

Planning Report

Thursday, December 5, 2013

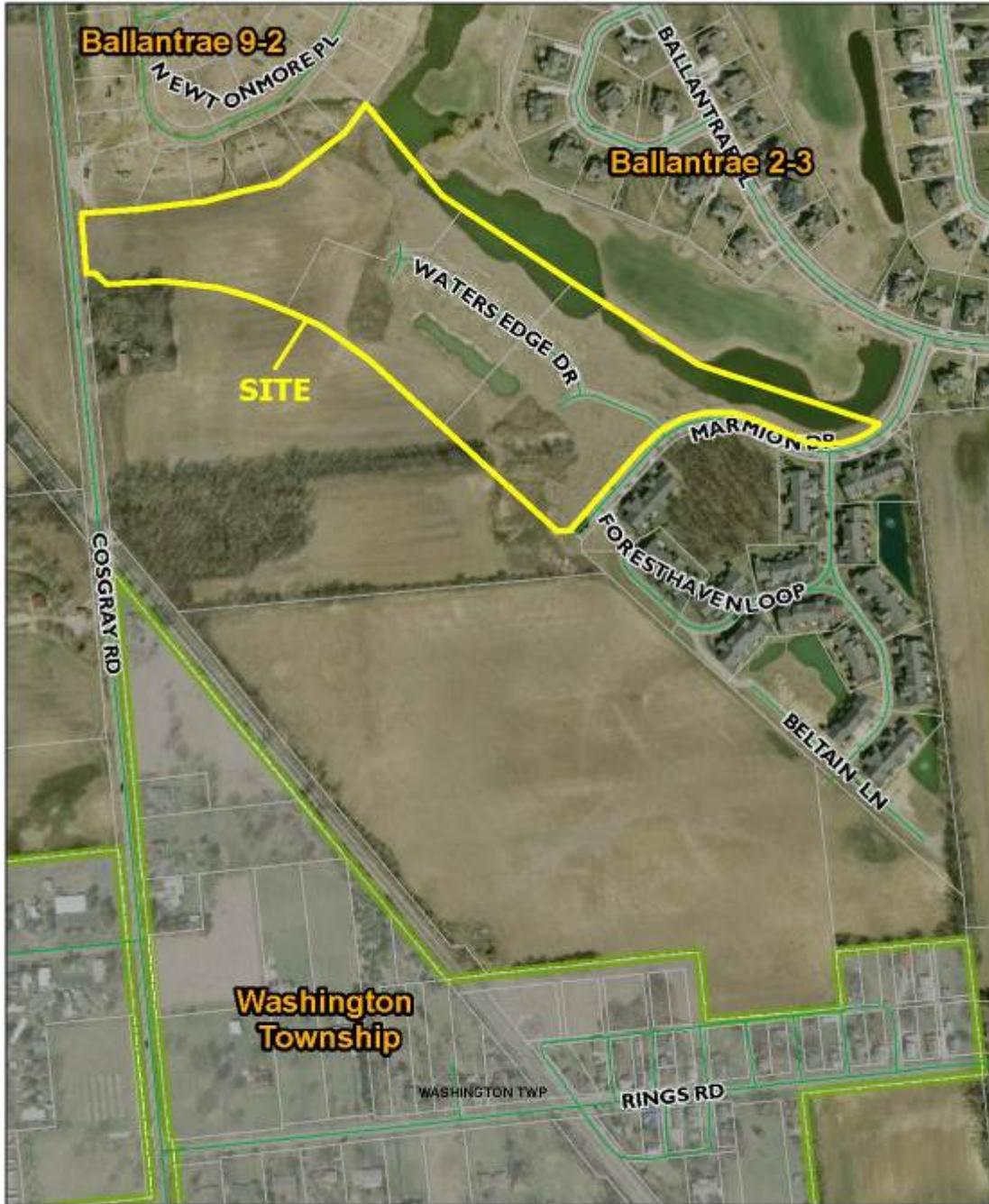
Woodlands of Ballantrae – Detached Condominium Units

Case Summary

Agenda Item	2
Case Number	13-082INF
Proposal	Informal review and feedback of a potential rezoning application to allow detached condominium units in a subarea of the Ballantrae Golf Community which currently permits attached condominium units.
Request	Informal review and non-binding feedback.
Site Location	5638 Cosgray Road East side of Cosgray Road north of Marmion Drive.
Applicant	Edwards Golf Communities, Represented by Charles Driscoll
Case Manager	Tammy Noble-Flading, Senior Planner (614) 410-4649 tflading@dublin.oh.us
Planning Recommendation	Discussion and Feedback

Proposed Discussion Questions

- 1) Are detached units an appropriate housing choice for this area of the development?*
- 2) Do the proposed buildings achieve the architectural intent and design purpose of the Ballantrae Golf Community?*
- 3) How could the housing options be modified to complement the surrounding community and be more contextually integrated into the existing development?*



 <p>City of Dublin</p>	<p>13-103AFDP Amended Final Development Plan Woodlands at Ballantrae 5638 Cosgray Road</p>	<p>0 200 400 Feet</p> 
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Facts	
Site Area	17.757 Acres
Zoning	PLR, Planned Low-Density Residential District (Subarea R, Ballantrae Golf Community)
Surrounding Zoning and Uses	<p>North: Zoned PLR, Planned Low-Density Residential District with holes 14 and 15 of the Ballantrae Golf Course</p> <p>East: Zoned PLR, Planned Low-Density Residential District with attached condominium units within Subarea R</p> <p>West: Zoned Rural and is vacant</p> <p>South: Zoned PLR, Planned Low-Density Residential District and is vacant</p>
Site Features	<p>The site is the last phase of a residential condominium project in the southern part of the Ballantrae community. Subarea R contains 33 acres on the east and west side of Marmion Drive, east of Cosgray Road. All the buildings and roadways on the east side of Marimon Drive in this subarea have been constructed, with the exception of two buildings along Beltain Lane and the completion of the Beltain Lane, to connect to Foresthaven Loop.</p> <p>The subject of this review is that portion of Subarea R on the west side of Marmion Drive. This largely undeveloped area was approved for attached condominium units and only part of a road, Waters Edge Drive, and a retention basin have been completed. Utility lines are also installed for sanitary sewer, water and storm sewer.</p>
Case Background	<i>See Case History at the end of this report.</i>

Details	Informal Review
Proposal	<p>The site has three parcels on the east side of Cosgray Road, north of the future extension of Rings Road (known as Churchman Road). There are several private roads that have two primary access points, one from Marmion Drive and one from a future Rings Road. The site is approved for a total of 21 buildings for 80 condominium units. The buildings were to be a mixture of three and four unit buildings and include 17 four-unit buildings and 4 three-unit buildings.</p> <p>The applicant is proposing to modify the residential unit types, permitted for the last portion of the subarea, to allow the construction of 72 detached condominium units. The street system will be completed, as approved, and utilities will need to be extended to each residential unit.</p>

Details	Informal Review
	<p>The private roads serving these units are Cormac Lane, Wind Rose Way, and Waters Edge Drive. Waters Edge Drive and Wild Rose Way create a central loop with units on both sides of the road, with Wind Rose Way and Cormac providing a semi-circular design for units on the western portion of the site. The units will be a minimum of ten feet apart with patios to the rear.</p>

Analysis	Informal Review
<p><i>Land Use</i></p> <p>Discussion Questions</p>	<p>The purpose of the Ballantrae Golf Community was to create a unique and high quality residential golf course community with a mixture of single-family residential, cluster homes, and condominium units. According to the design intent, cluster units were approved in the inner portion of the community with single-family residential units surrounding it. Two condominium areas were permitted on the outer edges of the community. Both of these were specified as attached units.</p> <p>As proposed this plan would deviate from the general design intent of the Community by introducing a housing style that departs from the anticipated attached units, and leaves a smaller island of attached units nearby.</p> <p>The approved development text for Subarea R provides several references to attached condominium units as the desired housing type. This includes specifying attached units as the permitted unit type, as well as references to an "empty nester" product.</p> <p>1) <i>Are detached units an appropriate housing choice for this area of the development?</i></p>
<p><i>Architecture</i></p>	<p>The applicant is proposing to modify the approved three and four unit attached condominium units with predominantly two-story, single-family detached condominium homes in an "Eastern Cottage" style of architecture. The units range between 1,500 and 3,000 square feet and include a total of nine unit variations. Most garages are two car and all are front-loaded.</p> <p>The planned architectural theme is primarily single-family residential units that use materials such as brick, stone, and stucco. The color palette for much of the community is earth tones that provide variations of beige and brown. The materials planned for this part of the subarea include primarily Hardi-Plank, stone and brick and their color palette include richer color choices including burgundy, green and yellow. Their design</p>

Analysis	Informal Review
Discussion Questions	<p>elements are slightly more complex than other housing options in Ballantrae and are generally the same housing products recently constructed in the Estates of Scioto Crossing.</p> <p>2) <i>Do the proposed buildings achieve the architectural intent and design purpose of the Ballantrae Golf Community?</i></p> <p>3) <i>Should modifications be considered that would better allow the housing options to complement the surrounding community and be more contextually integrated into the existing development?</i></p>

Recommendation	Discussion and Feedback
Discussion Questions	<p>Planning recommends that the Commission consider the proposal with respect to the approved development text and the previously approved final development plan for Subarea R of the Ballantrae Golf Community. Planning requests discussion on the following points and others as may be desired by the Commission.</p>
	<p>1) <i>Are detached units an appropriate housing choice for this area of the development?</i></p> <p>2) <i>Do the proposed buildings achieve the architectural intent and design purpose of the Ballantrae Golf Community?</i></p> <p>3) <i>Should modifications be considered that would better allow the housing options to complement the surrounding community and be more contextually integrated into the existing development?</i></p>

Case History

May 3, 1004

City Council approved a rezoning of 641 acres in 2000 to PLR, Planned Low-Density Residential District. Included was Subarea R which allowed a total of 144 condominium units in 37 buildings, all of which were permitted to be attached condominium units. Four three-unit buildings and 33 four-unit buildings were approved.

January 22, 2004

The Planning and Zoning Commission approved a final development plan on January 22, 2004. This included an internal roadway system that involved both public and private roads. It approved attached condominium units that allowed 144 units in 37 buildings.

January 20, 2005

The Planning and Zoning Commission approved modifications to the layout of the private roadway system to address changes in the fire code that required the road to either have a turn-around area at the end of each street or be designed as a complete loop system. The Commission approved four modifications to the approved roadway system that included two more access points along the future Rings Road, a turn-around area at the end of Beltain Lane, and full connection to Foresthaven Loop Road and Beltain Lane.

September 7, 2006

The Planning and Zoning Commission approved minor modification to architecture on September 7, 2006. The purpose of the modifications was to provide design elements that were coordinated with the "Irish theme" of Ballantrae and included providing varied sizes of porches, dormers and hipped and gable rooflines.