

Preliminary Development Plan

AVONDALE WOODS

Dublin, Ohio



LAND PLANNING, LANDSCAPE
ARCHITECTURE & ENGINEERING:

EMH&T

5500 New Albany Road
Columbus, Ohio 43054

Phone: (614) 775-4710

Contact: Linda Menerey



Engineers. Surveyors. Planners. Scientists

OWNER:

Homewood

2700 East Dublin-Granville Road, Suite 300
Columbus, Ohio 43231

Phone: (614) 744-2008

Contact: Jim Lipnos



LEGAL COUNSEL:

Blaugrund & Herbert

300 West Wilson Bridge Road, Suite 100
Worthington, Ohio 43085

Phone: (614) 764-0684

Contact: Chris Cline



Submittal – June 30, 2014
Dublin Planning and Zoning Commission

SECTION I**Development Overview**

- I. Introduction Statement
- II. Rezoning Statement
 - A. Relationship to Existing and Future Land Uses
 - B. Relationship to Existing Land Use Character of Vicinity
 - C. Relationship to Dublin Community Plan
 - D. Planned District Code Compliance
- III. Provision of Utilities Summary

SECTION II**Development Standards**

- I. Overall Development Standards
- II. Sub Area Standards
- III. Project Phasing
- IV. Diversity Matrix
- V. Additional Exhibits
 - Exhibit A – Examples of Architectural Design Elements
 - Exhibit B – Multi-Family Character
 - Fire Turning Radius and Footprint Overlay (4)

SECTION III**Exhibits**

Regional Context Map
Vicinity Map
Existing Conditions
Site Plan
Subarea Map
Open Space and Connectivity Plan
Landscape Plan
Landscape Details (4)
Phasing Plan
Overall Utility Plan
Utility Plan Enlargements (3)
Overall Grading Plan
Grading Plan Enlargements (3)
Overall Preliminary Plat
Preliminary Plat Enlargements (3)
Tree Survey

SECTION IV**Appendix**

Application
Adjacent Owners
Legal Description
Subarea Descriptions
Utility Feasibility Memo
Washington Township Email
AT&T Easement Letter
Columbus Sewer Easement Email

**SECTION I –
Development Overview**

I. INTRODUCTION TO AVONDALE WOODS

Avondale Woods is a 120 acre residential development located in the southernmost portion of the City of Dublin. The development's name comes from Avondale, the Irish country estate of Charles Parnell Roberts, often referred to as the father of Irish democracy.

A striking characteristic of the site is the large wooded area at the north end of the project, comprising about 29 acres. A wooded area of this size is unique in northwestern Franklin County, and the development's plans preserve it in its entirety. Two smaller wooded areas are also preserved, a triangular wooded area along the CSX railroad tracks and a smaller wooded lot just under 1 acre in size, north of the NCR project and Avondale Woods Boulevard lot.

The development is unusual in that it is surrounded by the City of Columbus on three sides, with only the northern boundary adjoining the City of Dublin. However, existing features, such as the CSX Railroad on the west and Avery Road on the east limit the site's interaction with the adjoining development. There is only one current access point to the site, Avondale Woods Blvd. located at Avery Road at the southern end of the property. Eventually, there will be a second access, at the Dublin border on the north, once Tuttle Boulevard is extended west of Avery Road. In the interim, emergency access for the northern portion will be available through an adjoining Columbus multifamily site being developed on Avery Road.

As a result of the physical considerations of the site, Avondale Woods will be a largely self-contained community, with shopping, recreation, and governmental services near, but not immediately adjacent to the neighborhood. The Avondale Woods community as a result seeks to provide a mix of housing opportunities to attract a diverse group of residents of varying ages, family makeups and economic levels that live together in a single, cohesive, community. There will be both rental and owner occupied housing, with both single family homes and attached residential rental homes in two, three and four unit buildings. The attached rental units are unusual in that the layouts and architectural styles are modeled after single family homes rather than typical flats or townhouse units. Emphasizing open floor plans, the attached rental homes begin with the assumption that, in the current housing climate, more families will be living in rental homes and for longer periods of time. However, this rental market is increasingly demanding of quality layouts and interior features. The Avondale Woods units measure up to this challenge.

The layout of the development emphasizes a single community composed of both homeowners and rental residents. There are no barriers between the different housing types and the recreation paths link all the open space amenities including the community center and swimming pool which is also a joint resource for all residents. The adjoining 17 acre National Church Residences housing community at the southeast corner of the site will be linked to the Avondale Woods Development via pedestrian paths, providing a further mix of ages and demographics, as well as senior support services. A final point is the two acre central green that

comprises a focal point for the community and provides a desirable open space area and gathering place.

The character of the single family and attached residential homes is comprised of traditional architecture and includes elements that seek to convey a welcoming neighborhood feel of more simple times. Colors, materials and architectural features will subtly link all of the Avondale Woods housing types. Common elements include front porches, walkways from the sidewalk to the front door (except for homes with courtyard garages/drives), and shortened building setbacks to emphasize a pedestrian scale and walkable environment.

In its modern, suburban, phase, Dublin has developed as an archetypal auto oriented suburban community. Now, Dublin is reorienting its focus for a new phase that will respond to the needs of its corporate residents and an aging population. Avondale Woods seeks to be part of that reorientation by responding to the changing housing needs of the community. For young Dublin corporate workers who are making the move from apartments to family friendly rental homes or single family owned units, Avondale Woods provides housing options that will meet their needs and allow them to stay in Dublin. For older Dublin citizens looking to downsize or to transition to rental homes, the development also provides options that will have genuine appeal. For those who want the feel of a neighborhood and a livable interior similar to a single family home, but, must preserve their mobility in the job market, Avondale Woods again responds with desirable options. And of course, for any family just looking for a welcoming neighborhood and either rental or owned housing options, Avondale Woods is on target.

Despite being well sheltered from outside influences, Avondale Woods is accessed by an expanding network of roadways, giving access to shopping and services in Dublin, Hilliard and Columbus as well as access to Interstate 270 and the nearby Tuttle Mall. In addition to this convenient automobile access, mass transit is also currently accessible a short distance to the south on Avery Road, and, a new walkable transit center is planned nearby just to the north of Hayden Run Road.

Avondale Woods is well positioned to respond to the housing needs of both Dublin and its residents in the coming years.

II. REZONING STATEMENT

A. Explain the relationship of the proposed development to existing and future land uses in the surrounding area, the street system, community facilities, open space system, services, and other public improvements

Relationship to Land Uses.

The Avondale Woods site is a large peninsula protruding into the City of Columbus representing the southernmost boundary of the City of Dublin. This peninsula is composed of the previously rezoned National Church Residences Site of 17 acres and the lands encompassed by this application, about 120 acres.

Northern Border: The peninsula's northern border is in the City of Dublin and abuts tracts that front on Rings Road. With the exception of a large trailer park (non-conforming use), these tracts are generally undeveloped and remain in the Rural zoning category. The terrain in this area is generally open, flat, and unremarkable. Development timing of the land in this adjoining area will depend on extension of the Cramer South trunk sewer line that currently is east of Avery Road at Wilcox Road. The westward extension of Tuttle Boulevard, expected to be aligned along the Avondale Woods northern boundary, will impact development of these lands, generally expected to be residential in nature. The Avondale Woods site will be significantly insulated from this future development, regardless of its land use, by the 28 acre wooded area at the northwest portion of the site, by the wide Tuttle Boulevard, and by additional green space likely to be added by the future development.

Eastern Border: Along the eastern boundary, the site is bordered at its northeast corner by a twelve acre site in the City of Columbus. This site was designated as Office in the Columbus Hayden Run Corridor Plan but has recently been rezoned for multifamily development at 12 units per acre. Moving south, there are nine single family home sites in Washington Township that front on Avery Road. Avondale Woods is insulated from these sites by a park area containing a large storm water management pond. The available depth of these parcels, initially about 500 feet at the northern end of the lots and diminishing to about 200 feet at the southern end, is also a factor that acts as a limit on intensity of development and if combined would result in an irregularly shaped tract. The future of these sites is clouded as they can only be annexed to the City of Columbus and planned widening of Avery Road will challenge residential viability. Columbus designates these sites as Office in the Hayden Run Corridor Plan but if the sites should annex to the City of Columbus and obtain sewer service, land use would be determined by municipal zoning action which could approve a different land use.

South of the last of these homes the Avondale Woods site has approximately a 150' border with Avery Road followed by the 70' right-of-way of Avondale Woods Boulevard, the only current access to the development. Opposite the Avondale Woods Boulevard and NCR frontage east of Avery Road, the Hayden Run Corridor Plan envisions a Neighborhood Center providing convenience retail services to the surrounding area.

Hayden Run Boulevard currently terminates west of the CSX railroad tracks. It is planned to be a major arterial as it extends eastward, via an overpass to Avery Road and further east

past Avery to Wilcox, Riggins and Britton Parkway. This will spur further development along this corridor providing additional commercial and housing.

Eastern and Southern Border: The 17 acre National Church Residences site comprises part of both the eastern and southern borders of the site, largely insulating the Avondale Woods development from the future Neighborhood Center Columbus development east of Avery Road. The remaining portion of Avondale Woods' southern border adjoins more Washington Township land currently used as two single family sites reaching from Avery Road to the railroad tracks. These township lands are also marked for annexation only to the City of Columbus. Moreover, this is the location for the extension of Hayden Run Boulevard. South of these two sites the City of Columbus currently begins, forming a corridor connecting the Columbus lands east of Avery Road to lands west of the railroad tracks out to the Madison County line. The Hayden Run Corridor Plan recommends that the land to the immediate south of the Hayden Run Boulevard roadway to the point that Avery Road crosses the railroad tracks be developed as Transit Oriented Development.

Western Border: To the west of the railroad tracks, which comprise the southwestern border of the Avondale Woods site, is a large area of land both developed and planned for additional residential development of various types in the City of Columbus. Densities are much higher than is typical of Dublin development. The effect of this development is muted by the intervening railroad tracks. To the northwest, the Avondale Woods site borders an 18 acre site which is east of the railroad tracks but is in the City of Columbus. This site is essentially an island that can only be accessed using the Avondale Woods roadway system (a road will be stubbed from the Avondale Woods system) or by a future roadway from the north in the City of Dublin. The Columbus Hayden Run Corridor Plan does not indicate a proposed land use for this tract. At the northeast corner of the Avondale Woods site, the approximately 29 acre wooded portion on the site borders another large wooded tract in the City of Dublin that will likely also remain in a wooded state.

To summarize, the Avondale Woods site is largely self contained and isolated, both from interaction and from influence, from the surrounding lands. As a result, Avondale Woods generally neither influences, nor is influenced by, the land use of these neighboring tracts.

Relationship to the Street System

Avondale Woods will have two access points: To Avery Road via Avondale Woods Boulevard, which has already been partially constructed along the northern boundary of the National Church Residences site, and to Tuttle Crossing Boulevard at the northern end of the site. At the current point in time only the Avery Road access will be available since Tuttle Crossing Boulevard has not been extended west of Avery Road. In the interim, an emergency access easement has been negotiated with the 12 acre multifamily site at the northeast border of the site.

Once the planned roadway network improvements are complete and the second entrance to Tuttle Crossing Boulevard is available, Avondale Woods will have excellent access to nearby services, arterial roadway systems connecting to Dublin and Hilliard, and to regional freeway

access points at the Avery Road interchange at SR 161/US 33 and I-270 at Tuttle Crossing Interchange. In the interim, access via Avery Road provides acceptable and convenient access.

Relationship to Community Facilities, Services and Public Improvements

Because the Avondale Woods site represents the southern boundary of the City of Dublin, community facilities are within close proximity. The Daree Fields sports park is about two miles to the northwest. The Ballantrae Community Park, with a municipal swimming pool, is one mile to the north. Coffman Park, which includes the City of Dublin municipal building and Dublin Recreation Center, is two and one half miles to the northeast.

Shopping centers are located close to the site with commercial two miles north on Avery Road. Grocery and community services are located to the west on Hayden Road and Cosgray Road. Additionally, The Mall at Tuttle Crossing is one and one half miles to the east.

The closest fire station is about one and one half miles to the north on Shier Rings Road. Various facilities and services are either available, or will become available, in both the City of Columbus and the City of Hilliard in a sub two mile radius to the south, east and west. Old Dublin, with shopping and the Dublin Library, is about three miles to the northeast.

Relationship to the Open Space System

The primary relationship to the open space system in this quadrant will be enhanced by the Avondale Woods development. It will preserve approximately 35 acres of woods, and the largest remaining wood lot in this area. It will also provide 2 large park areas and interconnected pedestrian trails. The Avondale Woods development is located within 3 miles of Homestead Park (Washington Township). The Heritage Trail Metro Park is 2 miles southwest and future bikeway access will provide virtually unlimited access to open space in both the City of Dublin and regionally such as the northwest Battelle Metro Park and the Heritage Rails to Trails bikeway system to the south.

The 2 acre plus central green within the Avondale Woods development will serve as a community gathering place for residents and the Avondale Woods Community Building with its pool will similarly serve all of the residents of the development.

B. State how the proposed rezoning and development relate to the existing land use character of the vicinity.

As discussed herein, Avondale Woods is significantly insulated from surrounding land uses, which currently continue to develop. It is reasonable to say that the site's development is neutral in any effect on nearby development. Similarly, the apparent trajectory of nearby development will not negatively impact Avondale Woods, both because the land uses are compatible and also because of the insulated nature of the site.

C. State how the proposed rezoning and development relate to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.

The proposed development is fully consistent with the 2007 Dublin Community Plan.

The Future Land Use Map shows the site as “Mixed Residential Low Density”, defined as “a mix of housing options and transition from existing single-family neighborhoods at a maximum density of 3.0 du/ac.” At the time of the National Church Residences rezoning, it was clarified that the remaining Avondale Woods land would have the 3.0 du/ac density applied without subtraction for the units included in the National Church Residences portion. The 120 remaining acres thus yields a potential of 360 residential units as shown in this application.

The Southwest Area plan portion of the 2007 Dublin Community Plan provides for residential land uses roughly similar to what is proposed in this plan—higher density residential in the northern and southern sections (Subareas B and D) and single family residential density in the central section (Subarea C). When overlaid with the overall 3.0 du/ac requirement for the site as a whole this proposal seems to be solidly on target.

The Southwest Area plan portion of the 2007 Dublin Community Plan also emphasized that existing wooded areas should be integrated into the design of open spaces and emphasized connectivity to be provided throughout the area and into adjacent jurisdictions. As noted above, all possible pedestrian and roadway connections have been made at points where the site allows contact with adjacent boundaries and all wooded areas are preserved as open space.

D. Explain how the proposed rezoning meets the criteria for Planned Districts [Code Section 153.052(B)]

- (1) *Consistency with Dublin Zoning Code:* The proposed development text addresses the influences and needs of the site, which are unique in multiple ways, particularly due to the influence of other jurisdictions on three sides of the site, arterial roadways on two sides of the site, a railroad along one boundary and the extensive wooded areas.
- (2) *Conformance with adopted Plans:* The site is part of the Southwest Area Plan which calls for mixed residential uses and densities similar to the types of housing proposed, preservation of wooded areas, connectivity with adjacent jurisdictions and an overall density of 3.0 dwelling units per acre. The proposal directly meets all of these requirements.
- (3) *Advancement of general welfare & orderly development:* The Preliminary Development Plan creates an integrated residential development that will be largely self sufficient in its creation of a viable Dublin community surrounded by, and yet separated from (due to existing and planned transportation barriers) development in Dublin and adjoining jurisdictions.
- (4) *Effects on adjacent uses:* Adjacent uses are generally of a more intense nature which will not be impacted by this development, largely due to the transportation barriers which adjoin the site.
- (5) *Adequacy of open space for residential development:* Overall, approximately 1/3 of the 120 acre site is composed of open space, a higher proportion than is typically found in Dublin residential development. The open space is comprised of both active and passive recreation, providing multiple opportunities for the residents in the development.

- (6) *Protection of natural features and resources* The proposal preserves the majority of the site's natural resources, chiefly in the form of the unique stands of large wooded areas.
- (7) *Adequate infrastructure*: The site meets all engineering requirements for delivery of utility services and handling of storm water.
- (8) *Traffic and pedestrian safety*: Internal road networks are carefully designed to facilitate access within the subdivision and to surrounding road networks without encouraging high speeds or cut through traffic.
- (9) *Coordination & integration of building & site relationships* The proposal brings together several different housing products that will attract families of different ages, different sizes, and different economic levels, providing opportunities for both rental and owned homes. The different housing types and neighborhoods will be visibly unified through the use of common architectural elements. Shared amenities such as the village green, a single community center with pool, the unique wooded areas and a multipurpose pathway system will encourage interaction between the demographically diverse mix of residents.
- (10) *Development layout and intensity*: The building layouts, site layout, roadways and access encourage an interactive pedestrian oriented environment that brings residents out of their homes and into the community. Multiple elements such as shorter front yard setbacks, front porches, walkways from the porch to the street, and other common elements will create the sense of a single community with an inviting and open environment. Density is well balanced to provide an appropriate residential mass which is vibrant but manageable.
- (11) *Stormwater Management*: Adequate provision is made for storm water management in accordance with Dublin Code.
- (12) *Community Benefit*: Standard Dublin Code would not be able to address the unique characteristics of this site and allow preservation of its unique characteristics. The planned development process is well suited to exploitation of the potential benefits this site offers.
- (13) *Design and Appearance*: The proposed building design and materials are superior to the surrounding area and on par with quality residential development in other Dublin residential areas.
- (14) *Development Phasing*: The site is already well served with infrastructure feasible to serve the development. The phasing plan allows for a reasonable development progression and infrastructure extensions.
- (15) *Adequacy of public services*: The site is accessible to Dublin emergency and recreational services within appropriate distances and reasonable timeframes.
- (16) *Infrastructure Contributions* To be determined

E. If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.

No previous applications to rezone the property have been submitted or denied by City Council.