



City of Dublin

Land Use and Long
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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, December 5, 2013

The Village at Coffman Park PUD – Ganzhorn Suites

Case Summary

Agenda Item	3
Case Number	13-058Z/PDP/PP – Informal Review
Proposal	Define subareas within the 22.66-acre Village at Coffman Park Planned District to permit, additional residential condominiums, open space, and a memory care facility within a new Planned District.
Request	Informal review and non-binding feedback.
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	Coffman Partners, LLC; represented by Ganzhorn Real Estate Dublin, LLC and Mike Close, Isaac Wiles.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	Planning recommends that the Commission discuss this informal application with respect to the Community Plan, site considerations, and compatibility with surrounding development. The following analysis provides additional details.

Proposed Discussion Questions

1. *Should this proposal include a change to the Community Plan?*
2. *Does this project meet the spirit and intent of the Plan's Land Use Principles?*
3. *Are the proposed uses, buildings, and open spaces appropriately arranged on the site?*
4. *Would the Commission support the desire for a six-foot tall solid fence for the memory care facility?*
5. *Other considerations by the Commission.*



13-058Z/PDP/PP
Village at Coffman Park PUD
Ganzhorn Suites
Discovery Boulevard and Wall Street

0 150 300
Feet

Facts	
Site Area	22.66 acre parcel
Zoning	Existing: PUD, Planned Unit Development District (Village at Coffman Park plan) Proposed: PUD, Planned Unit Development District (Village at Coffman Park plan)
Surrounding Zoning and Uses	<ul style="list-style-type: none"> • North: Two single-family lots and portions of Coffman Park, zoned R-1, Restricted Suburban Residential District. • West/South: Commercial uses, zoned PCD as part of Perimeter Center, including a 1.7-acre daycare site. • East: Offices, zoned SO, Suburban Office District.
Site Features	<ul style="list-style-type: none"> • Frontage: 250 feet - Discovery Boulevard; 1,700 feet - Post Road; 2,000 feet - Wall Street. • Mounding and landscaping along Post Road as buffer area and 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 service building for water service and mechanical units is at the northwest corner. • A 3.86-acre regional stormwater pond is on southeast portion of the site. • 11 completed condominium buildings and 1,800-square-foot community center at the north end of the pond with associated site improvements.
Case Background	<p>A comprehensive site approval history is included at the back of this report. The following is the more recent history.</p> <p>The applicant requested postponement of this application prior to the November 14, 2013 Planning and Zoning Commission meeting based on concerns Planning and Engineering raised regarding access management, setback requirements and development text details. The applicant elected to continue working with staff to resolve as many issues as possible prior to scheduling the application for a Commission vote. As that work proceeds, the applicant is requesting feedback on whether comments from the previous concept plan review were sufficiently addressed.</p> <p>These previous comments came from the Commission's concept review on April 4, 2013 for a potential rezoning for a mix of office and elderly care uses on a smaller, nine-acre site. The Commission expressed support for the proposed office and elderly care uses but were concerned about the viability of the condominiums should there be fewer than 22 units.</p>

Facts	
	<p>On August 16, 2013, the Commission recommended approval to City Council for a preliminary and final plat to establish a reserve with external access from Wall Street for the construction of additional condominiums. These plats were approved by City Council on September 23, 2013.</p>
<p>Neighborhood Contact</p>	<p>The applicant has contacted the condominium residents and the residents on the north side of Post Road to introduce this proposal and review changes made since the concept plan review by the Commission. Some residents of the condominium units and a Post Road resident have been contacted Planning with concerns about notification requirements and how the potential for how maintenance fees might be affected. Correspondence from adjacent residents is included in the Commission case materials.</p> <p>The Law Director's office has verified that all notification requirements and required procedures were met and explained this to the residents.</p>

Details	Informal
<p>Proposal</p>	<p>This is a request for review and informal, non-binding feedback on a potential Planned Unit Development rezoning for a 22-acre site for the Village of Coffman Park PUD, Planned Unit Development District. The application includes the rezoning of the site to a new PUD for a total of 39 condominium units, a memory care facility, open space, and associated site improvements.</p>
<p>Uses</p>	<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 approved final development plan had 63 detached, single-family condominiums with rear-loaded garages, three live/work units, a community clubhouse, an existing pond, and 4.37 acres of open space.</p> <p>This proposal is to rezone the entire PUD and create a Subarea A for the existing and proposed residential condominiums; Subarea B for a proposed memory care facility; and Subarea C for the existing open spaces along Post Road and the stormwater pond.</p>
<p>Land Use</p>	<p>The Community Plan Future Land Use map designates this site as Suburban Residential Medium Density (2-5 du/ac), typified by clustered single-product, multiple family units as well as detached cluster housing or patio homes with limited future use in the Planning area. This proposal would permit a mix of office and institutional uses typically accommodated in the Office and/or Institutional land use designations.</p>

Details		Informal
Subarea C <i>Open Space</i>	This Subarea is approximately 8.826 acres and includes all open space previously dedicated to the City along Discovery Boulevard, Post Road and the area of the stormwater pond to the east and south.	
Architecture	<p>The existing condominiums and the community building were constructed with a high-quality architectural design and detailing with natural exterior building materials such as stone, cultured stone, and wood. The community center is reminiscent of 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> <p>The applicant has provided conceptual elevations for the one-story memory care facility which indicate a building with brick, stone and siding as building materials. The elevations show deep roof overhangs and detailed columns, windows and chimneys.</p>	
Traffic & Access	A traffic study has been submitted analyzing the traffic impact on the existing transportation network and will be finalized with Engineering. Access management and safety are the main concerns with the proximity of a new driveway to the other driveway on Discovery Boulevard and the Wall Street intersection.	
Utilities & Stormwater Management	The owners of Subareas A and B will adopt recordable access easements and general maintenance agreements to provide for stormwater retention in the existing regional stormwater pond located in Subarea C.	

Analysis		Informal
General	Planning recommends that the Commission discuss this informal application with respect to the Community Plan, site considerations, and compatibility with surrounding development. The following analysis provides additional details.	

Analysis	Informal
<p>Discussion Questions</p> <p>Community Plan</p> <p><i>Future Land Use</i></p> <p>1. Should this proposal include a change to the Community Plan?</p>	<p>The Community Plan Future Land Use map designates this site as <i>Suburban Residential Medium 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 would allow for a mix of office and institutional uses typically accommodated in the Office and Institutional designations of the Community Plan. Specifically the memory care facility was not originally contemplated in the Village at Coffman Park plan.</p> <p>The current Future Land Use designation was placed in 2007 to reflect the approved development for the Village at Coffman Park. The 1997 plan had <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. The proposal essentially reverts to the concepts of the 1997 plan and leaves the existing condominiums to continue creating a smaller scale neighborhood.</p> <p>While the memory care facility in Subarea B was not specifically called out, the Commission may wish to consider the degree to which the use is related to other residential uses, although the facility is operated as a commercial enterprise. It has been noted that these facilities do favor being located nearer to other residential uses, in some cases to be near relatives, and in other cases simply to provide a more residential atmosphere and surroundings for their residents. The Commission may wish to consider whether this is appropriate with respect to the Community Plan or an amendment to the Community Plan should be required prior to or with the submission of a rezoning proposal.</p>
<p><i>Applicable Land Use Principles</i></p> <p>2. Does this project meet the spirit and intent of the Plan's Land Use Principles?</p>	<p><i>Principle 3:</i> "Creating places with integrated uses that are distinctive, sustainable and contribute to increasing the City's overall vitality."</p> <p>The applicant has increased the area and number of condominiums in the proposed Subarea A from the previous proposal. While the layout of Subarea A and B does not create fully integrated uses, the condominiums are appropriately buffered from potential effects of the memory care facility.</p> <p><i>Principle 5:</i> "Create a wider range of housing choice in the community, as well as in new neighborhoods."</p> <p>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.</p> <p><i>Principle 7:</i> "Creating better connected places, in part, to improve the</p>

Analysis	Informal
	<p>function of the street networks and also to better serve neighborhoods.”</p> <p>The applicant will be required to ensure that access management concerns, details such as turning radii, and emergency access concerns are addressed prior to proceeding with this application.</p>
<p><i>Layout & Design</i></p> <p>3. Are the proposed uses, buildings, and open spaces appropriately arranged on the site?</p> <p>4. Would the Commission support the desire for a six-foot tall solid fence for this facility?</p>	<p>The plan indicates three different subareas with a small area at the intersection of Post Road and Discovery Boulevard to provide limited access for a memory care facility in Subarea B and residential condominiums use in Subarea A. This less than ideal access is made necessary by the compact nature of the memory care facility in the east portion of Subarea B. The large size of the building on this relatively narrow site complicates access for parking and service areas.</p> <p>The Commission may wish to discuss whether the existing tree row creates a sufficient natural buffer to create a cohesive development with compatible uses, the viability of additional residential units, and whether the existing and planned residential units across a larger area creates a critical mass for the neighborhood.</p> <p>The operators of the memory care facility are proposing a six-foot solid fence to enclose the outdoor amenities to the east and west of the building. The Commission has previously approved higher, wrought-iron style fences with masonry columns spaced in regular intervals for these types of facilities. The fence is located within the setbacks and on the property line. Code requires fences to be located within the buildable area. The compact nature of the site makes compliance with this requirement difficult. The applicant will be able to bypass this regulation by revising their Planned District regulations.</p>

Recommendation	Feedback
Summary	Planning recommends the Commission consider this concept plan with respect to the Community Plan, site considerations, and compatibility with surrounding development. Outlined below are suggested questions to guide the Commission discussion.
Discussion Questions	<ol style="list-style-type: none"><li data-bbox="521 468 1382 499">1. <i>Should this proposal include a change to the Community Plan?</i><li data-bbox="521 501 1425 569">2. <i>Does this project meet the spirit and intent of the Plan's Land Use Principles?</i><li data-bbox="521 571 1409 638">3. <i>Are the proposed uses, buildings, and open spaces appropriately arranged on the site?</i><li data-bbox="521 640 1484 707">4. <i>Would the Commission support the desire for a six-foot tall solid fence for the memory care facility?</i><li data-bbox="521 709 1101 741">5. <i>Other considerations by the Commission.</i>

SITE HISTORY

2007

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.

2006

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 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 approves 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.