

# Planning Report

Thursday, July 17, 2014

## Woodlands of Ballantrae – Detached Condominium Units

### Case Summary

Agenda Item	2
Case Number	13-103INF
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   <a href="mailto:tflading@dublin.oh.us">tflading@dublin.oh.us</a>
Planning Recommendation	<b>Discussion and Feedback</b>

#### Proposed Discussion Questions

- 1) Does the redesign of the site appropriately respond to the Commission's comments?
- 2) Is the proposed architecture appropriate for Ballantrae Golf Community?
- 3) Do the proposed elevations effectively create an architectural theme for the Woodlands of Ballantrae?
- 4) Other comments from the Commission.



 <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, Subarea R, with attached condominium units</p> <p>West: Zoned Rural, vacant</p> <p>South: Zoned PLR, Planned Low-Density Residential District, 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 has 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	See Case History at the end of this report.

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). 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 64 detached condominium units in a cluster-like pattern. 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 internal road system has one access point on Marmion Drive, and one access point along the future Churchman Road. The private roads serving these units are a loop-shaped road in the center of the site with two streets extending to the west.</p>
<p>Informal Review- December 5, 2013</p>	<p>The application was reviewed by the Planning and Zoning Commission on December, 2013. The Commission expressed several concerns regarding the mass, scale, height, and integration of the proposed units with the existing attached condominium units to the east. The Commission also wanted to preserve open space and views from the golf course.</p> <p>In response, the applicant has modified the site layout, the unit-type, as well as architecture. The most significant modification is the clustering of the units in six areas of the site to create more areas of open space and break up the continuous row of houses shown in the December proposal.. This design also helps break up the view to the golf course.</p> <p>The applicant has replaced the two-story units with mostly one-and-a-half story units and all units will have first floor master bedrooms. The number of side-loaded garages was decreased and six community parking areas are dispersed throughout the site. The architecture has been revised to a more earth-tone color palette and building materials that are intended to be compatible with the existing areas of Ballantrae.</p>

Analysis	Informal Review
<p><i>Layout</i></p> <p>Discussion Questions</p>	<p>The site has been reconfigured to reduce the number of units from 72 units to 64 units and orient the detached condominiums in “pods”. The largest area is to the center of the site which contains a total of nineteen units all surrounding an existing retention pond. There a four additional smaller pods along the perimeter of the site. The area along the golf-course has been slightly modified to have several walking paths and open views towards the golf course. The applicant has also stated that these units will be limited to a ranch style unit to preserve views into the golf course.</p> <p>This layout was intended to address the Commission’s comments on breaking up the continual row of houses, in the previous proposal, and maximize open space. It also allows units to be oriented so that there can be smaller areas of community activity.</p> <p>1) Does the redesign of the site appropriately respond to the Commission’s comments?</p>

<b>Analysis</b>		<b>Informal Review</b>
<i>Architecture</i>	<p>The applicant is proposing to modify the approved three and four unit attached condominium units with predominantly one-and-a-half story homes. The general theme of the architecture is more subdued than the Eastern Cottage design of the original proposal. The primary building material is Hardi-Plank siding, and stone accents for the water tables and chimneys. The color palette is beige to be compatible with the existing multi-family units. The units will have four-sided architecture.</p>	
Discussion Questions	<ol style="list-style-type: none"> <li>2) Is the proposed architecture appropriate for Ballantrae Golf Community?</li> <li>3) Do the proposed elevations effectively create an architectural theme for the Woodlands of Ballantrae?</li> </ol>	

<b>Recommendation</b>		<b>Discussion and Feedback</b>
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>	
	<ol style="list-style-type: none"> <li>1) Does the redesign of the site appropriately respond to the Commission's comments?</li> <li>2) Is the proposed architecture appropriate for Ballantrae Golf Community?</li> <li>3) Do the proposed elevations effectively create an architectural theme for the Woodlands of Ballantrae?</li> <li>4) Other comments from the Commission.</li> </ol>	

## Case History

*May 3, 2004*

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.

*December 5, 2013*

The Planning and Zoning Commission provided informal review and comments regarding modifying a Final Development Plan that permitted a total of 80 condominium attached units to allow 72 detached condominium units. The Commission was generally supportive of the changes in housing type but expressed concerns regarding the mass, scale, height, and integration of the proposed units with the existing attached condominium units located to the east. The Commission also wanted to preserve open space and views from the golf course.