



City of Dublin

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

City of Dublin Board of Zoning Appeals

# Planning Report

Thursday, June 25, 2015

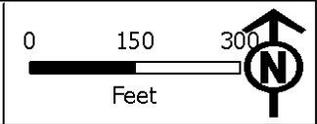
**M/I Homes – 5649 Eden Bridge Drive**

## Case Summary

Agenda Number	1
Case Number	15-042SP
Location	5649 Eden Bridge Drive West Side of Eden Bridge Drive, approximately 680 feet north of Rings Road.
Proposal	To all a parking area in association with a model home that will be constructed in the Celtic Crossing subdivision.
Request	Special Permit to Section 153.073(D)(2)(C)(6) to permit a parking lot that will be used in association with a model home.  Requires review and approval by the Board of Zoning Appeals based on the review criteria of Section of Zoning Code Sections 153.231(G)(3) and 153.238.
Applicants	Jean Hajdin, M/I Homes.
Planners:	Tammy Noble, Senior Planner.
Planning Contact:	(614) 410-4649 or tnoble@dublin.oh.us
Planning Recommendation	<b>Approval</b> Based on Planning's analysis, the request meets the review criteria for a special permit and approval is recommended with one condition.  (1) That the existing parking area not be illuminated.

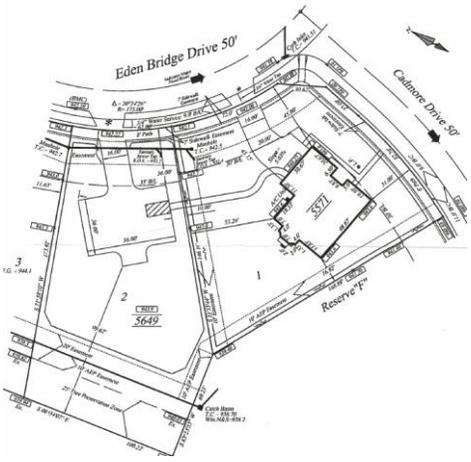


15-042SP  
Special Permit  
M/I Homes  
5649/5571 Eden Bridge Drive



Facts	
Site Description	0.29 acre site
Zoning	PUD, Planned Unit Development and contained in the Links of Ballantrae PUD
Surrounding Zoning and Uses	The areas to the north, east and west are zoned PUD, Planned Unit Development, within the Links of Ballantrae PUD. To the west is PLR, Planned Low-Density Residential District within the Ballantrae PLR. The area is primarily vacant with lots that have recently been graded in preparation of construction except to the south and west which have lots that have single-family residential homes. The lot to the south is the model home that is the subject of this application, with an already constructed parking area.
Site Features	The site is an irregular shaped, flat lot on the west side of the primary access point to the subdivision. Because the applicant was unaware of the Code requirements, the parking area has been constructed. The parking area has three parking spaces with associated landscaping. There is also a freestanding light post to the west side of the parking area. The applicant is also proposing a freestanding, two-square-foot aluminum sign that states "Parking" with an arrow directing vehicles to the parking area. The site has a sidewalk that connects the parking area to the model home.
Background	<p>The Links of Ballantrae was approved for 45 single-family lots with 7.1 acres of open space in ten reserves throughout the site. The site will have two access points and retention ponds in the northeast and southeast corner of the site. A loop street in the center of the site provides access to most lots and a neighborhood "green" is located on the southern end of the looped road.</p> <p>The parking area is located on Lot #2 of the subdivision. The model home is located on Lot #1 of the subdivision. The purpose of the model home is to provide a visual representation of the model homes and options available for homes built in the Links of Ballantrae.</p>
Proposal	The applicant is requesting a special permit to allow a freestanding, parking area to be located off-site and in association with a model home. The request includes a 3 space parking area, and has an associated sidewalk, sign, landscaping, and coach lamp.



Details	
Process	Zoning Code Section 153.073(D)(2)(C) allows the Board of Zoning Appeals to authorize special permits for parking lots that are associated with model homes. The section states that freestanding, off-site parking lots for model homes shall be permitted only on residential lots adjacent to unoccupied lots with the exception of the model home and only after obtaining a special permit from the Board of Zoning Appeals.
Request	<p>The applicant is requesting approval of a special permit to allow a freestanding parking area that will provide three parking spaces to the proposed model home. Of the three spaces, one space is handicap accessible. The parking area is proposed to have one sign that is 2 square feet in size and 3 feet high, with "Parking" on one side an arrow that points toward the spaces. The only provisions of the Zoning Code that permits signs for free-standing parking areas is the directional sign provisions. The sign meets the size, height, and content permitted for a directional sign and will not be permitted to be illuminated. The site has landscaping that is a mixture of shrubbery and ornamental trees that are located to the rear of the property. The site has a carriage light post that provides illumination after dusk.</p>  <p>The model home will be reviewed as an administrative process and is not subject to review by the Board of Zoning Appeals. The Board is required to review the parking area as a special permit based on its potential impacts to the surrounding lots. However, information regarding the model home has been included to understand the overall operation.</p>

Analysis	Special Permit
Process	Section 153.073(D)(2)(C) of the Zoning Code identifies criteria for the review and approval of a special permit. In accordance with this Section, the Board of Zoning Appeals shall approve, disapprove, or approve with conditions a special permit based on a site plan and a narrative outlining the scope of use to be submitted by the applicant and owner of record of the property. In making its decision, the Board shall consider that the proposed parking lot, associated with a model home, complies with the following criteria.

Analysis	Special Permit
(1) <i>Adjacent to Unoccupied lots</i>	<b>Standard Is Met.</b> All of the surrounding lots are unoccupied.
(2) <i>Parking Lot Does Not Extend Beyond the Rear Elevation</i>	<b>Standard Is Met.</b> The parking lot is parallel with the center portion of the model home and therefore, does not extend beyond the rear of the home.
(3) <i>Parking Lot Does Not Extend Forward of Front Elevation</i>	<b>Standard Is Met.</b> The parking lot does not extend forward of the home.
(4) <i>Sidewalk Is Provided from Model Home to Parking Lot</i>	<b>Standard Is Met.</b> The proposal includes a sidewalk that connects the parking area to the model home.
(5) <i>Parking Lot and Sidewalk Must Be Removed 90 Days after Building Permit is Obtained on Adjacent Lots (or) Model Home is discontinued.</i>	<b>Standard is Met.</b> This standard is monitored through the Building Standards Division and will be enforced if either a building permit is issued for an adjacent lot or the model home ceases its use or removed when the required percentage of lots are occupied.
<b>Process</b>	Due to unique characteristics relative to location, design, size, operation, traffic circulation or need for public services, several specific uses have been identified which require supplemental criteria and review to substantiate that the use is appropriate for the proposed location. Section 153.231(G)(3) provides criteria that the Board shall consider the following criteria.
(1) <i>Meets applicable requirements established by the Code.</i>	<b>Standard Met.</b> The proposal meets all of the requirements of the Code.
(2) <i>Compatible with existing land use and character.</i>	<b>Standard Met.</b> The parking lot is small and is similar to community parking that is commonly utilized in residential projects throughout the City of Dublin. The parking area will be screened and will have a freestanding coach light that is residential in appearance. Provided the size of the area, proposed landscaping, and lighting that is compatible with a residential area, it will be

Analysis	Special Permit
	compatible with the existing area.
<i>(3) Proposed use can be developed and maintained.</i>	<b>Standard Met.</b> The parking area will be discontinued when either a building permit is obtained for an adjacent lot or the operations of the use have discontinued. When either of these two conditions occurs the parking lot and sidewalk will be removed and the site will be developed for a single-family home.

Recommendation	Approval
Approval	Based on Planning’s analysis the requested special permit meets the required standards, therefore approval of the special permit is recommended with one condition.
Condition	1) That the existing parking area not be illuminated.

## Special Permit Review Criteria

### **Section 153.097(A) Portable Structures and Temporary Uses.**

Regulation of portable structures such as temporary construction trailers, temporary use trailers and portable classrooms is intended to provide for unusual circumstances or the short term needs of the residents of the city, to preserve the quality of life in residential areas and to provide a review process that maximizes the safety and aesthetic appeal of the portable structures and temporary uses and minimizes the duration and intrusion of such structures.

#### **(C) The Board shall consider that the proposed structure be:**

*(1) Permitted in any zoning district provided the use of the structure is a permitted use in the zoning district or an accessory use as provided in 153.074;*

*(2) Located on the site so as to provide safe access to the structure and be served by adequate parking;*

*(3) Screened from view and sensitively located and to show adherence to the standards of the community;*

*(4) Detailed in a dimensioned site plan to include a complete structure elevation, landscape plan, and site lighting;*

*(5) Proposed for a limited period of time no to exceed one year. The duration of the proposed special permit shall be specified by the applicant and approved by the Board. Extension of the special permit for an additional limited period of time may be permitted by reapplication to the Board when reasonable progress toward a permanent structure is demonstrated. The Board shall base its decision on any extension request on the same criteria as the initial special permit.*

*(6) Detailed in a narrative noting the specific use proposed and the scope of the intended use;*

*(7) Proposed in compliance with development standards with respect to parking and landscaping.*

### **Section 153.231(G)(3) Standard of Review.**

In reviewing an application for a special permit, the Board of Zoning Appeals shall consider the following:

*(a) Whether the proposed use meets the applicable requirements established by this Code;*

*(b) Whether the proposed use is compatible with the existing land use and the general development character of the neighborhood;*

*(c) Whether the use can be developed and maintained without substantially impairing the general purpose and intent of the zoning district in which the use is proposed to be located.*