

Planning Report

Thursday, July 17, 2014

NE Quad, Subarea 3 – Wyandotte Woods Multi-Family

Case Summary

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| Agenda Item | 3 |
| Case Number | 14-032INF |
| Proposal | A 120-unit multiple-family development within three, four-story buildings. |
| Request | Informal review and feedback for this proposal prior to the final development plan application. |
| Site Location | West of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District. |
| Owner | Homewood Corporation. |
| Applicant | Jason, Kambitsis, A.R. Building Co. |
| Case Manager | Jennifer Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us |
| Planning Recommendation | Discussion and Feedback <ol style="list-style-type: none">1) Which site layout provides the best site design, including building layout, parking, and open space?2) Would the Commission support a text modification to the building height?3) Is the revised architectural concept more appropriate to the surrounding area?4) Would the Commission support a lower parking ratio for this development than required by Code?5) Other considerations by the Commission. |



14-032INF
Informal Review
NE Quad, Subarea 3
Wyandotte Woods - Multiple-Family

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Feet

| Facts | |
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| Site Area | 13.3-acre site |
| Zoning | PUD, Planned Unit Development (NE Quad plan). |
| Surrounding Zoning and Uses | <p>North: PUD; Single Family homes in the Wyandotte Woods Subdivision, NE Quad PUD</p> <p>South: PUD; Dublin Scioto High School, NE Quad PUD</p> <p>East: PUD; Multiple Family in the Residences at Scioto Crossings, NE Quad PUD</p> <p>West: PUD; Dublin Scioto High School sport fields, NE Quad PUD</p> |
| Site Features | <ul style="list-style-type: none"> • Topography slopes 12 feet from north to south. • Heavily wooded with mature trees, especially to the south and east. • Retention pond in the northeast portion of the site constructed as part of the infrastructure for Wyandotte Woods, Section 8. |
| Site History | Site history provided at the end of this report. |
| Permitted Uses | The preliminary development plan approved in 1990 did not include details regarding the layout of the site. The development text permits multi-family dwellings at a density of 8.6 units per acre and not to exceed 120 units. |
| Development Requirements | <p>Required building and pavement setbacks are 35 feet for the front yard and 25 feet for the side and rear.</p> <p>Maximum height for structures to 35 feet.</p> <p>Perimeter buffering is required along the north, west, and south sides when adjacent to single-family or school property, and must contain a mixture of evergreen and deciduous plant material at a summer opacity of 75% measured at 6 feet above ground level.</p> <p>The Zoning Code requires 2.5 parking spaces per dwelling.</p> |
| Neighborhood Contact | The developer met with representatives of adjacent neighborhoods and the East Dublin Civic Association. The developer explained the site context and surroundings, site influences, relationship to adjacent uses, density, and site layout. The building architecture was also discussed, including building heights. |

| Details | |
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| Informal | |
| Proposal | The applicant has revised the proposal to include minor modifications to the site plan and significant revisions to the architecture for the three, four-story building layout. Based on the discussion by the Commission, a second layout was included for a four, three-unit buildings. |

Details

Informal

Three-Building Layout

The proposed concept plan shows minor alterations to previously proposed three, four-story buildings layout. The plan retains the buildings generally in the center of the site with the main public entry from Wyandotte Woods Boulevard at the northeast corner of the site.

A private interior street connects the site from east to west and includes on-street parking. A secondary emergency access point is in the northwest portion of the site between two single-family lots in Section 8 of the Wyandotte Woods subdivision. The details for this emergency access drive were accepted as part of the previous final development plan. Engineering continues to request the applicant to design this street at the westernmost drive into the parking area to deemphasize the emergency access drive to prevent driver confusion.

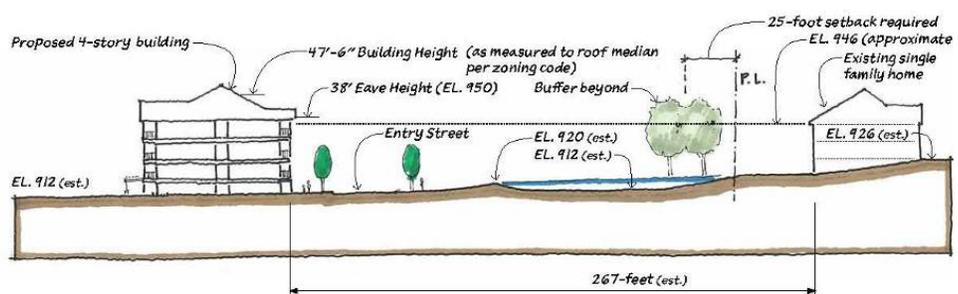
Parking for the apartments continues to be proposed to the rear of each building in smaller pods separated by landscaping. There are two access points to the parking areas from the main drive. The previously proposed covered parking has been removed from the proposal. An additional version of the three building layout includes deferred parking locations along the southern drive aisle adjacent to the trees.

Walking trails are shown throughout the parking areas as well as along the main drive and in the northern open space. The area north of the private entrance road includes the large open space with an existing stormwater management pond, a relocated second pond, the clubhouse and the pool.

The proposed plan preserves trees in the east and southeast portions of the site, which based on a field study conducted by Planning are the trees in the best condition. A detailed tree survey will be required with the final development plan application. A third retention pond is indicated in the south portion of the site.



| Details | | Informal |
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| Four Building Layout | <p>The submitted four-building plan concept shows four, three-story buildings in the center of the site with one main public entry from Wyandotte Woods Boulevard at the northeast corner of the site. A private interior street connects the site from east to west. The secondary emergency access point in the northwest is maintained.</p> <p>A main neighborhood street is shown between the two rows of buildings, with on street parking. Access to the parking pods located to the rear of each building is from this street. The two southern sections of parking are separated by a stormwater pond. The parking in the north portion of the site is oriented toward the existing single-family homes and separated by the remaining green space and stormwater ponds.</p> <p>The clubhouse and the pool have been moved to the east portion of the site off the main entrance drive from Wyandotte Woods Boulevard. The plan preserves trees in the east and southeast portions of the site.</p> | |
| Architecture | <p>The applicant has only provided architecture for the four-story buildings and revised the design based on the Commission's comments at the May, 2014 meeting. The proposal includes a new central building with two identical flanking buildings. The architecture has been revised to incorporate cohesive design elements, including dormers to reduce the scale of the roof, gable features, and arches as design elements. The main building materials are brick and stone.</p> <p>The development text limits the height of buildings to 35 feet. The Code-measured height for these buildings is 47 feet, 6 inches, which would require approval of a minor development text modification by the Commission.</p> | |
| Parking/Site | <p>The initial three and four building layouts include 210 parking spaces at a ratio of 1.75 spaces per unit. Code requires 2.5 spaces per unit or 300 spaces for this proposal. A deferred parking layout was included for the three building layout to demonstrate the Code required parking could be accommodated on-site.</p> <p>Sidewalks lead to each building from the main drive, as well as rear building entrances from the parking area.</p> | |
| Utilities & Stormwater Management | <p>The proposed development will be required to meet stormwater requirements.</p> | |

| Analysis | Informal |
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| <p>General</p> | <p>Planning recommends the Commission consider this proposal with respect to the two site layouts, design features, revised architectural concept, parking and compatibility with surrounding development. The following provides additional details.</p> |
| <p>Discussion Questions</p> <p>1. Which site layout provides the best overall site design, including building layout, parking, and open space?</p> | <p>The site layout is influenced by the location of the required entrance from Wyandotte Woods Boulevard, the emergency access to the west, and the existing and planned stormwater ponds.</p> <p>The proposed three building layout provides larger, higher buildings; however, the layout allows for a much greater buffer and additional open space, and a generally less cluttered feel for the site compared to four building layout. Planning also encouraged additional buffering for existing and future single-family residents to the north and the preservation of significant trees to the south and east, which is provided in the three building layout.</p> <p>However, with some thought, an improved four building layout could likely be planned.</p> |
| <p>2. Would the Commission support a text modification to the building height?</p> | <p>The character of multiple-family housing within this area of Dublin is largely two-story buildings with some three-story buildings near Sawmill Road. The development text limits the height of buildings to 35 feet, which is typical for most of Dublin's residential districts. As proposed, the buildings measure 47 feet, 6 inches.</p> <p>There is a trade-off of having fewer, but taller buildings that allow more open space. The plan takes some advantage of the site topography by placing the building foundation approximately 14 feet lower than that of the nearest single-family home. At Planning's request, the applicant provided section drawings to illustrate relationships to adjacent planned homes. The elevations illustrate that the eave lines of the proposed four-story buildings and the nearest single-family home are essentially the same due to the difference in grade.</p>  |

| Details | | Informal |
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| 3. Is the revised architectural concept more appropriate to the surrounding area? | The buildings' revised architecture is intended to complement the surrounding single-family homes with the use of a stone and brick materials as well as design features such as gable features, dormers and lintels and sill details. | |
| 4. Would the Commission support a lower parking ratio for this development than required by Code? | Code would require 300 parking spaces based on 2.5 parking spaces for each dwelling unit. The applicant has provided various site plans indicating the provision of 210 spaces for a ratio of 1.75 spaces per unit and 300 spaces to meet Code. The plans indicate an additional area for deferred parking to get closer to Code requirements, which may alleviate future parking concerns should they arise. Proper procedures for monitoring parking conditions and enforcing the additional parking would need to be in place. | |

| Recommendation | | Feedback |
|-----------------------|--|-----------------|
| Summary | The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended development pattern, site design details and architecture. Planning recommends the Commission consider this proposal with respect to the site features, site design, architecture and parking in terms of compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion. | |
| Discussion Questions | <ol style="list-style-type: none"> 1) Which site layout provides the best overall site design, including building layout, parking, and open space? 2) Would the Commission support a text modification to the building height? 3) Is the revised architectural concept more appropriate to the surrounding area? 4) Would the Commission support a lower parking ratio for this development than required by Code? 5) Other considerations by the Commission. | |

SITE HISTORY

- 1990: PUD zoning approved for NE Quad Planned Development
- 1995, 2003 and 2005: amendments to approved preliminary development plan (not involving this Subarea)
- November 2007: informal review for a 135-unit apartment development on this site (Case 07-103INF)
- July 2008: second informal review prior to the submission of a formal final development plan (Case 08-058INF)
- June 18, 2009: denial of final development plan for 110-unit multiple family development (Case 09-018FDP)
- September 16, 2010: The Commission informally reviewed and discussed a proposal for a 110-unit multiple-family development. Three residents from the neighborhood also provided comments. While acknowledging some improvements from what was submitted to the Commission in 2009, the Commissioners did not believe that the modifications adequately addressed previous comments and concerns. The Commission stated that the proposal continues to create a separated environment with unusable open space and an uninviting streetscape lacking any pedestrian realm. A record of the meeting was forwarded to City Council.
- May 15, 2014: The Commission informally reviewed and discussed a proposal for a 120-unit multiple-family development in three, four-story buildings. The Commissioners discussed the improvements from the previous proposals for development. Some Commissioners favored the benefits of having taller buildings and the benefits of preserving trees and providing more open space, particularly given the topography of the site. Some Commissioners were concerned about the proposed height of the buildings and how they would fit within the existing neighborhood. They discussed the single entrance for this development and the potential for it diverting traffic through the Wyandotte Woods neighborhood. The Commission was also concerned about the proposal for covered parking and the proposed architecture. Some Commission members suggested that four-story buildings could be accepted but would require high-quality architecture and materials. Commissioners advised the applicant to investigate parking below the building to decrease the surface parking. The Commission encouraged the applicant to make the clubhouse and pool a visually amenity for the residents.