



City of Dublin

Planning

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Planning and Zoning Commission

Planning Report

Thursday, February 20, 2014

Bremlee Estates

Case Summary

Agenda Item	1
Case Number	13-115Z/PP
Proposal	A rezoning from R, Rural District to R-2, Limited Suburban Residential District for a 4.6-acre site that was recently annexed into the City, and a preliminary plat to create four residential lots.
Location	7250 Coffman Road North of Forest Run Drive, east of Coffman Road at the current stub of Nature Drive.
Request	Review and recommendation of approval to City Council of a Standard District Rezoning under the provisions of Zoning Code Sections 153.232 and 153.234 and review and recommendation of approval to City Council of a preliminary plat under the provisions of the Subdivision Regulations.
Applicant	Jay B. Eggspuehler, property owner, represented by Jackson Reynolds, Smith and Hale, LLC.
Planning Contact	Claudia D. Husak, AICP, Planner II
Contact Information Planning	(614) 410-4675, chusak@dublin.oh.us
Recommendation	<p><i>Recommendation of approval to City Council of the Rezoning from R to R-2.</i> Planning recommends that the Planning and Zoning Commission recommend approval of this rezoning to City Council.</p> <p><i>Recommendation of approval to City Council of the Preliminary Plat Variance.</i> Planning recommends that the Planning and Zoning Commission recommend approval to City Council of this preliminary plat variance to provide 50 feet of right-of-way and 26 feet of pavement for the extension of nature Drive.</p> <p><i>Recommendation of approval to City Council of the Preliminary Plat.</i> Planning recommends that the Planning and Zoning Commission recommend approval of this preliminary plat to City Council with the following 4 conditions:</p> <ol style="list-style-type: none">1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal;2) That the applicant clarify the maintenance responsibility of the stormwater basin on the final plat,

- 3) That the drainage easement shown along the northern edge of Lot 3 should be simplified in alignment so that it may be more easily interpreted by any future homeowner, and;
- 4) That the applicant pays a fee in lieu of dedicating open space.



Facts	Standard District Rezoning
Case Summary	This is a request by the applicants for review and recommendation of approval to City Council to rezone a 4.6-acre site from R, Rural District to R-2, Limited Suburban Residential District, and approval of a plat for four single-family lots.
Site Area	4.6 acres, rear portion of a 6.8 acre parcel.
Zoning	The rear portion of the site was recently annexed into the City and has been assigned the R, Rural District as required by Code. The front portion of the parcel remains in Washington Township.
Surrounding Zoning and Uses	<p>East & North: Large lot single-family in Washington Township</p> <p>South: Single-family homes in the Woods of Indian Run Subdivision (zoned PUD)</p> <p>West: Single-family homes in the Earlington/Brandon PUD and in the Hemingway Village neighborhood (zoned R-4)</p>
Site Features	<p>General: Rear portion of a 6.8-acre residential parcel, a stable is located on the northeast portion of the site and an equestrian exercise pen is adjacent to the stable.</p> <p>Frontage: The site is adjacent to the current stub of Nature Drive, which has 50 feet of right-of-way.</p> <p>Features: The site slopes to the east approximately 12 feet toward the Indian Run located on the eastern portion of the site. This portion of the site is within the floodplain.</p> <p>Vegetation: Mature trees are along a fence row in the southern portion of the site and along the stream to the east. Newly planted trees are located throughout the site.</p>
Case Background	City Council approved an annexation of the subject property in January of 2014. Properties annexed into the City automatically are designated as R, Rural District zoning. The applicant's representative has indicated that the potential buyer of the land is interested in building a home in this area of the City and will sell the remaining three lots.
Neighborhood Contact	The applicant has contacted the HOA president of Woods of Indian Run and is working toward answering residents questions regarding the proposal.
Community Plan	<p>Future Land Use: The Community Plan classifies this site as Suburban Residential Low Density, described as a modern suburban residential pattern that characterizes most development in Dublin. Residences are primarily composed of single-family dwellings on lot sizes that commonly average 0.25-acre. Public services are necessary, and larger projects may include a mix of densities that together do not exceed the average density.</p> <p>Density: The Future Land Use Plan calls for a maximum density of 1 to 2 dwelling units per acre. The 4 lots on 4.6 acres (1.15 units per acre), in a typical single family development pattern.</p>

Details		Standard District Rezoning
Process	Code Section 153.232(B)(9) provides the Planning and Zoning Commission with "other powers and duties" which includes making recommendations to City Council for amendments to the Zoning Map, which is the case in any rezoning. The Commission should review the proposal, provide input, and vote on the zoning change. The proposed amendment will be forwarded to City Council for its consideration. The following sections summarize the major components of the proposed Zoning District.	
Plan Overview	The proposal is for a rezoning to the R-2, Limited Suburban Residential District. The development standards of the district are outlined below. The plat shows an extension of Nature Drive to the north from the current stub in the Woods of Indian subdivision. The street will curve slightly to the west to move away from the creek to the east and provide potential access to future development to the north. Two lots are proposed on each side of the road extension. The lots range from 20,000 square feet to 81,000 square feet. The large lot (Lot 3) will accommodate a bio-retention basin to manage the stormwater for the development.	
153.021 (A) Uses	Permitted Uses in the district are one-family dwelling structures and two-family dwelling structures if they existed as of September 5, 2007 (not applicable). Other uses include home occupations, accessory buildings, schools parks, Type B childcare and accessory and adult daycare, if other applicable Code provisions are met.	
153.021 (B) Conditional Uses	Conditional Uses are churches if lots are 5 acres or more, and adult and child daycare centers.	
153.021 (C) Development Standards	<p>Each lot in the R-2 District is required to be a minimum of 20,000 square feet, with a lot width of 100 feet at the front line of the dwelling and 60 feet at the public right-of-way. Required side yard setbacks are 20 feet total with an 8 foot minimum. Rear yards have to be 20% of the lot depth with a maximum requirement of 50 feet. Dwellings are a maximum height of 35 feet high. All lots meet these requirements.</p> <p>The applicant has also proposed a tree preservation zone along the southern property boundary to preserve the natural buffer between the proposed lots and the exiting lots in the Woods of Indian Run subdivision.</p>	

Analysis		Standard District Rezoning
Review Considerations	The Zoning Code does not provide for specific review standards for Zoning Map Amendments (Standard District Rezoning). However, there are certain considerations that are appropriate when considering an application for these amendments. These are provided below, along with relevant analysis. The Commission is not limited to these considerations, and may choose to give each its own weight as part of the deliberations for a recommendation to City Council.	

Analysis		Standard District Rezoning
Intent and Purpose	<p><i>Whether the amendment is consistent with the intent and purpose of this Chapter and the Community Plan.</i></p> <p>Guideline Met The Community Plan shows residential at a density of 1 to 2 units per acre for this site and the surrounding development pattern is similar in terms of density of the homes surrounding the site.</p>	
Area Effects	<p><i>The potential effects on areas that are most likely to be directly affected by the change.</i></p> <p>Guideline Met. The proposed rezoning establishes an appropriate zoning district for a small parcel of land which will be in line with the surrounding densities in the area and allow for a development pattern that complements the adjacent neighborhood to the south.</p>	
Creation of Nonconformities	<p><i>Whether the change might result in the creation of significant nonconformities on properties in the city.</i></p> <p>Guideline Met. The proposed lots will be developed with single-family homes and any existing structures that may be nonconforming will be removed as part of this proposal.</p>	

Recommendation		Approval
Approval	<p>The proposed modification to the Zoning Map to rezone 4.6 acres from R, Rural District to R-2, Limited Suburban Residential District meets the Community Plan and is establishes appropriate development standards. Planning recommends that the Planning and Zoning Commission recommend approval of this rezoning to City Council.</p>	

Details		Preliminary Plat
Plat Overview	<p>The proposed preliminary plat subdivides 4.663 acres of land into 4 single-family lots, right-of-way for Nature Drive and no open space. The preliminary plat correctly shows all setback requirements. All other information required by the Subdivision Regulations is provided in the proposed preliminary plat.</p>	
Open Space	<p>The Subdivision Regulations requires the dedication of 0.31 acres of open space and the proposal no open space provision given the small size of the site and the limited number of lots proposed. The applicant will be required to pay a fee in lieu of dedicating open space.</p>	
Public Streets	<p>Subdivision Regulations require local streets to provide a minimum of 60 feet of right-of-way and a pavement width of 32 feet. The applicant is connecting a local street (Nature Drive) that was approved as part of a PUD and the plat shows the width of the right-of-way as well as the width of the pavement to match at 50 feet for the right-of-way and 26 feet for the pavement. Planning and Engineering support this variance to the Subdivision Regulations. The street will extend the public paths on both sides.</p>	

Details		Preliminary Plat
	The plat shows a temporary turnaround for Fire at the stub of Nature Drive on Lots 2 and 4. The applicant has provided AUTOTurn data demonstrating the size of the turnaround is adequate for fire engines.	
Utilities	<p>The applicant is proposing a bio-retention basin to manage on-site stormwater. At the final plat stage, the applicant should clarify the maintenance responsibilities of this basin, along with submitting a stormwater report that demonstrate compliance with the Stormwater Code. To provide water service to the proposed lots an 8-inch public watermain is being extended along the eastern edge of Nature Drive along with a public fire hydrant. Sanitary sewer will be provided by the public sanitary sewer that is being extended along the western edge of Nature Drive.</p> <p>Engineer would also recommend that the drainage easement shown along the northern edge of Lot 3 be simplified in alignment so that it may be more easily interpreted by any future homeowner.</p>	

Analysis		Preliminary Plat
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.	
1) <i>Plat Information and Construction Requirements</i> Condition 1	Criterion met with Condition: This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. The applicant should ensure that any minor technical adjustments, if necessary, to the plat are made prior to City Council submittal.	
2) <i>Street, Sidewalk, and Bike path Standards</i>	Criterion met: Street widths, grades, curvatures, and intersection signs comply with the appropriate Code sections and engineering requirements. Sidewalks or bikepaths are provided on both sides of all public streets in compliance with City construction standards.	
3) <i>Utilities</i> Conditions 2 and 3	Criterion met with Conditions: Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements. The applicant will be required to clarify the maintenance responsibilities for the stormwater basin on the final plat. The drainage easement shown along the northern edge of Lot 3 should be simplified in alignment so that it may be more easily interpreted by any future homeowner.	
4) <i>Open Space Requirements</i> Condition 4	Criterion met with Condition: The applicant will be required to pay a fee in lieu of dedicating open space.	

Recommendation		Preliminary Plat
Approval	Section 152.018(B) of the Subdivision Regulations allows the Planning and Zoning Commission and City Council to request or modify the details of the regulations whenever they would entail unusual, real and substantial difficulties or hardships in such a way that the subdivider is allowed to plan and develop the property, record a plat and make necessary improvements. These variances are permitted if the interests of the municipality are fully protected and the general interest and purpose of the Subdivision Regulations are preserved.	
Condition	<ol style="list-style-type: none"> 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal; 2) That the applicant clarify the maintenance responsibilities for the stormwater basin on the final plat; 3) That the drainage easement shown along the northern edge of Lot 3 should be a minimum of 10 feet wide. <p>The applicant is requesting a variance to the right-of-way and pavement width requirements. The required right-of-way width is 60 feet and the required pavement width is 32 feet. The plat provides right-of-way for the extension of an existing streets that was platted and developed as part of a PUD. The existing right-of-way is 50 feet and the pavement is 26 feet.</p>	
Approval	Engineering and Planning support this variance request for the extension of an existing street at the same right-of-way width and pavement width. This proposal ensures the interests of the municipality are fully protected and the general interest and purpose of the Subdivision Regulations are preserved.	

PRELIMINARY PLAT

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.