



CITY OF DUBLIN

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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, June 6, 2013

Tartan West, Subarea B - Villas of Corazon

Case Summary

Agenda Item	2
Case Number	13-033AFDP
Proposal	Modifications to an approved plan to eliminate 2 buildings and expand the footprint of up to 15 buildings in Subarea B of the Tartan West Planned Unit Development District.
Site Location	The 31.7-acre site is north of Corazon Drive at the northwest corner of the Tartan West development.
Applicant	Newbury Homes, Inc.; represented by Steve Newcomb.
Case Manager	Tammy Noble-Flading, Senior Planner (614) 410-4649 tnoble-flading@dublin.oh.us
Request	Amended Final Development Plan Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Planning Recommendation	<p>Approval.</p> <p>Based on Planning's analysis, the proposed modifications to the size and location of the detached condominiums meet the development text, provides more diversity in housing choices within the Subarea, and is consistent with the theme and appearance of the remaining residential units. Planning recommends approval for this proposal with one condition.</p> <ol style="list-style-type: none">1) That the side elevations have the same amount of detailing with building materials choices, including stone, as the elevations approved by the Commission in 2011.



 <p>City of Dublin</p>	<p>13-033AFDP Amended Final Development Plan Tartan West, Subarea B Villas at Corazon Corazon Drive</p>	<p>0 200 400 Feet</p> 
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Facts	Amended Final Development Plan
Site Area	31.067 acres
Zoning	PUD, Planned Unit Development District
Surrounding Zoning and Uses	<p>North: Zoned PUD, Planned Unit Development and approved for the commercial uses within the Tartan Ridge PUD</p> <p>East: Zoned for residential uses and contains large lot residential uses within Jerome Township</p> <p>South: Zoned PUD, Planned Unit Development as part of the Tartan West plan, Subarea K, including the Corazon Clubhouse and associated facilities</p> <p>West: Glacier Ridge Metro Park within Jerome Township</p>
Site Features	<ul style="list-style-type: none"> • The site has all approved infrastructure including a private roadway system extending north from Corazon Drive, two stormwater management ponds, water and sewer lines, and three visitor parking areas. • Eight of the 11 attached three and four unit condominium buildings approved as part of the final development plan have been constructed in the eastern portion of the site. • The site was approved for 29 additional detached condominium units in the western portion of the site. Of those, 11 have been constructed or approved for a building permit. • Mature vegetation exists along the eastern and southern portions of the site. • Two bike paths are along the north and west property lines both of which connect to a regional bike path system extending along Hyland Croy and McKitrick Roads.
Development Approvals	<p>Amended Final Development Plan April 7, 2011: Amended final development plan approved by the Planning and Zoning Commission to modify 11 attached condominium units to 29 detached condominium units.</p> <p>Final Development Plan June 16, 2005: Final development plan approved by the Commission for Subarea B which approved 22 buildings for 76 attached condo units. The units were a mixture of two to four unit buildings (1 two unit, 10 three unit buildings, and 11 four unit buildings) with a French Country architectural theme, one of the seven approved architectural palettes for Tartan West. The units included a mix of buildings with side-load garages and ranch style, 1½ story floor plans.</p> <p>Rezoning/Preliminary Development Plan May 3, 2004: City Council approved a rezoning and preliminary development plan for a mixed use development over 251 acres as Tartan West.</p> <p>November 6, 2003: The Planning and Zoning Commission recommended approval to City Council for the rezoning application of the Tartan West PUD.</p>

Details	Amended Final Development Plan
Plan Overview	<p>The applicant is proposing to modify the approved plan that allows 29 detached single family condominium units ranging in width from 39 feet to 43 feet. The applicant is proposing to increase the potential width of the remaining 15 units to allow widths ranging from 44 feet to 46 feet. The depth of the units will not be modified and the increased unit width will eliminate two units.</p> <p>The units will be evenly spaced on each side and will increase from 12 feet to up to 20 feet separation between units. Outdoor amenity areas will be consistent with the width of the proposed units.</p>
Development Standards	<p>The approved text allows for both attached and detached condominium units approved through a final development plan in July 2006 and an amended final development plan in April 2011. The development standards have minimum rear and side yard requirements of 6 feet and a minimum building separation of 12 feet. The proposal will meet, or exceed, these minimum requirements.</p>
Architecture	<p>Newbury Homes is the sole builder for this Subarea. The approved theme for this Subarea was a French-country architectural style, one of the seven approved architectural palettes. This includes design details such as v-groove diagonal siding, shutters, brick rowlocks and soldier courses, wood posts, and round top windows and louvers. The buildings also have varying rooflines, gables and dormers. The architectural style requires all front loaded garages to have two, eight foot wide garage doors in lieu of one, 16 foot wide door. The rear elevations include approved outdoor spaces, including screened porches.</p> <p>The proposed architecture will be compatible with the existing architectural styles within the Subarea and will incorporate the same architectural details. To illustrate these proposed elevations, the applicant has submitted 11 condominium units that range from ranch to two story floor plans. Each unit has two front elevation options that have minor changes associated with design features such as windows, dormers, complexity of roof lines and other modifications that are affected by the internal layout of the unit. With a single builder, the text requires a diversity matrix for review by the Tartan West Architectural Review Committee and the City of Dublin. This will require updating based on the proposed modifications.</p> <p>Planning has reviewed the proposed architectural elevations and concluded that the general design elements of the existing architecture have been incorporated in the remaining portion of the Subarea. Planning recommends the proposed 15 buildings be approved, based on the front and rear elevations increase in width. The proposed side elevations incorporate less detailing and masonry material that was previously approved and should be revised to match the previous approval.</p>
Landscaping	<p>The landscape plan was approved with the final development plan and minor modifications have been made for this application. The grading plan indicates that the tree protection fencing will need to be modified to not impede the critical root zones of existing vegetation or if trees are damaged, will need to be replaced based on the landscape provisions of the Zoning Code.</p>
Streets, Utilities, and Parking	<p>The private road way system has been constructed and no modifications are proposed to the existing street system, storm water management plan, or primary utility locations. Parking meets Code.</p>

Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended 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</p>	<p>Criterion met with Condition: This proposal is consistent with the requirements of the Tartan West PUD, Subarea B. The proposed side elevations incorporate less detailing and masonry material than previously approved and should be revised to match the previous approval. Planning recommends the side elevations have the same level of material choices, including stone, as the approved elevations.</p>
<p>2. <i>Traffic and pedestrian safety</i></p>	<p>Criterion met: The proposal does not affect traffic or pedestrian safety.</p>
<p>3. <i>Adequate public services and open space</i></p>	<p>Criterion met: No additional open space dedication is required.</p>
<p>4. <i>Protection of natural features and resources</i></p>	<p>Criterion met: The proposal does not affect natural features or resources.</p>
<p>5. <i>Adequacy of lighting</i></p>	<p>Criterion met: No modifications are proposed.</p>
<p>6. <i>Proposed signs are consistent with approved preliminary development plan</i></p>	<p>Criterion met: No modifications are proposed.</p>
<p>7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i></p>	<p>Criterion met: The landscaping plan meets all applicable requirements of the Code.</p>
<p>8. <i>Compliant Stormwater management</i></p>	<p>Criterion met: No additional storm water management is required or proposed.</p>
<p>9. <i>All phases (if applicable) comply with the previous criteria.</i></p>	<p>Criterion met: Not applicable.</p>
<p>10. <i>Compliance with all other laws and regulations.</i></p>	<p>Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.</p>

Recommendation	Amended Final Development Plan
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Approval	<p>Based on Planning’s analysis, the proposed modifications to the size and location of the detached condominiums meet the development text, provide diversity in housing choices in the Subarea, and is consistent with the theme and appearance with the remaining residential units. Planning recommends approval for this proposal with one condition.</p> <ol style="list-style-type: none">1) That the side elevations have the same amount of detailing with building materials choices, including stone, as the elevations approved by the Commission in 2011.

AMENDED FINAL DEVELOPMENT PLAN REVIEW 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.