

Planning Report

Thursday, May 15, 2014

NE Quad, Subarea 3 – Wyandotte Woods Multi-Family

Case Summary

Agenda Item	2
Case Number	14-032INF
Proposal	A 120-unit multiple-family development within three, four-story buildings.
Request	Informal review and feedback for this proposal prior to the final development plan application.
Site Location	West of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.
Owner	Homewood Corporation
Applicant	Jason, Kambitsis, A.R. Building Co.
Case Manager	Jennifer Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	Discussion and Feedback <ol style="list-style-type: none">1) Are the proposed four-story, 40-unit buildings, parking, and open space sited appropriately given the existing site conditions?2) Could the Commission support a text modification to the building height?3) Is the proposed architectural concept appropriate to the surrounding area?4) Could the Commission support a lower parking ratio for this development than required by Code?5) Should additional open space amenities be considered?6) Other considerations by the Commission.



14-032INF
Informal Review
NE Quad, Subarea 3
Wyandotte Woods- Multiple-Family

0 250 500
Feet

Facts	
Site Area	13.3-acre site
Zoning	PUD, Planned Unit Development (NE Quad plan).
Surrounding Zoning and Uses	<p>North: PUD; Single Family homes in the Wyandotte Woods Subdivision, NE Quad PUD</p> <p>South: PUD; Dublin Scioto High School, NE Quad PUD</p> <p>East: PUD; Multiple Family in the Residences at Scioto Crossings, NE Quad PUD</p> <p>West: PUD; Dublin Scioto High School sport fields, NE Quad PUD</p>
Site Features	<ul style="list-style-type: none"> • Topography slopes 12 feet from north to south. • Heavily wooded with mature trees, especially to the south and east. • Retention pond in the northeast portion of the site constructed as part of the infrastructure for Wyandotte Woods, Section 8.
Site History	<ul style="list-style-type: none"> • 1990: PUD zoning approved for NE Quad Planned Development • 1995, 2003 and 2005: amendments to approved preliminary development plan (not involving this Subarea) • November 2007: informal review for a 135-unit apartment development on this site (Case 07-103INF) • July 2008: second informal review prior to the submission of a formal final development plan (Case 08-058INF) • June 18, 2009: denial of final development plan for 110-unit multiple family development (Case 09-018FDP) • September 16, 2010: The Commission informally reviewed and discussed a proposal for a 110-unit multiple-family development. Three residents from the neighborhood also provided comments. While acknowledging some improvements from what was submitted to the Commission in 2009, the Commissioners did not believe that the modifications adequately addressed previous comments and concerns. The Commission stated that the proposal continues to create a separated environment with unusable open space and an uninviting streetscape lacking any pedestrian realm. A record of the meeting was forwarded to City Council.
Permitted Uses	The preliminary development plan did not include any details regarding the layout of the site. The development text permits multi-family dwellings at a density of 8.6 units per acre and not to exceed 120 units.
Development Requirements	Required building and pavement setbacks are 35 feet for the front yard and 25 feet for the side and rear. The text limits the maximum height for structures to 35 feet. The text requires perimeter buffering along north, west and south side, when adjacent to single-family or school property, containing a mixture of evergreen and deciduous plant material at a summer opacity of 75% measured at 6 feet above ground level. The Zoning Code requires 2.5 parking spaces per dwelling.

Facts

Neighborhood Contact

The developer met with representatives of adjacent neighborhoods and the East Dublin Civic Association. The developer explained the site context and surroundings, site influences, relationship to adjacent uses, density, and site layout. The building architecture was also discussed, including building heights.

Details

Informal

Proposal

This proposal includes three identical four story buildings, each of which has 40 dwelling units, and 210 parking spaces. A clubhouse with a pool is located within a large open space north of the proposed buildings across from the drive serving the site.

Use

The existing zoning text permits a maximum of 120 units at a density of 8.6 units per acre, based on the 14 acres of the Subarea. The plans show a site of 13.4 acres caused by the right-of-way for Wyandotte Woods Boulevard in the northeast portion of the site.

Layout

The proposed site plan concept shows three, four-story buildings generally in the center of the site. There is one main public entry from Wyandotte Woods Boulevard at the northeast corner of the site. A private interior street connects the site from east to west and includes on-street parking. A secondary emergency access point is in the northwest portion of the site between two single-family lots in Section 8 of the Wyandotte Woods subdivision.



The details for this emergency access drive were accepted as part of the previous final development plan. Engineering will require the applicant to design this street at the westernmost drive into the parking area to deemphasize the emergency access drive to prevent driver confusion.

Parking for the apartments is proposed to the rear of each building in smaller pods separated by landscaping. There are two access points to the parking areas from the main drive. Five of the proposed parking pods are covered spaces.

Details	Informal
Layout	<p>Walking trails are shown throughout the parking areas as well as along the main drive and in the northern open space. There is approximately 7.7 acres of open space, or over 50% of the site. The area north of the service road includes an existing stormwater management pond, a second pond, the clubhouse and the pool.</p> <p>The proposed plan preserves trees in the east and southeast portions of the site, which based on a field study conducted by Planning are the trees in the best condition. A detailed tree survey will be required with the final development plan application. A third retention pond is indicated along the south site boundary.</p>
Architecture	<p>The three four-story, 40-unit buildings are designed to look similar front to back, however the buildings appear only to be accessible from the rear parking areas. The site plan indicates sidewalks up to each building from the main drive but it is unclear as to whether there are entry doors along the front elevations. Each building requires elevators. Elevations show porches on all four stories.</p> <p>The main building materials are brick and siding with a stone base. The colors are generally earth-tone with a more vibrant color of red brick. The application indicates design details such as gabled roofs, picture windows, round gable vents and lintels intended to complement the single-family architecture in the area.</p> <p>The development text limits the height of buildings to 35 feet. The Code-measured height for these buildings is 47 feet, 6 inches, which would require approval of a minor development text modification by the Commission.</p>
Parking	<p>The plan shows 210 parking spaces in 11 pods in the southern portion of the site and with on-street spaces along the main drive. The applicant is indicating that parking will be provided at a ratio of 1.75 spaces per unit. Code requires 2.5 spaces per unit or 300 spaces for this proposal. The Code does not distinguish parking based on the bedrooms per unit. Approval of this lower parking ratio would also require a minor development text modification.</p>
Utilities & Stormwater Management	<p>The proposed development will be required to meet stormwater requirements.</p>

Analysis		Informal
General	<p>Planning recommends the Commission consider this proposal with respect to the site layout, design features, architectural concept, parking and compatibility with surrounding development. The following provides additional details.</p>	
<i>Discussion Questions</i>	<p>The site layout is influenced by the location of the required entrance from Wyandotte Woods Boulevard, the emergency access to the west, and the existing and planned stormwater ponds.</p> <p>Planning also encouraged additional buffering for existing and future single-family residents to the north and the preservation of significant trees to the south and east. The larger, higher buildings allow for a much greater buffer and additional open space, and a generally less cluttered feel for the site compared to previous proposals.</p>	
1. Are the proposed four-story, 40-unit buildings, parking, and open space sited appropriately given the existing site conditions?	<p>The character of multiple family housing within this area of Dublin is largely two-story buildings with some three-story buildings near Sawmill Road. The development text limits the height of buildings to 35 feet, which is typical for most of Dublin’s residential districts. As proposed, the buildings measure 47 feet, 6 inches.</p> <p>There is clearly a trade-off of having fewer, but taller, buildings that allow more open space. The plan takes some advantage of the site topography by placing the building foundation approximately 14 feet lower than that of the nearest single-family home. At Planning’s request, the applicant provided section drawings to illustrate relationships to adjacent planned homes. The elevations illustrate that the eave lines of the proposed four-story buildings and the nearest single-family home are essentially the same due to the difference in grade.</p>	
2. Could the Commission support a text modification to the building height?		
3. Is the proposed architectural concept appropriate to the surrounding area?	<p>The building architecture is intended to complement the surrounding single-family homes with the use of a stone base, brick and siding as well as design features such as gable vents and lintels. While the gabled portions of the roof lines and the porches provide some relief to the building expanse, the mass of each building and the proposed details provide little relief and create a somewhat monotonous appearance.</p>	

Analysis	Informal
<p>4. Could the Commission support a lower parking ratio for this development than required by Code?</p>	<p>Code would require 300 parking spaces based on 2.5 parking spaces for each dwelling unit. The applicant is providing 210 spaces for a ratio of 1.75 spaces per unit. While no details are provided on the unit ratio, the proposal is for a mix of one- and two-bedroom units. If this proposal moves forward, the applicant should provide more information on the bedroom ratio. In addition, the Commission has previously emphasized the importance of visitor parking within these types of developments and the applicant should more clearly indicate where visitor spaces are anticipated for use. The plans indicate an additional area for deferred parking to get closer to Code requirements, which may alleviate some parking concerns, however, additional information will be required in terms of when deferred spaces would need to be installed.</p>
<p>5. Should additional open space amenities be considered?</p>	<p>The site plan indicates a large open space to the north of the site in addition to the trees preserved in the south and east. The open space includes two retention ponds, a clubhouse with a pool, and walking paths. The center area of this open space is not indicated to be programmed but offers ample opportunity to create additional amenities such as a community garden, exercise stations, or picnic areas.</p>

Recommendation	Feedback
<p>Summary</p>	<p>The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended development pattern, site design details and architecture. Planning recommends the Commission consider this proposal with respect to the site features, site design, architecture and parking in terms of compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1) Are the proposed four-story, 40-unit buildings, parking, and open space sited appropriately given the existing site conditions? 2) Could the Commission support a text modification to the building height? 3) Is the proposed architectural concept appropriate to the surrounding area? 4) Could the Commission support a lower parking ratio for this development than required by Code? 5) Should additional open space amenities be considered? 6) Other considerations by the Commission.