



To: Members of Dublin Planning and Zoning Commission
From: Steve Langworthy, Planning Director
Date: February 28, 2014
Initiated By: Justin Goodwin, AICP, Planner II
Re: Tuller Flats Basic Plan Review (Case 14-008BPR)

Background

This case was postponed at the request of the applicant on February 20, 2014 to the March 5th Planning and Zoning Commission meeting. Please refer to the plans originally provided with the February 20th packet materials. For your convenience, the March 5th packet materials include the February 20th Planning report and an updated case overview with approved minutes from the Commission's January 9, 2014 informal review of this project.

Original ART Recommendation

At the February 13, 2014 ART meeting the Administrative Review Team recommended the Planning and Zoning Commission consider approval of the Basic Development Plan with four conditions and approval of the Basic Site Plan with ten conditions.

Basic Development Plan

The ART recommended approval of the Basic Development Plan Review with four conditions:

- 1) That the street section for McCune Avenue be revised to a typical section for a neighborhood street acceptable to Engineering;
- 2) That a mid-block pedestrianway connection be provided to the south property line of Block 'G';
- 3) That development of buildings in Phase II be contingent on the construction of the Hobbs Landing Drive extension between John Shields Parkway and Tuller Road.
- 4) That the applicant address Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

Basic Site Plan

The ART recommended approval of the Basic Site Plan Review with 10 conditions:

- 1) That the following details be presented with the Site Plan Review:
 - a. Architecture, landscaping, and other site development details noted in the Planning report;
 - b. Detailed installation specifications for façade materials and material transitions, including material samples and section panels, be provided to ensure high-quality and durable construction, and addressing specific items as described in this report;
 - c. The applicant provide examples of successful, high quality installations (local or in a comparable climate) of the proposed fiber cement cladding panel;

- d. That additional color palettes for façade materials be incorporated; and
 - e. That a Master Sign Plan be provided.
- 2) That the following building locations be altered:
 - a. 10-unit buildings in the center of the site be reoriented with front façades in the RBZ and main entrances facing the street with direct sidewalk connections, to the maximum extent practicable;
 - b. That buildings fronting John Shields Parkway and Tuller Road be oriented at a consistent setback within the RBZ with direct front walk connections to the public sidewalk;
 - 3) That main entrance canopies be designed to provide adequate protection from the elements and to reinforce the visual prominence of the entrance;
 - 4) That transparency requirements be calculated for each story, and that transparency requirements and blank wall limitations be met for each individual story;
 - 5) That terminal vista elements be provided as described in this report;
 - 6) That building elevations be revised to meet the building variety requirements of Code Section 153.062(K), or that a Waiver request be submitted at the Site Plan Review;
 - 7) That the RBZ for buildings 16-21 be shown along the south edge of the greenway;
 - 8) That bicycle parking be provided in more prominent, publicly accessible locations, such as open spaces and within the street furnishings zone;
 - 9) That the plans be revised to incorporate a de-centralized stormwater management system to the maximum extent practicable, as described in this report; and
 - 10) That the applicant address Engineering's comments as attached to the report;

Applicant's Response to ART Conditions

For the Commission's February 20th Basic Plan Review, the ART provided comments and recommendations to the Commission based on the original plan submitted by the applicant on January 24, 2014. The applicant has taken the opportunity since postponing the February 20th review to address some of the ART's recommended conditions and has submitted a revised plan showing this progress.

The applicant's revised plan (attached to this memo) addresses Condition 1 of the recommended Basic Development Plan and Conditions 2 and 8 of the recommended Basic Site Plan.

Basic Development Plan: Condition 1

The street section for McCune Avenue is revised as a yield street with the sidewalk separated from the curb by a planting zone, consistent with the street section details provided to the applicant by Engineering.

Basic Site Plan Condition: 2(a)

The revised plan shows six of the eight apartment buildings located in the center of the development reoriented with their front facades and main entrances facing Deardorff Street and McCune Avenue. Two of these buildings (previously 10-unit buildings) are now shown as longer, 12-unit buildings to provide an enhanced architectural edge along McCune Avenue and introduce some building mix to the center of the development. To the west of the clubhouse, the remaining two 10-unit buildings face each other with a pocket park between their front facades, located at the McCune Avenue entrance from Watson Street.

The four pocket parks located at the intersection of Deardorff Street and McCune Avenue are adjusted in size and shape to accommodate the adjusted building orientation. These open spaces appear to meet minimum pocket park size requirements (0.1 acre). The pocket parks to the west of Deardorff Street do not appear to meet the minimum 30% street frontage requirement; however, because these adjustments are in response to ART conditions a Waiver to this requirement could be reviewed. Additional analysis will be necessary with the Site Plan Review to determine Code compliance with pocket park dimensions and design details.

The adjusted building orientation also provides an adjusted alley circulation system as recommended by the ART and consolidates residual landscape areas into larger landscape islands in the interior of the blocks. This was recommended by the ART in part to provide larger areas for the incorporation of decentralized stormwater management treatment. Stormwater management techniques are not indicated on the revised plan and additional information will be necessary with the Site Plan Review to determine compliance with the recommended condition.

Basic Site Plan: Condition 2(b)

The revised plan shows the buildings fronting John Shields Parkway and Tuller Road with a consistent setback within the RBZ and direct front walk connections to the public sidewalk, as recommended by the ART.

Basic Site Plan: Condition 8

Bicycle racks are shown in more publicly accessible locations, including open spaces and streetscapes. Final locations will be determined at the Site Plan Review.

Recommendation

Planning recommends the Planning and Zoning Commission consider approval of the Basic Development Plan and Basic Site Plan as depicted in the revised illustrative plan provided in response to the ART's recommendations, with revised conditions as described below. The remainder of the original plan submittal will need to be revised for consistency as part of the Development Plan and Site Plan Review submittal.

Basic Development Plan (3 Conditions):

- 1) That a mid-block pedestrianway connection be provided to the south property line of Block 'G';
- 2) That development of buildings in Phase II be contingent on the construction of the Hobbs Landing Drive extension between John Shields Parkway and Tuller Road; and
- 3) That the applicant address Engineering's comments referenced in memo attached to the Planning report, as applicable to the Development Plan Review.

Basic Site Plan (8 Conditions):

- 1) That the following details be presented with the Site Plan Review:
 - a. Architecture, landscaping, and other site development details noted in the Planning report;
 - b. Detailed installation specifications for façade materials and material transitions, including material samples and section panels, be provided to ensure high-quality and durable construction, and addressing specific items as described in Planning report;

- c. The applicant provide examples of successful, high quality installations (local or in a comparable climate) of the proposed fiber cement cladding panel;
 - d. That additional color palettes for façade materials be incorporated; and
 - e. That a Master Sign Plan be provided.
- 2) That main entrance canopies be designed to provide adequate protection from the elements and to reinforce the visual prominence of the entrance;
 - 3) That transparency requirements be calculated for each story, and that transparency requirements and blank wall limitations be met for each individual story;
 - 4) That terminal vista elements be provided as described in this report;
 - 5) That building elevations be revised to meet the building variety requirements of Code Section 153.062(K), or that a Waiver request be submitted at the Site Plan Review;
 - 6) That the RBZ for buildings 16-21 be shown along the south edge of the greenway;
 - 7) That the plans be revised to incorporate a de-centralized stormwater management system to the maximum extent practicable, as described in this report; and
 - 8) That the applicant address Engineering's comments as attached to the Planning report.