



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, June 19, 2014

Coffman Reserve

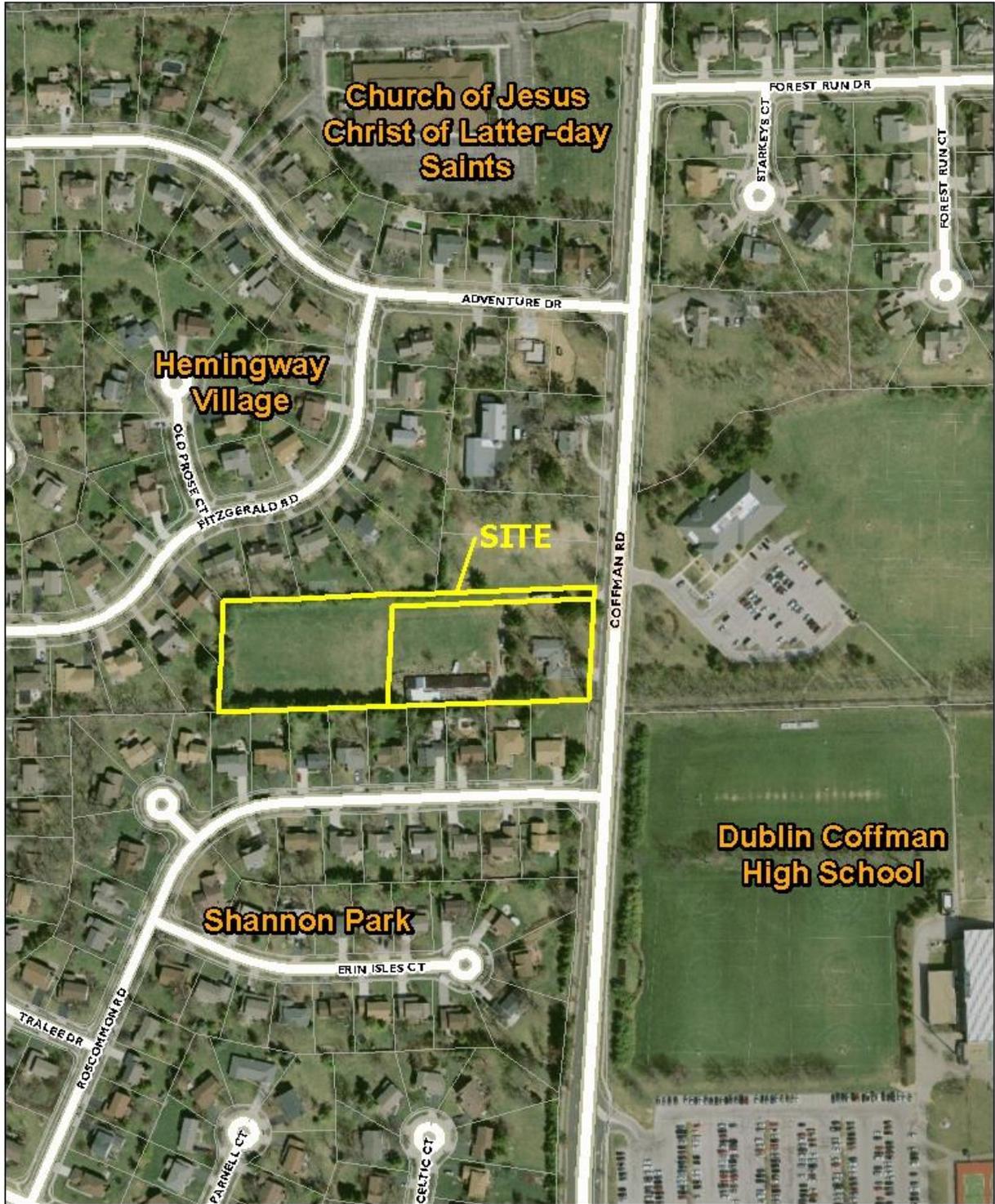
Case Summary

Agenda Item	3
Case Number	14-044FDP/FP
Site Location	Coffman Road West side of Coffman Road, approximately 200 feet north of the intersection with Roscommon Road.
Proposal	To plat and develop six-single-family lots on 3.02 acres.
Applicant	Charles Ruma, The Paragon Building Group, Ltd. ; represented by James Barry, Bird & Bull.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Requests	Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050. Review and recommendation of approval to City Council for a <u>final plat</u> under the provisions of the Chapter 152, Subdivision Regulations.
Planning Recommendation	In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with three final development plan conditions and 2 final plat conditions. Final Development Plan: Approval with 3 Conditions Final Plat: Approval with 4 Conditions
Condition	<u>Final Development Plan</u> 1) That the developer should work with staff to provide appropriate tree replacement prior to filing for a building permit for this Lot 2, should construction adversely affect trees shown to be preserved; 2) That the applicant update the landscape plan to select plant species that meet the text prior to scheduling the final plat for City Council review, and;

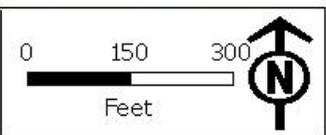
- 3) That the applicant selects a hardier ornamental shrub than Knockout roses and revise the street tree species to New Horizon Elm, subject to approval by Planning.

Final Plat

- 1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal;
- 2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;
- 3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards, and;
- 4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.



14-044FDP-FP
Final Development Plan
Coffman Reserve
7027 Coffman Rd



Facts	
Site Area	3.02 acres, in two parcels
Zoning	PUD, Planned Unit Development District (approved as Ordinance 25-13 on April 8, 2013)
Surrounding Zoning and Uses	<p>North and West: R-4, Suburban Residential District, Hemingway Village subdivision</p> <p>South: PUD, Planned Unit Development District, Shannon Village and Shannon Park subdivision</p> <p>East: SO, Suburban Office and Institutional District, Dublin City Schools Administration building</p>
Site Features	<ul style="list-style-type: none"> • Frontage: Coffman Road - 200 feet. • General: Rectangular, flat site developed with a single family home in the eastern portion, a storage building with a gravel driveway off Coffman Road in the southern portion behind the house. • Vegetation: Mature evergreen trees mostly along the site boundaries and a mix of deciduous and evergreen trees close to the home.
Site History	<p>2013</p> <p>The Planning and Zoning Commission recommended approval to City Council for a rezoning from R-1, Restricted Suburban Residential District to Planned Unit Development District (Coffman Reserve PUD), and a Preliminary Plat for 3.02 acres to establish a six lot single-family detached residential development with 0.293 acre of open space on February 21, 2013.</p> <p>City Council approved Ordinance 25-13 on April 8, 2013 based on the recommendation from the Commission.</p> <p>The parcels were annexed into the City of Dublin in 1973 and Dublin zoning was established as part of an area rezoning in 2003.</p>

Details	Final Development Plan
Process	The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.
Proposal	<p>The final development plan includes:</p> <ul style="list-style-type: none"> • 6 single family lots as provided in the approved development text • One existing single family home existing on future Lot 1 • Stormwater management facility in Reserve A with open space design details • Tree Preservation and replacement details • Entry feature and sign details

Details	Final Development Plan
Layout	<p>The proposal incorporates the existing home as Lot 1 in the PUD and on the plan and the final plat. The proposed plan shows a new intersection off Coffman Road at the northern portion of the site. A new public road, Brennan Court, will extend west from Coffman Road and provide access to proposed Lots 2 through 4. The road will end in a cul-de-sac in the western portion of the site with Lots 5 and 6. Lot 1 has a driveway off Coffman Road, which will remain with this proposal, and the vacant lot immediately north of the site will be able to access Brennan Court should it be developed.</p> <p>The proposal includes 0.293 acres of open space.</p> <ul style="list-style-type: none"> • Reserve 'A' is located between Lots 4 and 5 and will provide an area for stormwater management. • Reserve 'B' is 0.059-acre strip of land to the north of proposed Brennan Court to preserve existing trees.
Development Standards	<p>The approved PUD development text includes specific requirements that address the zoning and development details.</p>
Use/Density/Lot Sizes/Setbacks	<p>The development text permits 6 single-family detached homes, open spaces and related park features. Lots are required to be a minimum of 11,200 square feet with a minimum depth of 100 feet and minimum width of 85 feet at the building line. Coffman Road requires a 40-foot setback, which is reflected in the proposed development text. The text requires minimum setbacks of 20 feet for front yards, 25 feet for rear yards, and 6 feet for side yards. The plans correctly show these requirements.</p>
Traffic and Access	<p>Access is provided by Brennan Court, a new public road intersecting Coffman Road and ending in a cul-de-sac in the west portion of the site. The road will have a 50-foot right-of-way and pavement width of 28 feet. The road bends to the south at the west end and offsets the pavement in the right-of-way to address a concern raised by Planning about tree preservation along the north border.</p>
Sidewalks	<p>A four-foot, public sidewalk is proposed along all street frontages, except as waived in the proposed development text where homes do not front the street. The sidewalk will extend along the frontage of Lot 6 and end at the driveway for this lot. The proposed text also requires a three-foot private sidewalk from the front door to the driveway.</p> <p>Planning and Engineering support having a sidewalk only where it fronts lots in this subdivision. The sidewalk system for Coffman Reserve is not intended to be a loop system but rather is a means for residents to gain access to Coffman Road.</p>
Street Trees and Tree Lawn	<p>The Development Text requires a nine-foot tree lawn which is shown on the plans. The street tree for Brennan Court is shown as Schubert Cherry which does not meet Code and should be replaced with New Horizon Elm.</p>

Details	Final Development Plan
Parking	<p>On-street parking will be allowed on the north side of the street opposite of the water line and fire hydrants. Due to limited maneuvering space and proposed driveway locations, that on-street parking will likely be restricted within the cul-de-sac bulb.</p>
Architecture	<p>The development text describes the general character of the development as one- and two-story homes and requires adherence to the Residential Appearance Code unless otherwise stated.</p> <p>Permitted materials include brick, stone, wood, stucco and fiber cement siding. Trim materials permitted are wood, vinyl, EIFS, copper or fiber cement products. Colors are required to be natural and/or warm neutral colors. High-chroma colors are not permitted. The text stipulates that chimneys have to be finished with masonry.</p> <p>Same or similar front elevations cannot be repeated on either side of a lot or on any lot on the cul-de-sac.</p>
Tree Preservation	<p>The text outlines a goal to preserve as many trees in good and fair condition as possible. The applicant has worked with Planning to preserve existing trees along the site's property lines. A tree replacement plan will be required with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees.</p> <p>The tree preservation plan shows trees that are to be removed, three of which are above 24 inches. The tree replacement requirement is 98 inches required of which 75 inches are provided. The applicant is proposing to pay a fee for the additional 23 inches. There may be additional effects on trees with sewer work to the south which may require additional replacements. Planning will work with the applicant explore additional options for on-site replacement of as many trees as possible.</p> <p>Construction on Lot 2 may affect trees shown to be preserved. The developer should work with the City to provide appropriate replacement tree plans prior to filing for a building permit for this lot should the trees be adversely affected.</p>
Open Space and Landscaping	<p>The proposed plan includes 0.293 acre of open space and the development text states that this open space will be owned by the City and maintained by a forced/funded homeowners association. The applicant will be responsible for the landscaping of the open space areas, where appropriate.</p> <p>Reserve 'A' between Lots 4 and 5 will include a dry detention basin, which will slope approximately three feet to the bottom. Planning has noted the concerns of the Commission to the applicant regarding dry detention and</p>

Details		Final Development Plan
	<p>a need for appropriate high quality landscape treatment appropriate to the stormwater function of the basin. The basin will be landscaped with deciduous trees, with ornamental tree accents and deciduous shrubs in a naturalized manner. Several trees and shrub species are listed as options for this landscaping, including Bald Cypress, London Plane Tree, River Birch, Allegheny Serviceberry and Winterking Hawthorne.</p> <p>The proposal includes differing tree species and the applicant should update the landscape plan to select species that meet the text prior to scheduling the final plat for City Council review. The applicant should also select a hardier ornamental shrub than Knockout roses.</p> <p>The development text and final development plan include benches to be provided along the banks of the basin.</p>	
Entry Feature	<p>The proposed text also states entry features are permitted for the development. The plans show an entry feature with a sign on the south side of Brennan Court at Coffman Road. The sign and entry feature should be located within an easement and the plat should indicate maintenance responsibility for both with the homeowners association. Two options are included for the sign detail and both meet Code.</p>	
Utilities and Stormwater Management	<p>This development connects to public water through an extension of a public water main, including new fire hydrants, to the existing 16-inch water main located along the western edge of Coffman Road. The development will also construct new sanitary sewer mains and services to serve the proposed lots that will connect to an existing 12-inch main that bisects the site.</p> <p>New storm structures, pipes and a detention basin will be constructed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations.</p> <p>A detention basin is proposed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations. The detention basin will direct the stormwater into the 66-inch storm sewer located to the north of the site. The basin fulfills a portion of the open space dedication requirements for the site. The applicant estimates the cost to the HOA of maintaining the basin at approximately \$350 per year.</p>	
Analysis		Final Development Plan
Process	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>	

Analysis	Final Development Plan
1) <i>Consistency with the approved preliminary development plan.</i>	Criterion met: This proposal is consistent with the requirements of the proposed preliminary development plan.
2) <i>Traffic and pedestrian safety</i>	Criterion met: The proposal provides safe vehicular and pedestrian circulation.
3) <i>Adequate public services and open space</i>	Criterion met: The proposal has all necessary public services.
4) <i>Protection of natural features and resources</i> Condition 1	Criterion met with Condition: The applicant has included tree protection information as required by Code. Construction on Lot 2 may adversely affect trees shown to be preserved. The developer should work with the City to provide an appropriate replacement plan prior to filing for a building permit for this Lot.
5) <i>Adequacy of lighting</i>	Criterion met: No lighting is proposed for the entry feature sign. Code permits external illumination.
6) <i>Signs consistent with preliminary development plan</i>	Criterion met: This proposal is consistent with the requirements of the proposed preliminary development plan.
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i> Conditions 2 & 3	Criterion met with Conditions: The proposal includes differing tree species for Reserve A and the applicant should update the landscape plan to select species that meet the text prior to scheduling the final plat for City Council review. The applicant should also select a hardier ornamental shrub than Knockout roses and revise the street tree species to New Horizon Elm.
8) <i>Compliant Stormwater management</i>	Criterion met: The proposal meets the requirements of the Code.
9) <i>All phases comply with the previous criteria.</i>	Not applicable.
10) <i>Compliance with other laws & regulations.</i>	Criterion met: The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.

Recommendation		Final Development Plan
Approval	In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval with three conditions.	
Conditions	<ol style="list-style-type: none"> 1) That the developer should work with Planning to provide appropriate tree replacement prior to filing for a building permit for this Lot, should construction impact trees shown to be preserved; 2) That the applicant update the landscape plan to select plant species that meet the text prior to scheduling the final plat for City Council review, and; 3) That the applicant selects a hardier ornamental shrub than Knockout roses and revise the street tree species to New Horizon Elm, subject to approval by Planning. 	

Details		Final Plat
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	The proposed preliminary plat subdivides 3.02 of land into six single-family lots and 0.293 acre of open space. The plat also provides 0.666 acres of right-of-way for Brennan Court. The preliminary plat correctly shows all setback requirements.	
Open Space	<p>The Zoning Code requires the dedication of 0.39 acres of open space and the proposal contains 0.293 acres of open space.</p> <ul style="list-style-type: none"> • Reserve "A" is 0.234 acres located between Lots 4 and 5 with a detention basin, landscaping and benches proposed. • Reserve "B" is 0.059 acres located along the north site boundary adjacent to the right-of-way and incorporates the existing evergreen trees. <p>The development text indicates that the open space areas will be owned by the City of Dublin and maintained by a forced and funded homeowners association. The preliminary plat includes this information.</p> <p>The applicant will be required to pay a fee in lieu of dedicating 0.097 acre of required parkland.</p> <p>The proposed entry feature is not located within in a reserve and the plat should include an easement and maintenance information by the HOA.</p>	

Details		Final Plat
Streets	The plans show the appropriate right-of-way for Brennan Court and sidewalks as required in the development text and approved by City Council. The intersection of Brennan Court with Coffman Road (south side) should include a chamfer in the right-of-way.	

Analysis		Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval. After approval the applicant can proceed with the building permit process.	
1) Plat Information and Construction Requirements Conditions 1 & 2	<p>Criterion met with Conditions: This proposal is consistent with the requirements of the Zoning Code and Subdivision Regulations and all required information is included on the plat. Any other minor technical adjustments should be made prior to Council review.</p> <p>A Construction Bond will be required for the public infrastructure that will be installed with this project. The value of this bond is based on the approved cost of construction. Once conditional acceptance is granted by the City, the developer is required to submit a one-year warranty bond.</p> <p>The plat should be updated to include an easement and maintenance responsibility for the entry feature.</p>	
2) Street, Sidewalk, and Bikepath Standards Condition 3	<p>Criterion met with Condition: Street widths, grades, curvatures, and signs comply with the appropriate Code sections. The sidewalks on one side of the public street was approved by City Council. The applicant should work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards.</p>	
3) Utilities	<p>Criterion met: This plat establishes necessary easements for the construction and maintenance of public water mains, storm and sanitary sewers, storm drainage and other private utilities in accordance with all applicable standards.</p>	
4) Open Space Requirements Condition 4	<p>Criterion met with Condition: Open space dedication, ownership, and maintenance are all indicated and noted on the plat. The applicant will be required a fee in lieu of dedicating all of the required open space.</p>	

Recommendation	Final Plat
Summary	This proposal complies with the final plat review criteria and approval of this request is recommended with four conditions.
Condition	<ol style="list-style-type: none">1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal,2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards, and;4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.

FINAL DEVELOPMENT PLAN 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.

Review Criteria

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.