

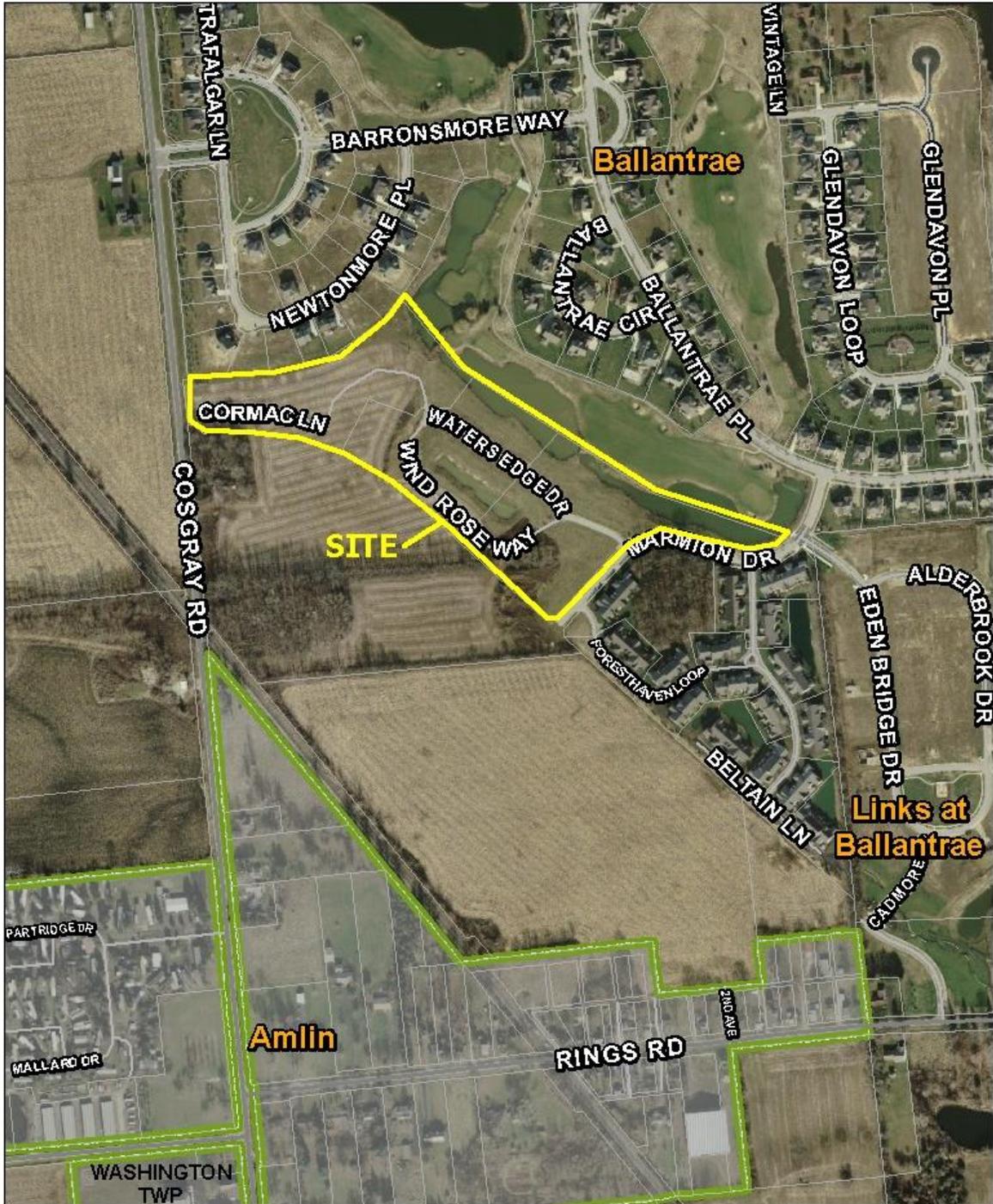
Planning Report

Thursday, June 11, 2015

The Glens at Ballantrae – Detached Condominium Units

Case Summary

Agenda Item	1
Case Number	15-001AFDP
Proposal	A modification to a previously approved final development plan for 63 detached, empty-nester condominium units and all associated site improvements.
Request	Review and approval of an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.050.
Site Location	5638 Cosgray Road The 17.5-acre site is located on the east side of Cosgray Road, north of Marmion Drive within Subarea R of the Ballantrae Planned Unit Development.
Applicant	Edwards Golf Communities, Represented by Charles Driscoll
Case Manager	Tammy Noble-Flading, Senior Planner (614) 410-4649 tflading@dublin.oh.us
Planning Recommendation	<u>Approval of a Minor Text Amendment</u> In Planning's analysis, the proposed minor modification to the development text will allow the applicant to continue operating in compliance with zoning requirements. The request is to modify the development text to: <ol style="list-style-type: none">1) Permit a modification to the Residential Appearance Standards allowing front loaded garage door openings to comprise not more than 40% of the linear distance of the front elevation of the home. <u>Approval of Amended Final Development Plan</u> In Planning's analysis, this proposal complies with all applicable review criteria and the existing development standards. Approval is recommended of the requested amended final development plan with two conditions. <ol style="list-style-type: none">1) That grading activities be restricted to the internal portions of the site and eliminated from public right-of-way, subject to approval by Engineering' and;2) That Unit #63 be omitted based to create a better viewshed into the entrance of the community.



 <p>City of Dublin</p>	<p>15-001AFDP Amended Final Development Plan The Glens at Ballantrae 5638 Cosgray Road</p>	<p>0 300 600 Feet</p> 
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Site Area	17.56 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 Marmion 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 have also installed for sanitary sewer, water and storm sewer.</p>
Case Background	<p>See the detailed Case History at the end of this report.</p> <p>The proposal was informally reviewed by the Planning and Zoning Commission in 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 seven community parking areas are dispersed throughout the site. The architecture has</p>

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been revised to a more earth-tone color palette and building materials that are intended to be compatible with the existing areas of Ballantrae.

The site was reviewed for a second time by the Planning and Zoning Commission on July 17, 2014. The Commission provided positive comments related to the lower mass of the units, the architectural modifications that were made including muted color choices, and the open view sheds to the Golf Course. The one area of concern that was expressed by several Commission members was whether or not the common parking areas were sufficient to accommodate additional parking needs of the community and if they were dispersed appropriately. To that concern, Planning has evaluated the plan and has found that the development, as a whole, exceeds parking needs of the Code which is 2.5 spaces per unit or 158 spaces. Each unit includes a two-car garage and driveway space that, on average, accommodates a minimum of two additional parking spaces. The plan continues to have seven common parking areas that provide 26 parking spaces for guests and these parking areas are distributed throughout the community and in areas that allow distance from adjacent units.

Details

Amended Final Development Plan

Proposal

The site is 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 with 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.

The applicant is proposing to modify the residential unit types, permitted for the last portion of the subarea, to allow the construction of 63 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.

The approved text states that the subarea is approved for owner-occupied attached units and that the subarea could be divided into two product types based on the needs of the housing market. This requires approval from the Planning and Zoning Commission and requires the housing units to be geared toward empty nesters. This proposal meets the requirements of the text by proposing detached units be approved on the west side of Marmion Drive and attached units on the east side of Marmion Drive (two product types) and designing the units to appeal to empty nesters. The units have been modified to be limiting the size, has primarily one to one-and-a-half stories in size and has first

Details Amended Final Development Plan	
	<p>floor master bedrooms.</p>
<p><i>Layout</i></p>	<p>The site has been reconfigured to reduce the number of units from 72 units to 63 units and orient the detached condominiums in “pods”. The densest area is to the center of the site, which contains seventeen 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 toward 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 and will only be permitted to have decks to promote consistency along the golf course. The units are also required to landscape under the floor of the decks to minimize views into the underside of the deck area. The site plans indicate that these houses are limited to decks but do not stipulate that the houses will be limited to ranch style homes. This will be required through the building permit process.</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. One issue that Planning has raised with the applicant is that Unit #63 that is directly adjacent to the roundabout with Churchman Road and Cosgray Road. The space provided for the unit is extremely limited and creates a residential housing unit that is the primary focus from a prominent corner of the development. Planning is recommending that this unit be omitted to allow for a more appropriate view shed into the site and prevent a housing unit that would be limited in size and configuration. This recommendation is also consistent with comments made from the Planning and Zoning Commission on the residential project directly to the south.</p> <p>The proposal does not create subdivided lots for the units, however the plans show lot lines so that zoning reviews can be completed and minimal separation requirements between units can be maintained. These lot lines do not indicated private property ownership or legal boundaries.</p>
<p><i>Architecture</i></p>	<p>The applicant is proposing to modify the approved three and four unit attached condominium units with predominantly one-and-a-half story homes. Each lot has a letter, ranging from A to E, which indicates the unit that is permitted for each site. The site can accommodate this unit type or any unit that has a smaller footprint. There are five unit types permitted: Brentwood, Carolina Place, Daventry, Pisa Torre, and Springhaven.</p>

Details

Amended Final Development Plan

Architecture

Each unit also has a variety of elevation options that include front or side loaded garages. The general theme of the architecture is more subdued than the Eastern Cottage design of the original proposal. The primary building material is cementitious 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.

Each unit permits outdoor amenities, which include patios, decks, and sunrooms. The maximum depth of the area is 18' and the maximum width is based on the width of the unit which is between 40 feet to 50 feet, depending on the unit. This is a maximum amount of space that is permitted for outdoor amenities, however some units have smaller areas in which to build based on the features of the site. These lots have been identified on the Site Plan (SP-1). The decks and rail system are required to be constructed from a composite material and color schemes are required to be compatible with the exterior of the home. Units along the golf course are only permitted decks to create a consistency along the golf course. These units are also required landscaping to the rear of the decks to limit views from beneath the deck and enhance the appearance along the golf course.

The units that are a mixture of front and side loaded garages. The Code requires that that front-loaded garages that are have door opening less than 18 feet in width constitute less than 35% of the lineal distance of the front elevation. Three of the five units proposed, the Brentwood, the Daventry and the Pisa Torre, exceed this requirement by 5% based on their smaller widths of the unit. Planning has recommended approval for this text modification to allow the garage opening to constitute 40% of the lineal distance of the front elevation. This is consistent with recommendation made in other residential communities that have smaller housing types than a typical suburban single-family residential house.

The text states that side-loaded garaged should be provided, where such design is possible. The applicant has proposed that of the 63 units, twelve units will have side-loaded garages. This constitutes 19% of the overall number of units, however the site does have constraints that make increasing the number of side loaded garage impractical. This is based on the site being limited in size, is irregularly shaped, has existing that has been constructed, and a density that is significantly below the approved density permitted.

Details Amended Final Development Plan	
<i>Architecture</i>	<p>The text requires that the exterior materials of the units be brick, stone, stucco, wood siding, and Hardi-Plank. Vinyl is permitted on a limited basis. The units that are being proposed are utilizing cementitious siding and stone as the predominate material and therefore are meeting the architectural requirements of the text.</p>
<i>Landscaping</i>	<p>The proposed landscape plan is similar in design to the original plan approved in 2004. A deciduous and evergreen landscape buffer will be installed along the existing single-family homes to the north. An undulating mound containing deciduous trees and ornamental shrubs will be placed along Churchman Road. Deciduous and evergreen trees will be placed along the short section adjacent to Cosgray Road to mimic the existing Ballantrae buffer. Monolith stones, typical of the Ballantrae subdivision, will be placed at the entrances off the public roads that includes "The Glens at Ballantrae" that is an entry feature sign for the residential development. Ornamental landscape beds will frame the stones.</p> <p>The private drives will be lined with deciduous trees and the applicant has worked with staff to diversify this treatment. The applicant has added over 150 deciduous trees to satisfy the site planting requirement of the Code. Many of these trees are located within the common areas and around the central pond. Two community patio amenities are proposed with views to the 14th and 15th holes on the golf course. These 150 square foot seating areas will have foundation landscaping to soften their appearance from the course. Steel benches will be placed in each seating area. Interior parking areas will be screened with shrubs and trees have been added to shade parking. Evergreen trees are also provided at specific locations to block headlight glare and views to parking areas.</p> <p>The applicant has provided sight distance triangles at each intersection of the site however, the method used in the calculations is not correct. Calculations will need to be corrected prior to issuance of permits to demonstrate compliance with Administrative Policy 08-013 for all site access points and public roadways in Dublin.</p>
<i>Stormwater/Utilities</i>	<p>The site consists of an existing retention pond that was constructed when the road and utilities were completed. The pond, in conjunction with an existing retention pond to the north, is designed to handle the site requirements for water quality and water quantity. Stormwater tributary to the existing site retention pond outlets to the existing retention pond to the north and treated for rain events beyond the 5-year storm.</p>

Details		Amended Final Development Plan
<i>Stormwater/Utilities</i>	<p>Although information has been provided for stormwater management for the site, grading information does not include contours through the entire site, specifically between individual housing units. The applicant will also be required to show the 100-year storm contour. This information will be required prior to building permits being issued for the site. The grading plan also shows an area of grading activity directly east of the roundabout at Cosgray Road that is in the public right-of-way. Any activity in a public right-of-way is not permitted and must be restricted to the internal portions of the site.</p>	

Details		Minor Text Modification
Proposal	<p>The Residential Appearance Code requires front-loaded garage door openings totaling 18 feet in width or less to not exceed 35% of the linear distance of the front elevation. The applicant is proposing units that exceed this percentage by %5.</p>	

Analysis		Minor Text Modification
Process	<p>Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the required provisions are satisfied. (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p> <p>The requested modification is:</p> <ol style="list-style-type: none"> 1. A modification to the Residential Appearance Standards allowing front loaded garage doors to comprise not more than 40% of the linear distance of the front elevation of the home. 	

Recommendation		Minor Text Modification
Approval	<p>Based on Planning’s analysis, the proposed minor text modification satisfy the review criteria on the following bases and Planning recommends approval:</p> <ol style="list-style-type: none"> 1. The proposed modification to Residential Appearance Standard §153.190(E)(1)(f)(4)(b), which requires front-loaded garage door openings totaling 18 feet in width or less to not exceed 35% of the linear distance of the front elevation, is appropriate as the intent of this requirement is met through the enhanced architectural detailing of the front elevation, the integration of the garages into the main portion of the condominiums, and the high quality appearance of the proposed garage doors. 	

Analysis	Amended Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) <i>Consistency with the approved preliminary development plan.</i>	<p>Criterion met with one condition: The text for this Subarea of Ballantrae specifically allows for detached and attached units, based on the approval of a final development plan. The approved final development plan allowed for 80 attached units that were included in three and four unit buildings. The proposed plan reduced the density of the site and provides for a housing type that is compatible with the surrounding area. The architecture and design of the units has been modified to address the Commission’s concerns and is complimentary design to the aesthetic themes throughout Ballantrae.</p> <p>The Commission reviewed a residential project directly to the south and required the developer to remove a housing unit along the entrance of the residential community, to improve the viewshed into the site. Planning is concerned that this proposal creates a similar layout and recommends that Unit #63 be omitted from the proposal to be consistent.</p>
2) <i>Traffic and pedestrian safety</i>	<p>Criterion Met with one condition: The applicant has provided sight distanced is triangles that are not calculated correctly and will need to be revised to ensure adequate sight distance is provided at all site access points with public roadways and at the Churchman Road/Marmion Drive intersection. The grading plan also shows grading activity in the right-of-way of Churchman Road. Grading activity will be restricted to the internal portions of the site and eliminated from public right-of-way.</p>
3) <i>Adequate public services and open space</i>	<p>Criterion Met: The site has some utilities that have been constructed and these utility connections will be completed, as part of the construction of the site.</p>
4) <i>Protection of natural features and resources</i>	<p>Criterion Met: The site does not contain significant vegetation or natural features. The applicant is proposing minimal grading activity and the preservation of small open spaces.</p>
5) <i>Adequacy of lighting</i>	<p>Not Applicable.</p>
6) <i>Signs consistent with preliminary development plan</i>	<p>Criterion met. The applicant is proposing two monolith signs that are similar is shape and size as other entrance features in Ballantrae.</p>

Analysis	Amended Final Development Plan
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i>	Criterion met. The site has adequate landscaping along private drives, internal parking areas, and open areas along the golf course. These features provide sufficient screening throughout the residential community, as well as the surrounding area.
8) <i>Compliant Stormwater management</i>	Criterion met. Although stormwater management for the site is in compliance, grading information does not include contours through the entire site, specifically between individual housing units. The applicant will also be required to show the 100-year storm contour.
9) <i>All phases comply with the previous criteria.</i>	Criterion met with one condition. To be consistent with the development to the south, Planning is recommending that Unit #63 be omitted. This will create a consistent view shed along Cosgray Road.
10) <i>Compliance with other laws & regulations.</i>	Criterion met. The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Approval
	<p>In Planning’s analysis, this proposal complies with all applicable review criteria and the existing development standards. Approval is recommended of the requested amended final development plan with two conditions.</p> <ol style="list-style-type: none"> 1) That grading activities be restricted to the internal portions of the site and eliminated from public right-of-way, subject to approval by Engineering’ and; 2) That Unit #63 be omitted based to create a better viewshed into the entrance of the community.

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.

July 17, 2014

The Planning and Zoning Commission provided informal review and comments regarding modifying the Final Development Plan that permitted a total of 80 condominium attached units to allow 64 detached condominium units. The Commission stated that the site design had improved and that the architecture was more compatible with the surrounding community than the materials submitted at the December 5, 2013 meeting. The Commission also approved of the housing product which was designed more for empty nesters. The Commission stated that some of the architectural elements were “dated” and needed to be modernized and that parking needed to be adequate spaced throughout the community. The Commission also requested that the applicant consider shared driveways.

REVIEW CRITERIA

MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The 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 amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

AMENDED FINAL DEVELOPMENT PLAN

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.