

# Planning Report

Thursday, April 2, 2015

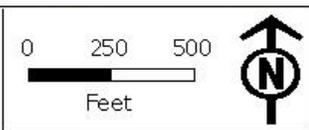
## NE Quad, Subarea 3 – Wyandotte Woods Multi-Family

### Case Summary

Agenda Item	2
Case Number	15-024INF
Proposal	A 86-unit multiple-family development within 17, one-story buildings.
Request	Informal review and feedback for this proposal prior to the final development plan application.
Site Location	West of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.
Owner	Homewood Corporation.
Applicant	Treplus Communities; Glen Dugger, Smith and Hale
Case Manager	Jennifer Rauch, AICP, Senior Planner   (614) 410-4690   <a href="mailto:jrauch@dublin.oh.us">jrauch@dublin.oh.us</a>
Planning Recommendation	Discussion and Feedback <ol style="list-style-type: none"><li>1) Is the proposed site layout appropriate given the existing site conditions?</li><li>2) Should additional buffering be incorporated?</li><li>3) Is the proposed architectural concept appropriate to the surrounding area?</li><li>4) Other considerations by the Commission.</li></ol>



15-024INF  
Informal Review  
NE Quad, Subarea 3, Treplus Communities  
Emerald Parkway & Wyandotte Woods Boulevard



<b>Facts</b>	
Site Area	13.3-acre site
Zoning	PUD, Planned Unit Development (NE Quad plan)
Surrounding Zoning and Uses	<p>North: PUD; Single Family homes in the Wyandotte Woods Subdivision, NE Quad PUD</p> <p>South: PUD; Dublin Scioto High School, NE Quad PUD</p> <p>East: PUD; Multiple Family in the Residences at Scioto Crossings, NE Quad PUD</p> <p>West: PUD; Dublin Scioto High School sport fields, NE Quad PUD</p>
Site Features	<ul style="list-style-type: none"> <li>• Topography slopes 12 feet from north to south</li> <li>• Heavily wooded with mature trees, especially to the south and east</li> <li>• Retention pond in the northeast portion of the site constructed as part of the infrastructure for Wyandotte Woods, Section 8</li> </ul>
Site History	Site history provided at the end of this report.
Neighborhood Contact	The developer met with representatives of adjacent neighborhoods and the East Dublin Civic Association, who generally supported this concept

<b>Details</b>	<b>Informal</b>
Proposal	The proposal includes 17, one-story buildings, which contain 86 units of one, two, and two-plus bedrooms. A proposed community center is on the south side of the main entrance into the proposed development. Parking is provided within the unit or driveway and a small public parking area is adjacent to the proposed community center.
Density	The development text permits multi-family dwellings at a density of 8.6 units per acre, not to exceed 120 units. At 86 units, the proposal has a density of 6.4 units per acre.
Setbacks and Buffering	The required building and pavement setbacks are 35 feet for the front yard and 25 feet for the side and rear, all of which are met with the proposal. Additionally, the development text requires perimeter buffering along the north, west, and south sides when adjacent to single-family or school property, and must contain a mixture of evergreen and deciduous plant material. The current proposal maintains a 25-foot setback along all four property line with plantings shown.

<b>Details</b>	<b>Informal</b>
<p>Access and Parking</p>	<p>There is one main vehicular entrance from Wyandotte Woods Boulevard at the northeast corner of the site. A private internal street network connects the buildings throughout the site with a two-way loop road and one-way service drives providing access to the rear-loaded units. A secondary emergency access point is in the northwest portion of the site connecting to an existing emergency access drive between two single-family lots in Section 8 of the Wyandotte Woods subdivision. The details for the emergency access drive were proposed with the previous versions of the final development plan for this site based on the number of units. Washington Township Fire has indicated that the decrease in the number of units and the reduction in the height of the buildings with the current proposal eliminate the need for the emergency access drive.</p> <p>Code requires 2.5 parking spaces per dwelling, or 215 spaces. A total of include 326 spaces are provided in the proposed garages or driveways and the small public parking area located adjacent to the proposed community center. Visitor parking is limited.</p>
<p>Connectivity</p>	<p>Sidewalks are on one side of the private drive and throughout the central portion of the site. Individual sidewalks lead to each building from the main drive. Additional connections will be required to connect the site externally, including the school site to the east and the existing multi-use path to the west.</p>
<p>Architecture</p>	<p>The proposed site plan concept shows 17, one-story buildings located throughout the site. The units are a combination of front-loaded and rear-loaded garages. The building design is more contemporary than previous proposals and the existing homes nearby, using flat roofs and angular elements to break up the longer facades of the proposed buildings. The proposed materials are stone, siding and metal and are mixed throughout each building</p>
<p>Tree Preservation</p>	<p>The majority of the Code protected trees are located in the east and southeast portion of the site. The proposal indicates the preservation of trees only along the eastern property line. An updated tree preservation and replacement plan will be required as the project moves forward. Additionally, the applicant will need to identify the landmark trees located on-site and work to preserve those to the extent possible.</p>
<p>Stormwater Management</p>	<p>The proposed development will be required to meet stormwater requirements. Stormwater management is shown as an expansion of the existing pond located on the north side of the entrance drive from Wyandotte Woods Boulevard and in a new retention basin in the southern portion of the site. Based on the information from previous proposals for the site, the stormwater management areas appear to be undersized for the proposal. The applicant will need provide additional information regarding the required size of the proposed stormwater ponds and will need to alter the site accordingly or incorporate alternative stormwater methods.</p>

<b>Analysis Informal</b>	
General	Planning recommends the Commission consider this proposal with respect to the site layout, architectural concept, tree preservation and compatibility with surrounding development. The following provides additional details and discussion questions to consider.
1. Is the proposed site layout appropriate given the existing site conditions?	The site contains a significant number of site constraints due to changes in topography, existing trees, and stormwater management requirements. The proposal covers a significant portion of the existing site. The proposed site removes a significant area of existing trees that have been required to be preserved in previous proposals.
2. What types of buffering should be incorporated?	Previous proposals have also included a significant setback and buffer along the northern property line, adjacent to the existing single-family homes of Wyandotte Woods Section 8. The current proposal indicates a 25-foot setback, which meets the development text. However, additional landscape screening should be incorporated into the proposal.
3. Is the proposed architectural concept appropriate to the surrounding area?	The building architecture is more contemporary in design, in contrast with the existing single-family homes within the Wyandotte Woods subdivision. The proposal includes angled roof lines and linear design elements on the elevations. A more diverse material palette has been incorporated with the use of stone, siding and metal.

<b>Recommendation Informal</b>	
Summary	The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant. Planning recommends the Commission consider this proposal with respect to the site layout, architectural concept, tree preservation and compatibility with surrounding development.. Summarized below are suggested questions to guide the Commission discussion.
Discussion Questions	<ol style="list-style-type: none"> <li>1) Is the proposed site layout appropriate given the existing site conditions?</li> <li>2) Should additional buffering be incorporated?</li> <li>3) Is the proposed architectural concept appropriate to the surrounding area?</li> <li>4) Other considerations by the Commission.</li> </ol>

## SITE HISTORY

1990

PUD zoning approved for NE Quad Planned Development

1995, 2003 and 2005

Amendments to approved preliminary development plan (not involving this Subarea)

November 2007

Informal review for a 135-unit apartment development on this site (Case 07-103INF)

July 2008

Second informal review prior to the submission of a formal final development plan (Case 08-058INF)

June 18, 2009

Denial of final development plan for 110-unit multiple family development (Case 09-018FDP)

September 16, 2010

The Commission informally reviewed and discussed a proposal for a 110-unit multiple-family development. Three residents from the neighborhood also provided comments. While acknowledging some improvements from what was submitted to the Commission in 2009, the Commissioners did not believe that the modifications adequately addressed previous comments and concerns. The Commission stated that the proposal continues to create a separated environment with unusable open space and an uninviting streetscape lacking any pedestrian realm. A record of the meeting was forwarded to City Council. (Case 10-032INF)

May 15, 2014

The Commission informally reviewed and discussed a proposal for a 120-unit multiple-family development in three, four-story buildings. The Commissioners discussed the improvements from the previous proposals for development. Some Commissioners favored the benefits of having taller buildings and the benefits of preserving trees and providing more open space, particularly given the topography of the site. Some Commissioners were concerned about the proposed height of the buildings and how they would fit within the existing neighborhood. They discussed the single entrance for this development and the potential for it diverting traffic through the Wyandotte Woods neighborhood. The Commission was also concerned about the proposal for covered parking and the proposed architecture. Some Commission members suggested that four-story buildings could be accepted but would require high-quality architecture and materials. Commissioners advised the applicant to investigate parking below the building to decrease the surface parking. The Commission encouraged the applicant to make the clubhouse and pool a visually amenity for the residents. (Case 14-032INF)

July 17, 2014

The Commission informally reviewed and discussed the revised proposal for a 120-unit multiple-family development. Adjacent residents commented on the importance of using high quality materials, tree preservation and creating a community with enduring value. The Commission complimented the applicant on the improved architecture and preferred the eliminated of the previously proposed covered parking. Commissioners suggested increasing the open space to the north by moving buildings farther south. The

## SITE HISTORY

Commission agreed with staff for the need to downplay the emergency access drive and encouraged the applicant to make sure that all details for the buildings are well thought out and materials are selected carefully. Commissioners emphasized the importance of tree preservation and creating quality stormwater management facilities. (Case 14-032INF)

October 2, 2014

The Commission disapproved a proposal to modify the development text to allow the building height to be increased to 47 feet, 6 inches tall with stipulations that the building and site layout utilize the site topography, ensure increased setbacks from the existing neighborhood and aim to preserve the existing natural features. The proposed text modification was reviewed separately of the overall final development plan. (Case 14-098FDP)