



CITY OF DUBLIN

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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 22, 2013

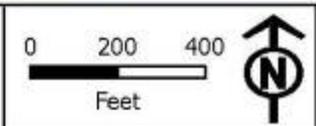
Tartan West, Subarea B - Villas of Corazon

Case Summary

Agenda Item	3
Case Number	13-078AFDP
Proposal	Patio options for four units in the single-family, condominium phase of the Villas of Corazon 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	<u>Approval</u> Based on Planning's analysis, the proposed modification to allow patios to the side of the single-family residential units provides additional options for potential homeowners within the subarea. Planning recommends approval for this proposal with two conditions. <ol style="list-style-type: none">1) That the option of outdoors patios be limited to either the rear or the side of the units, but not permitted to have patios in both locations.2) Lot #13 is eliminated from this proposal.



13-078AFDP
Amended Final Development Plan
Tartan West- Villas of Corazon
0 Corazon Drive



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. • A majority of the 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 has been approved for a total of 27 single-family, residential units in the eastern portion of the site. Approximately half of the approved units have been constructed. • Mature vegetation along the eastern and southern portions of the site.
Development Approvals	<p>Amended Final Development Plan June 6, 2013: Amended final development plan approved by the Planning and Zoning Commission to modify the location and size of units located along the west side of Roseto Villa Drive that resulted in elimination of two single-family units.</p> <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's proposal was to modify the approved amended final development plan to allow four units in the single-family condominium phase of the subarea to have patios located to the side of the units, whereas the patios were originally approved at the rear of the units. The proposal would have allowed modifications to Unit #13, #17, #19, and #21 to have at-grade patios on either the sides or rear of the units.</p> <p>The property owner adjacent to Unit #13 has expressed concern for the location of the proposed patio in proximity to his home. To address the concern, the applicant has agreed, and Planning has conditioned the approval, to eliminate Unit #13 from this patio proposal.</p> <p>For Unit #17, the developer is proposing to eliminate Unit #16 to accommodate the side patio. This decreases the density of the subarea by one unit.</p> <p>The applicant has designated 15-foot by 40-foot areas to the side of each unit where at-grade patios can be permitted. Side located patios are limited to units that do not have units immediately adjacent to them. The area for side patios allows for flexibility in the location of the at-grade patios and all units include additional landscaping materials around the perimeter of the patios. <u>This proposed size of the patios is consistent with the approved patios to the rear of the units which is typically ten feet in width by 36 feet in length.</u></p>
Development Standards	<p>Units #1-25 have minimum rear and side yard requirements of 6 feet and a minimum building separation of 12 feet. Units #26-40 have minimum rear and side yard requirements of 6 feet and a minimum separation of 20 feet. All of the proposed patios will be required to meet these setbacks.</p>
Landscaping	<p>The landscape plan was approved with the final development plan and minor modifications have been made for this application. A landscape plan has been submitted for the units indicating significant plantings along the side of the patios. These plantings include a mixture of shrubs and trees that are meant to provide a vertical and horizontal buffer from the surrounding units. The tree species include the Shadblow Serviceberry, American Holly, Sweetbay Magnolia, Ivory Silk Japanese Tree Lilac and the Green Giant Arborvitae. The shrub species include multiple variations of Boxwoods, Blue Prince Holly, Green Mound Alpine Currant, Road, Little Princess Japanese Spirea, Dwarf Korean Lilac, and Korean Spice Viburnum.</p>
Streets, Utilities, and Parking	<p>The private roadway system has been constructed and no modifications are proposed to the existing street system, storm water management plan, or primary utility locations.</p> <p>At the June 6, 2013 amended final development plan review the Commission raised concerns about the condition of the roads. In a memo to</p>

Details		Amended Final Development Plan
	<p>City Council dated September 20, 2012, addressing a question regarding private streets within the City, Engineering noted that private streets, private commercial drives and private residential streets are not currently inspected by Dublin for “quality assurance” and are therefore the responsibility of private entities. The Homeowners Association is aware of the condition of the roads and is attempting to resolve the issue.</p>	

Analysis		Amended Final Development Plan
Amended Final Development Plan	<p>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>	
<p>1. <i>Consistency with the approved preliminary development plan.</i></p> <p>Conditions #1 and #2</p>	<p>Criterion met: This proposal allows additional options for outdoor amenities and remains consistent to size, and quality, of the approved patio areas to the rear. Therefore, the proposal is consistent with the approved preliminary development plan.</p> <p>To ensure that all the units have adequate outdoor space for patios, yet allow consistent sizes of patio options for all the units, Planning is requesting that the property owner from the proposed lots be allowed to build patios in <i>either</i> the side or rear locations. Additionally, as noted earlier, at the request of the property owner of an adjacent unit the applicant has agreed to eliminate Unit #13 as part of this application. Planning has conditioned the approval to address this concern.</p>	
2. <i>Traffic and pedestrian safety</i>	<p>Criterion met: The proposal does not affect traffic or pedestrian safety.</p>	
3. <i>Adequate public services and open space</i>	<p>Criterion met: No additional open space dedication is required.</p>	
4. <i>Protection of natural features and resources</i>	<p>Criterion met: The proposal does not affect natural features or resources.</p>	
5. <i>Adequacy of lighting</i>	<p>Criterion met: No modifications are proposed.</p>	
6. <i>Proposed signs are consistent with approved preliminary development plan</i>	<p>Criterion met: No modifications are proposed.</p>	
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	<p>Criterion met: The landscaping plan meets all applicable requirements of the Code.</p>	

Analysis	Amended Final Development Plan
8. <i>Compliant Stormwater management</i>	Criterion met: No additional stormwater management is required or proposed.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Criterion met: Not applicable.
10. <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Amended Final Development Plan
Approval	Based on Planning's analysis, the proposed modification to allow patios to the side of the single-family residential units provides additional options for potential homeowners within the subarea. Planning recommends approval for this proposal with two conditions.
Conditions	<ol style="list-style-type: none"> 1) That the option of outdoors patios be limited to either the rear or the side of the units, but not permitted to have patios in both locations. 2) Lot #13 is eliminated as part of this proposal.

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.