

Planning Report

Thursday, December 4, 2014

Deer Run PUD, Subarea C - Cortona

Case Summary

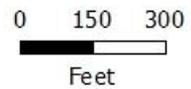
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| Agenda Item | 1 |
| Case Number | 14-062FDP |
| Site Location | Deer Run Northeast corner of Dublin Road and Memorial Drive |
| Proposal | To develop 37 single-family, cluster lots with 7.3 acres of open space and associated site improvements on 17.66 acres. |
| Applicant | Romanelli & Hughes Building Co.; represented by Mike Close and Thomas Hart. |
| Case Manager | Marie Downie, Planner I (614) 410-4679 mdownie@dublin.oh.us |
| Requests | Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050. |
| Planning Recommendation | <u>Approval of Minor Text Modification</u> In Planning's analysis, this minor text modification to the development text will result in a project that is consistent with surrounding development, maintains the approved density and quality, meets the general development criteria for planned developments, and does not create any adverse impacts on the neighborhood. The requested modification is to modify the development text to: <ol style="list-style-type: none">1) Permit lots 19 and 33 to have lot dimensions that are less than the 120 foot depth that is required by the development text. |
| Conditions | <u>Approval of Final Development Plan</u> In Planning's analysis, this proposal meets the criteria for a final development plan and the development standards within the area. Planning recommends approval with 5 conditions: <ol style="list-style-type: none">1) Lots 1-8, 11-13, 18-20, 29-37 provide additional architectural details, as outlined in the development text;2) All façades that are visible or oriented towards a private drive on lots 1, 12, 19, 33 and 37 be required to have a minimum of 40% brick or stone as well as additional architectural detailing;3) The houses for lots 19 and 33 be located as close as possible to the front of the build zone; |

- 4) Homes with smaller footprints must be used on lots 19 and 33 to provide for adequate outdoor space; and
- 5) The tree replacement fee in lieu shall be paid in full prior to issuing building permits.



City of Dublin

14-062FDP/FP
Final Development Plan/Final Plat
Deer Run - Subarea C
Dublin Road & Memorial Drive



| Facts | |
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| Site Area | 17.66 acres |
| Zoning | PUD, Planned Unit Development District (approved as Ordinance 11-11 on March 28, 2011) |
| Surrounding Zoning and Uses | North: PUD, Planned Unit Development District, Deer Run - Subareas A & B West: PUD, Planned Unit Development District, Muirfield Village South: PUD, Planned Unit Development District, Amberleigh Subdivision East: Amberleigh Community Park |
| Site Features | <ul style="list-style-type: none"> • Frontage: Memorial Drive – approximately 1,070 feet; Dublin Road - approximately 450 feet. • Vegetation: Heavily wooded with mature trees throughout. |
| Site History | <p>2014</p> <p>At the November 6, 2014 meeting the Planning and Zoning Commission recommended approval to City Council of the final plat and tabled the final development plan for the applicant to revise the sample architecture elevations. The application included a minor text modification for lots 19 and 33 for lot dimensions that was not acted upon. The final plat, which includes the reduced lot dimensions, is scheduled for action by City Council at its December 8th meeting.</p> <p>At the September 18, 2014 meeting the Planning and Zoning Commission tabled the final development plan/final plat at the request of the applicant. The Commission had concerns regarding the quality of the architecture, lot sizes and driveway locations along the entry drive.</p> <p>2011</p> <p>The Planning and Zoning Commission reviewed the rezoning/preliminary development plan/preliminary plat for the Deer Run subdivision. The Commission supported the decrease in density for Subarea C. The Commission expressed concerns regarding the proposed private drives due to the maintenance and expense required by the homeowners. The Commission stressed the importance of high quality architecture and emphasized the need for four-sided architecture in Subarea C. The Commission did not require internal sidewalks. The preliminary development plan/rezoning and preliminary plat was forwarded to City Council with recommendations for approval.</p> <p>City Council approved the rezoning/preliminary development plan and plat, including a tree waiver due to the large number of trees previously planted by the owner. City Council eliminated internal sidewalks. Council expressed concerns regarding the private drives in Subarea C. Council recalled past</p> |

| Facts | |
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| | <p>subareas that were approved for private drives but due to the high maintenance and repair costs the homeowners associations could not provide adequate funds. City Council requested that the development text be revised to require a minimum of 14 lots with side-loaded garages.</p> <p>2009 A concept plan for the Deer Run planned development was reviewed by the Planning and Zoning Commission. The Commission supported the proposal moving forward as a formal rezoning/preliminary development plan application.</p> |

| Details | Final Development Plan |
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| 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 for Subarea C includes:</p> <ul style="list-style-type: none"> • 37 single family lots clustered behind reserves along Memorial Drive and Dublin Road to preserve surrounding trees • Example lot configurations and architectural concepts • Tree preservation and replacement details • Entry feature, sign and landscape details • 7.304 acres of open space in reserves <ul style="list-style-type: none"> ○ Reserves 'D' and 'E' are located along the perimeter of the site and are Tree Preservation Zones. ○ Reserves 'A' 'B' 'C' 'F' and 'G' are islands in the proposed private drives. ○ All reserves are to be owned and maintained by the homeowners association. |
| Development Standards | The approved PUD development text includes specific requirements that address the zoning and development details. |

| Details | Final Development Plan |
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| Use/Density/Lot Sizes/Setbacks | <p>The development text permits 37 single-family detached cluster lots in Subarea C with a maximum density of 2.2 du/ac. Lots vary in size and are required by the text to be a minimum of 120 feet deep and 60 feet wide as measured at the maximum depth of the front build zone. Two lots fail to meet these minimum measurements and require a minor text modification.</p> <p>Dublin Road and Memorial Drive require a 100-foot building and pavement setback. The text requires minimum setbacks of 30 feet for rear yards, five feet for side yards, 10 feet building separation, and a 0-10 foot Required Build Zone along all private drive frontages which is met with the proposal. Patios, decks and fences are permitted a 10-foot encroachment into the rear yard setback.</p> <p>While the development text permits a 10-foot distance between structures and a five-foot side yard setback, there will be additional Building Code requirements if any portion of the structure, including overhangs, is located less than 5 feet from the property line.</p> |
| Traffic and Access | <p>Access is provided from Memorial Drive by Sapri Boulevard, a gated private drive aligned with the intersection of Autumnwood Way. All access throughout the site is provided by private drives owned and maintained by a forced funded homeowners association.</p> |
| Sidewalks | <p>A five-foot sidewalk is proposed along the southern border of the site connecting the existing paths along Dublin Road to Vista Ridge Drive. A four-foot path is proposed between Lots 29 and 30 to connect Pesaro Way to the northern boundary of Amberleigh Community Park. No internal sidewalks are required.</p> |
| Parking and Garages | <p>There are 44 on-street parking spaces in designated bump-outs along the private access drives. A minimum 26 foot wide, back-of-curb to back-of-curb private drive is required where on-street parking is permitted.</p> <p>All units are required to have a two-car garage and two additional parking spaces in driveway stacking areas or auto courts. The development text requires a minimum of 14 lots to have side-loaded garages, which are intended to be auto court garages. Planning has clarified that the auto court garages are considered by the Zoning Code as side-loaded garages, which will allow the minimum number of side-loaded garage requirements to be used.</p> |

| Details | Final Development Plan |
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| Architecture | <p>The development text design requirements describe the architectural style of the subarea as “Romantic Revival.” The development text outlines requirements for materials, colors, four-sided architecture, and additional architecture on certain lots. When side or rear façades are visible from the street, oriented towards a street or visible from a neighboring lot, the amount of brick and stone used must be proportional to the amount used on the front façade. Based on this requirement, lots 1-8, 11-13, 18-20, 29-37 will require additional architectural detailing.</p> <p>Responding to comments by the Planning and Zoning Commission, the applicant has revised the architecture examples and included street-view elevations that provide a visual depiction of how the elevations will fit together. Additionally, the applicant has provided updated renderings with improved architectural details.</p> <p>The applicant has agreed to provide brick or stone on 40% of all façades on lots 1, 12, 19, 33 and 37 that are visible from a private drive or oriented toward a private drive.</p> |
| Tree Preservation | <p>The development text outlines a goal to preserve as many trees in good and fair condition as possible. City Council approved a tree waiver, as the property owner had previously planted a significant number of trees on the site. The approved tree waiver requires the applicant to replace trees that are between six to 18 inches (DBH) on a tree-for-tree basis that are removed from open space and rear yard setbacks and any trees that are above 18 inches (DBH) on an inch-for-inch basis. Trees between six to 18 inches (DBH) that are removed for roadway construction, utility easement improvements or stormwater measures are not required to be replaced.</p> <p>According to the tree survey, many of the existing trees are dead or in poor condition and will be removed. The tree waiver requires 514 inches to be replaced; 240.5 inches are provided. The applicant is proposing to pay a fee in lieu of replacement for the additional 273.5 inches. The fee in lieu will be required to be paid in full prior to issuing building permits.</p> |
| Open Space and Landscaping | <p>The proposed plan includes 7.304 acres of open space owned and maintained by a forced funded homeowners association.</p> <p>Reserves ‘D’ - ‘E’ are located along the perimeter of the site and serve as Tree Protection Zones to provide a buffer. Reserves ‘A’ - ‘C’ and ‘F’ - ‘G’, as shown in the final development plan, are located throughout the site as islands in the private drives. Existing top soil shall be used in all proposed planting beds.</p> |

| Details | Final Development Plan |
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| Entry Feature | <p>The development text states that the boulevard access drive is permitted a gate and entry feature sign(s) along Memorial Drive with the total permitted area of the signs at 20 square feet. The plans show five decorative six-foot tall columns with Craftsman Style Light Fixtures consistent with the Dublin Road entrance. Three of the columns are incorporated with the gate. The remaining two columns are located on either sides of Sapri Boulevard, south of the proposed gate along Memorial Drive, which each contain identical 1.8 square foot signs.</p> <p>There is a decorative stone wall that is incorporated in the entry feature. The applicant has included a note to confirm that the top of the wall will be a consistent elevation regardless of any elevation changes and mortared throughout the wall.</p> |
| Utilities and Stormwater Management | <p>Sanitary sewer service will be provided to this site through the construction of new public mains that will connect to the existing 36 inch sewer on the east edge of the site.</p> <p>Public water service is provided via the installation of a private water system included new mains, private hydrants and master metered services. This system will connect into the existing 8-inch water main along the north side of Memorial Drive.</p> <p>This site will be required to meet the Stormwater Code and Ohio EPA regulations. This will be accomplished by installing new storm sewer mains, storm structures, and will provide water quality by means of a hydrodynamic separator and stormwater filter. This sites lies within the Scioto River Corridor Exemption area and is not required to provide for stormwater detention or meet stormwater quantity requirements.</p> |

| Analysis and Recommendation | Minor Text Modification |
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| Process | Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied. |

| Analysis and Recommendation | Minor Text Modification |
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| Request | <p>The requested development text modification is to permit lots 19 and 33 to have lot dimensions that are less than required by the development text. The development text currently requires lot depths to be 120 feet and lot widths to be 60 feet, measured at the greatest depth of the Required Build Zone, which is not met with these lots.</p> <p>Planning supports this text modification with the conditions that the houses for lots 19 and 33 be located as far as possible into the 0-10 foot build zones and the houses take up a smaller footprint on the lot. The applicant has revised the sample lot configurations to demonstrate that sufficient space is available for a house, garage and outdoor space.</p> <p>Based on the criteria, the approval of this minor text modification would result in a project that is consistent with surrounding development, maintains the approved density and quality, meets the general development criteria for planned developments, and does not create any adverse impacts on the neighborhood.</p> |
| Recommendation | <p>Planning recommends approval for the minor text modification with the conditions included in the final development plan.</p> |

| Analysis | Final Development Plan |
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| 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> |
| <p>1) <i>Consistency with the approved preliminary development plan.</i></p> | <p>Criterion met with conditions and text modifications: This proposal is consistent with the requirements of the proposed preliminary development plan with the following conditions:</p> <p>Lots 1-8, 11-13, 18-20, 29-37 will be required to provide additional architectural details, as outlined in the existing development text.</p> <p>All façades that are visible or oriented towards a private drive on lots 1, 12, 19, 33 and 37 be required to have a minimum of 40% brick or stone as well as additional architectural detailing.</p> <p>For lots 19 and 33 the homes must be located as close as possible to the front of the build zones and homes with a smaller footprint used to provide adequate outdoor space.</p> |
| <p>2) <i>Traffic and pedestrian safety</i></p> | <p>Criterion met: The proposal provides safe vehicular and pedestrian circulation.</p> |

| Analysis | Final Development Plan |
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| 3) <i>Adequate public services and open space</i> | Criterion met: The proposal meets required open space and public services. |
| 4) <i>Protection of natural features and resources</i> | Criterion met: The site layout for the proposal places more lots in the center of the site to protect the mature trees along the perimeter of the site. Given the heavily wooded nature of this site, extensive tree removal is unavoidable. The fee in lieu for replacement trees will be required to be paid in full prior to issuing building permits. |
| 5) <i>Adequacy of lighting</i> | Criterion met: Lighting is proposed on the columns located at the entrance of the subarea. |
| 6) <i>Signs consistent with preliminary development plan</i> | Criterion met: The entry feature signs meet the development text. |
| 7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i> | Criterion met: The site is well buffered from existing development to the south. |
| 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 |
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| Approval with conditions | In Planning’s analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval with five conditions. |
| Conditions | <ol style="list-style-type: none"> 1) Lots 1-8, 11-13, 18-20, 29-37 provide additional architectural details, as outlined in the development text; 2) All façades that are visible or oriented towards a private drive on lots 1, 12, 19, 33 and 37 be required to have a minimum of 40% brick or stone as well as additional architectural detailing; |

| Recommendation | Final Development Plan |
|-----------------------|---|
| | <ol style="list-style-type: none">3) The houses for lots 19 and 33 be located as far as possible into the 0-10 foot build zone as possible;4) Homes with smaller footprints must be used on lots 19 and 33 to provide for adequate outdoor space; and5) The tree replacement fee in lieu shall be paid in full prior to issuing building permits. |

MINOR TEXT MODIFICATION

Section 153.053(E)(2)(b)4,b)

4. Compliance with the preliminary development plan. In reviewing the application, the Planning and Zoning Commission shall determine if the final development plan substantially complies with all specific requirements, the purposes, intent and basic objectives of the preliminary development plan, and any commitments made or conditions agreed to with the adoption of the preliminary development plan and if it represents an expansion and delineation of the approved preliminary development plan.
 - a. Planning and Zoning Commission may determine that the proposed plan complies with the preliminary development plan and may proceed to review the Final Development Plan in accordance with the procedures of this section.
 - b. The Planning and Zoning Commission may, in reviewing the final development plan, approve a modification of a provision of the development standards text if they determine that all of the following provisions are satisfied:
 - (i) The Planning and Zoning Commission determines that, for this PD, the code compliance is not needed in order to ensure that the PD is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
 - (ii) Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
 - (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
 - (iv) The principles of § 153.052(B) are achieved; and
 - (v) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.
 - c. Any proposed modification to a preliminary development plan that fails to meet the above criteria shall require a zoning amendment to the preliminary development plan according to § 153.234.

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.