory care facility includes a dumpster in the building setback along Post Road which would not be permitted.</p> <p>The plans indicate the preservation of the tree row between the memory care facility and the cottages. No accommodation has been made to address access, transition or buffering between the existing 11 condominium buildings and the vacant 2.2 acres between the condominiums and this proposal.</p> <p>The proposal would eliminate the three live/work units from the Village at Coffman Park plan, approximately 18 residential units for the memory care subarea and approximately 22 residential units for the third subarea. The approved final development plan shows 11 residential units in the 2.2-acre area not included in this proposal. However this final development plan was based on an interconnected street network throughout the site, without which the 2.2 acres may not be developable with an additional 11 units.</p>
Architecture	<p>The existing condominiums and the community building were constructed with a high-quality architectural design and detailing with natural materials such as stone, cultured stone, and wood to be used as exterior building materials. The community center is modeled after an early American barn and includes a cultured stone water table and chimney, cementitious siding painted a muted red color, and square columns on the north and south elevations.</p>
Architecture	<p>The applicant has provided conceptual elevations for the memory care facility which indicate a one-story building with brick, stone and siding as the primary building materials. The elevations show deep roof overhangs and detailed columns, windows and chimneys.</p>

Details		Concept Plan
Traffic & Access	If the proposal moves to the preliminary development plan stage, the applicant will have to work with Engineering in preparing a Traffic Impact Study that would determine any necessary roadway and/or intersection improvements the proposed development would require as well as an analysis of the trip distribution. The applicant must also demonstrate to Engineering and Fire that the proposed drives will provide for adequate fire truck maneuvering. There are concerns regarding the existing condominium units the potential negative impact this proposal has on connectivity and the delivery of essential services.	
Utilities & Stormwater Management	The proposed development will be required to meet the Stormwater Regulations. The existing pond south of the condominiums controls the stormwater for many sites upstream. No information is provided as part of the Concept Plan to determine the intent of stormwater management for any of the proposed subareas.	

Analysis		Concept Plan
General	Planning recommends that the Commission consider this concept plan with respect to the Community Plan in terms of use, and compatibility with surrounding development. The following analysis provides additional details.	
<p>Community Plan <i>Future Land Use</i></p> <p><i>Discussion Questions</i></p> <p>1. Does this proposal warrant a change to the Community Plan?</p> <p>Community Plan <i>Land Use Principles</i></p>	<p>The Community Plan Future Land Use map designates this site as <i>Residential High Density (2-5 du/ac)</i>. This designation is typified by clustered single-product, multiple family units as well as detached cluster housing or patio homes. This proposal is for a mix of office and institutional uses typically accommodated in the SO, Suburban Office and Institutional District of the Code and the Office areas within the Community Plan.</p> <p>The Future Land Use was changed in 2007 to reflect the approved development for the Village at Coffman Park from the previous designation in the 1997 plan which was <i>Office</i> for a majority of the site and <i>Mixed-Use Employment Emphasis</i> for the one-acre area at the intersection of Post Road and Discovery Boulevard.</p> <p>The proposal essentially converts back to the 1997 plan and leaves the existing condominiums with a small area to continue creating a neighborhood. Considering the natural buffer the existing tree row creates and the uncertainty of intended development for the third subarea, there may be opportunities to create a cohesive development with compatible uses and transitioning that also extends the existing residential units across a larger area thus creating a critical mass for the neighborhood.</p> <p><i>Principle 3</i> "Creating places with integrated uses that are distinctive, sustainable and</p>	

Analysis**Concept Plan**

2. Does this project meet the spirit and intent of the Plan's Land Use Principles?

contribute to increasing the City's overall vitality."

Principle 5

"Create a wider range of housing choice in the community, as well as in new neighborhoods."

Principle 7

"Creating better connected places, in part, to improve the function of the street networks and also to better serve neighborhoods."

As stated above, Planning is concerned that, as proposed, the uses are not integrated but rather segregated not only from one another, but especially from the exiting condominium development. The application includes no clear direction as to how this area will be completed in a manner that addresses delivery of essential services and the creation of a residential neighborhood as was intended with the previous zoning history.

The proposal does not provide an additional housing choice, but provides a service to the community that is important for later stages in life and for residents to have the opportunity to have their families nearby. The memory care facility is expected to have a minimal impact on adjacent roadways considering the residents are not expected to drive. Employees and visitors will likely contribute less trips than the approved residential units would.

Existing PUD

3. Is it appropriate to allow a new PUD for office and elderly care to be separated from the existing and remaining residential land?

The Coffman Park PUD was approved in 2005 to provide a housing option in a central location of the city near amenities and employment options. Removing a nine-acre portion of the 22.6-acre tract, leaves approximately 13 acres within the Village of Coffman Park PUD. The approved final development plan permitted a total of 63 residential units and three live/work units. The total density approved for the Village at Coffman park PUD is 3 units to the acre. At maximum, the 2.2-acre area outside of this proposal could accommodate 11 units for a total of 22 units, the clubhouse and the open space for the stormwater pond.

While the plans indicate the preservation of the tree row between the memory care site and the third subarea, the applicant has not indicated any type of transition, buffering or access management between the existing 11 residential buildings, the vacant 2.2 acres and this proposal. Planning strongly recommends the applicant work with the property owner to address the needs and expectations of the existing neighborhood.

Planning is concerned that permitting a new PUD for the uses proposed, leaves a fairly small area with development potential for the Village at Coffman Park PUD. While the development text includes regulations for

Analysis	Concept Plan
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<p><i>Existing PUD</i></p> <p>4. Does this proposal appropriately transition from the existing residential condominium project to protect and support the existing neighborhood?</p>	<p>the use of the site and design of the residences, the preliminary and final development plans contemplated a cohesive, connected neighborhood development with 63 units, visitor parking and centralized open spaces, which would no longer be feasible if the PUD would be decreased in size with the approval of a new and separate PUD, which could not address how the remaining PUD can be built out nor include proper transitioning, buffering and connectivity across the separate zoning districts.</p> <p>Considering the lack of information regarding the intended development for the third subarea, Planning would prefer the applicant work with the property owner to revise the existing PUD and include more of the residential units to foster a more cohesive neighborhood and compatible development.</p> <p>Connectivity throughout the proposal is lacking especially for the existing condominiums. Some of the proposed parking areas terminate in large areas of pavement rather than connecting the subareas and providing for adequate ingress and egress.</p>
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<p><i>Layout</i></p> <p>6. Are the proposed uses appropriately arranged on the site?</p>	<p>The plan indicates three different subareas with a small office building at the intersection of Post Road and Discovery Boulevard, a memory care facility in the center subarea and residential cottages presumably for a nursing home use in the third subarea. The proposal largely adheres to setback requirements and appears to meet parking provisions. Access points and turning radii will require additional input by staff.</p>
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Recommendation	Feedback
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<p>Summary</p>	<p>The Concept Plan is the first stage when establishing a Planned Unit Development District to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this Concept Plan with respect to the Community Plan in terms of use, and compatibility with surrounding development. Outlined below are suggested questions to guide the Commission discussion.</p>
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<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1. Does this proposal warrant a change to the Community Plan? 2. Does this project meet the spirit and intent of the Plan's Land Use Principles? 3. Is it appropriate to allow a new PUD for office and elderly care to be separated from the existing and remaining residential land?
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Recommendation**Feedback**

4. Does this proposal appropriately transition from the existing residential condominium project to protect and support the existing neighborhood?
5. Are the proposed uses appropriately arranged on the site?
6. Other considerations by the Commission?