

Planning Report

Thursday, September 19, 2013

NE Quad PUD, Subarea 4C, Estates at Scioto Crossing Patios

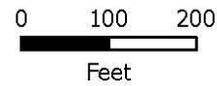
Case Summary

Agenda Item	2
Case Number	13-093AFDP
Proposal	Expansion of patio and deck area for the Estates of Scioto Crossing condominium development within Subarea 4C of the Northeast Quad Planned Unit Development District.
Applicant	Ryan Homes; represented by Randall Woodings, Kontogiannis & Associates.
Case Manager	Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@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 Sections 153.050.
Planning Recommendation	Approval The proposed modifications meet the development text and the amended final development plan review criteria, and Planning recommends approval with one condition. <ol style="list-style-type: none">1) Units 6-8 and 20-22 be permitted to increase the depth of the patio and deck area to within 1-foot of the setback along the western property line, not to exceed a maximum of 24 feet in depth.



City of Dublin

13-093AFDP
Amended Final Development Plan
Estates of Scioto Crossing
Scioto Crossing Boulevard



Facts		Amended Final Development Plan
Site Area	13.97 acres	
Zoning	PUD, Planned Unit Development District (NE Quad plan, Subarea 4C)	
Surrounding Zoning and Uses	North: Church of the Redeemer-Moravian, zoned R-1, Restricted Suburban Residential District East: Residential neighborhoods in the City of Columbus across Sawmill Road South: The Reserve at Scioto Crossing condominiums, zoned PUD, Planned Unit Development district (Northeast Quad PUD, Subarea 4B) West: Emerald Fields Park, zoned PUD, Planned Unit Development District (Northeast Quad PUD, Subarea 2)	
Site Features	<ul style="list-style-type: none"> • The site is in various stages of construction with a significant number of units constructed and occupied through initial unit construction. • Five detached condominium buildings and a duplex condominium building have been constructed in the southeast portion of the site on Breen Court facing Sawmill Road under the approved final development plan. • Mature vegetation is in the southwest corner of the site and wetlands with additional vegetation to the east of the site, north of the existing condominiums on Breen Court. • A stormwater management swale runs north/south through the site behind the wetlands and existing condominium units on Breen Court. 	
History	<i>August 18, 2011</i> Amended Final Development Plan approved by the Planning and Zoning Commission for architectural and landscape modifications to 53 detached condominium units for the Estates at Scioto Crossing development.	

Details		Amended Final Development Plan						
Overview	The proposed amended final development plan addresses the previously approved patio and deck areas located to the rear of the units. The applicant is proposing to increase the size of these areas for units primarily located along the periphery of the site.							
Previously Approved Patio and Deck Space	The patio and deck areas were approved as part of the amended final development plan at an 18-foot maximum depth and a width based on the width of the house. Morning rooms and great room extensions were permitted as an option with the previous approval within the same area as the patio and decks. The applicant has indicated a majority of the home buyers have opted to include the morning room and the great room extension, which limits the remaining area for a patio or deck. The proposal includes the expansion of the patio and deck area for a number of units, where area permits.							
Proposed Patio and Deck Space	The applicant is proposing to modify the patio and deck areas, all of which are located to the rear of the units, as follows: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Units Impacted</th> <th style="text-align: center;">Proposed Patio/Deck Change</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2, 4, and 42-53</td> <td style="text-align: center;">No change</td> </tr> <tr> <td style="text-align: center;">6-8 and 20-22</td> <td style="text-align: center;">Increase width to match the width of house and</td> </tr> </tbody> </table>		Units Impacted	Proposed Patio/Deck Change	2, 4, and 42-53	No change	6-8 and 20-22	Increase width to match the width of house and
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		<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;">increase depth to within 1-foot of the rear setback.</td> </tr> <tr> <td>1, 3, 5, 9-19, and 23-41</td> <td>Increase width to match the width of house and a maximum 24-foot depth.</td> </tr> </table> <p>The units with no change (2, 4 and 42-53) are due to proximity of the patio and deck areas for adjacent units. The six units located along the western property line labeled 6-8 and 20-22 are limited by the 25-foot setback within the text. The applicant is proposing to permit the patio and deck area for these units to increase in width to match the width of house and increase depth to within 1-foot of the rear setback. The applicant does not specify a maximum depth for the patio and deck areas for these six units. Planning recommends the maximum depth of the patio and deck area be limited to 24-feet to match the remaining units. The remaining lots (1, 3, 5, 9-19, and 23-41) are proposed to increase in width to match the width of house with a maximum 24-foot depth.</p>		increase depth to within 1-foot of the rear setback.	1, 3, 5, 9-19, and 23-41	Increase width to match the width of house and a maximum 24-foot depth.
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Setbacks	A minimum 10-foot separation is required between the units, which are maintained with the proposal. The text and plans require a 25-foot setback along the north and west property lines, which is also met with the proposal.					

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.	
1. <i>Consistency with the approved preliminary development plan.</i>	Criterion met with condition: The proposed modifications meet the development text and the required setbacks for the development. The proposal limits the location of increased patio and deck areas to maintain the required setback between units. The applicant is proposing to permit the patio and deck area for units 6-8 and 20-22 to increase in width to match the width of house and increase depth to within 1-foot of the rear setback. The applicant does not specify a maximum depth for the patio and deck areas for these six units. Planning recommends the maximum depth of the patio and deck area for these units be limited to a maximum depth of 24 feet to match the remaining units.	
2. <i>Traffic and pedestrian safety</i>	Criterion met: No modifications are proposed.	
3. <i>Adequate public services and open space</i>	Criterion met: No additional open space dedication is required.	
4. <i>Protection of natural features and resources</i>	Criterion met: No modifications are proposed.	
5. <i>Adequacy of lighting</i>	Criterion met: No additional site lighting is proposed with this modification.	

Analysis	Amended Final Development Plan
6. <i>Proposed signs are consistent with approved preliminary development plan</i>	Not Applicable.
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met: No modifications are proposed to the previously approved landscape plans.
8. <i>Compliant Stormwater management</i>	Criterion met: No modifications are proposed.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	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	The proposed modifications meet the approved development text and the amended final development plan review criteria, and Planning recommends approval with one condition.
Condition	1) Units 6-8 and 20-22 be permitted to increase the depth of the patio and deck area to within 1-foot of the setback along the western property line, not to exceed a maximum of 24 feet in depth

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.