

City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 22, 2013

Village at Coffman Park PUD – Kenzie Lane Preliminary and Final Plats

Case Summary

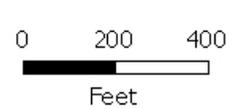
Agenda Item	2
Case Number	13-076PP/FP
Site Location	North of Wall Street, east of Discovery Boulevard.
Proposal	A subdivision plat of 2.399 acres into a reserve to facilitate the development and construction of condominium buildings.
Applicant	Coffman Partners, LLC, represented by Timothy Kelton.
Planning Contact:	Claudia D. Husak, AICP, Planner II (614) 410-4675, chusak@dublin.oh.us
Requests	Review and recommendation of approval to City Council for a preliminary plat and a final plat application under the provisions of the Subdivision Regulations.
Planning Recommendation	<i>Approval of the preliminary and final plats with 2 conditions.</i> Based on Planning's analysis, the proposal meets the requirements of Chapter 152, Subdivision Regulations.

Conditions

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including labeling the contour lines on the preliminary plat, and;
- 2) That the utility easements be labeled as private on the final plat.



13-76PP-FP
Preliminary Plat/Final Plat
Village of Coffman Park PUD
Kenzie Lane



Facts	
Site Area	2.399 acres from 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 2.4 acres of the 22-acre "L" shaped parent parcel. • This site would include 300 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 along the western boundary 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.
Case Background	The proposal is for a preliminary and a final plat to allow the development of the area with residential condominiums based on the final development plan approved by the Planning and Zoning Commission in 2007. The builder is pursuing building permits for the units and due to different ownerships a parcel is required for the developer to apply for the permits.
Site History	There is extensive development history for the site dating back to 1999. The records are attached to the packet and a summary is included at the end of this report.

Details Preliminary and Final Plats	
Plat Overview	<p>The proposed preliminary plat establishes a reserve with external access from Wall Street. Internal access will be provided from private streets, for which a section is included in the preliminary plat. This plat is only for a reserve; no rights-of-way are included. Once the condominiums are built, condo lots will be created.</p> <p><i>Kenzie Lane</i> is the private street connecting all condominium units to Wall</p>

Details		Preliminary and Final Plats
	<p>Street. This private street will have 22 feet of pavement and a sidewalk on both sides.</p> <p><i>Reserve A</i> is proposed to be 2.399 acres and is located to the west of the existing condominiums. An east-west portion of Kenzie Lane has been constructed through the center of this Reserve.</p>	
Plat Contents	<p>The Subdivision Regulations, §152.018, contain content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections, and a tree preservation plan.</p>	
Plat Information	<p>The proposed preliminary plat includes a vicinity map showing the general location of the subdivision as required. The proposed name of the plat is Preliminary Plat for Village at Coffman Park. The street name for Kenzie Lane has been approved as part of the final development plan.</p> <p>The applicant should revise the final plat to include the standard City of Dublin Title Block on the front page.</p>	
Site Conditions	<p>The plat shows site conditions as described in this report.</p>	
Grading & Utilities	<p>The spot elevations shown are not labeled, which should be added prior to submitting for City Council review.</p> <p>Existing utility lines are included on the preliminary plat and final plat. The utility easements should be labeled as private on the final plat.</p>	
Open Space	<p>Open space dedication is not required with this plat as open space was dedicated to the City along Post Road as part of the rezoning for this development.</p>	

Analysis		Preliminary and Final Plats
Process	<p>The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.</p>	
1) Plat Information and Construction Requirements	<p>Criterion met with Condition: This proposal is consistent with the requirements of the Subdivision Regulations and all required information is included on the plats. The applicant must ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including labeling the contour lines on the preliminary plat.</p>	
<i>Condition 1</i>		

Analysis	Preliminary and Final Plats
2) Street, Sidewalk, & Bikepath Standards	Criterion met: The preliminary and final plats contain all required information.
3) Utilities <i>Condition 2</i>	Criterion met with Condition: Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements. The easements for utilities should be labeled as private on the final plat.
4) Open Space Requirements	Not applicable.

Recommendation	Preliminary and Final Plats
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions.
Condition	<ol style="list-style-type: none"> 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including labeling the contour lines on the preliminary plat, and; 2) That the utility easements be labeled as private on the final plat.

PRELIMINARY PLAT CRITERIA

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.

FINAL PLAT CRITERIA

Review Criteria

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and

- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.

Site Development History - Summary

2013

The Commission commented informally on this request for non-binding review and feedback for a concept plan for a potential future rezoning to permit a mix of office and elderly care uses on a nine-acre site on the south side of Post Road, east of Discovery Boulevard, north of Wall Street. The Commissioners supported the proposed use but were concerned about the future viability of the condominium project should its size decrease to 22 units or fewer.

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.

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 approved 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.