



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 20, 2015

**NE Quad, Subarea 4 (Sections 4A & 4B)
Estates at Scioto Crossing III**
7850 Scioto Crossing Boulevard

Case Summary

Agenda Item	2
Case Number	15-061AFDP
Site Location	7850 Scioto Crossing Boulevard West side of Sawmill Road, north of the intersection with Emerald Parkway.
Proposal	To permit 43 detached, single-family units with associated site improvements.
Request	Review and approval of three <u>minor text modifications</u> and an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.050.
Applicant	Ryan Homes and P. Ronald Sabatino, Scioto Crossing Development, LLC.
Case Manager	Marie Downie, Planner I (614) 410-4679 mdownie@dublin.oh.us
Planning Recommendation	<u>Approval of Minor Text Modifications</u> Based on Planning's analysis, the proposed minor text modifications to the development text will allow the applicant to continue operating in compliance with zoning requirements and will not negatively affect surrounding properties. The requested modifications to the development text are: <ol style="list-style-type: none">1) To permit front loaded garage doors comprised of no more than 50% of the linear distance of the front elevation.2) To permit a modification of the previously approved architectural styles to the submitted architectural elevations.3) To permit a modification to the exterior façade materials specified in the development text allowing for stone and cementitious as permitted materials for the proposed single-family units.

Approval of Amended Final Development Plan

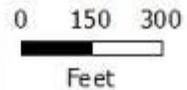
Based on Planning's analysis, this proposal complies with all applicable review criteria and the existing development standards. Approval is recommended of the requested amended final development plan with eight conditions.

Conditions

- 1) The applicant coordinates with the Engineering and Parks Departments to finalize the park connection paths.
- 2) The applicant work with Planning and Engineering to modify the sidewalk details and grading issues.
- 3) The five parking spaces located at the intersection of Scioto Crossing Boulevard and Gabrielle Drive be relocated or removed to the satisfaction of the City Engineer.
- 4) The plans be revised with the sign permit to ensure the sign meets Code.
- 5) The applicant work with Engineering to meet all stormwater management requirements.
- 6) The applicant work with Planning to provide additional rear patio and deck spaces as outlined in this report.
- 7) The diversity standards listed in the architecture section in this report be met.
- 8) Garage door widths should be a maximum of 50% of the front elevation.



15-061AFDP
Amended Final Development Plan
Estates at Scioto Crossing
7850 Scioto Crossing Blvd.



Facts	
Site Area	10.613 acres
Zoning	PUD, Planned Unit Development (Northeast Quad, Subarea 4, Sections 4A and 4B)
Surrounding Zoning	<p>West: Emerald Fields – PUD, Planned Unit Development (Northeast Quad, Subarea 2)</p> <p>South: Office including Chase Bank and future Northstar Retail Center to the southeast, and multi-family residential to the southwest – PUD, Planned Unit Development (Northeast Quad, Subarea 5B and 6A)</p> <p>East: Multi-family residential units and City of Columbus east of Sawmill Road – PUD, Planned Unit Development (Northeast Quad, Sections 4A and 4B)</p> <p>North: Detached single-family units –PUD, Planned Unit Development (Northeast Quad, Section 4C)</p>
Site Features	<ul style="list-style-type: none"> • The site has approximately 370 feet of frontage along Wyandotte Woods Boulevard and includes parts of Sections 4A and 4B. • Mature vegetation is located on the southeast portion of the site. • Private drives and parking areas have been constructed for the previously approved multi-family residential units. Portions of Sections 4A and 4B have been built and the remaining land which was approved for a total of 104 multi-family units is vacant. <ul style="list-style-type: none"> ○ Section 4A: Originally approved for 144 condominiums within 15 buildings. Seven buildings containing 64 units have been built. Eight buildings containing 80 units remain to be built. ○ Section 4B: Originally approved for 72 townhome units within 10 buildings. Seven buildings with 48 units have been built. Three buildings containing 24 units remain to be built.
Case Background	<p>The Northeast Quad PUD has an extensive history dating back to 1990. For the purposes of this report, only those pertinent approvals are included.</p> <p>September 19, 2013 An amended final development plan was approved to allow for increased patio spaces for Section 4C (case #13-093AFDP).</p> <p>August 18, 2011 An amended final development plan was approved for architectural and landscape modifications to 53 detached condominium units for the Estates at Scioto Crossing development within Section 4C (case #11-032AFDP).</p>

Facts

Case Background

January 22, 2004

The final development plan was approved for Subareas 6A, 6B and Sections 4A and 4B (case #02-095FDP).

December 4, 2003

The final development plan for Section 4C was approved (case #02-095FDP).

November 6, 2003

The final development plan for architecture only was reviewed and approved for Subareas 6A and 6B and Sections 4A and 4B (case #02-095FDP).

June 19, 2003

An Administrative Review was approved for the 1995 preliminary development plan. The review determined that single-family units in Section 4C were appropriate because the plan preserved trees, provided a greater diversity of housing styles, lowered the unit count, had a greater diversity of architecture, had less parking and an increased ratio of owner-occupied units (case #03-040ADM).

June 11, 1990

The Northeast Quad PUD was originally rezoned in 1990. There were multiple revisions to the PUD made throughout the years (case #89-009Z and Ord. 76-89).

Details

Amended Final Development Plan

Proposal

This is a proposal for 43 detached residential units within the western portion of Sections 4A and 4B in Subarea 4 of the NE Quad PUD, north of the Wyandotte Woods Boulevard and Emerald Parkway intersection. The proposal incorporates 43 detached units using the existing private drives and access points approved for the multiple family units. The proposal includes 4.61 acres of common open spaces behind units 11-43 and along the west side of Scioto Crossing Boulevard between Emerald Fields.

Previously Approved

Proposed



Section 4A was originally approved for 144 multiple family condo units in 15 buildings. The current proposal has 28 single-family units; 52 units fewer than approved. Section 4B was originally approved for 72 multiple family townhome units in 10 buildings. The current proposal has 15 single-family units; 9 units fewer than approved. Overall, the proposal has 61 fewer units than currently approved.

The proposal includes two pedestrian connections from Scioto Crossing Boulevard to the Emerald Fields park to the west of the site.

Site Layout

Private drives provide access to all of Subarea 4. Scioto Crossing Boulevard provides direct access to Section 4A from Wyandotte Woods Boulevard, extending north into Section 4B and curving east to connect to Sawmill Road.

Aideen Court extends farther north off Scioto Crossing Boulevard and dead ends just south of Adare Court within Section 4C. When Section 4C was approved, the connection between Aideen Court and Adare Court

Details	Amended Final Development Plan
	<p>was discussed to provide improved internal circulation between the sections. Due to applicant and resident concerns, this connection was not pursued.</p> <p>A right-in/right-out access point on Emerald Parkway is provided through Carberry Drive. Gabrielle Drive runs east/west to connect Scioto Crossing Boulevard and Essex Gate Drive.</p>
Traffic	<p>A traffic memo has been provided by the applicant to confirm the traffic generated by the proposed development will be less than the traffic generation of the previously approved multiple family units.</p>
Sidewalks	<p>A sidewalk connection is shown at Wyandotte Woods Boulevard and Scioto Crossing Boulevard. The sidewalk continues throughout the proposed single-family units and connects Carberry Drive and Gabrielle Drive through common open space. The longitudinal grading of the sidewalk shown on the plans within the common open space creates a low point. The applicant will need to work with Engineering to flatten the sidewalk grade and ensure stormwater runoff is adequately conveyed from north to south.</p> <p>No sidewalk connections are shown at the intersections or at the park access points. These connections should be provided and will need to meet the necessary accessibility requirements. The applicant should work with Planning and Engineering to modify the sidewalk details.</p> <p>The applicant will need to continue to coordinate with Engineering and Parks Departments to finalize the park connections to improve pedestrian connectivity.</p>
Parking	<p>The proposal meets the minimum required two off-street parking spaces per dwelling unit for single-family residential units, counting garages and private driveways. Additional off-street parking is in place for the previously approved multiple family units, the majority of which will be removed as part of this application. The applicant has retained 21 off-street parking spaces along Scioto Crossing Boulevard and Gabrielle Drive. Planning and Engineering recommend the five parking spaces at the intersection of Scioto Crossing Boulevard and Gabrielle Drive be relocated or removed to avoid vehicular conflicts at the intersection.</p>
Landscaping, Buffering, and Lighting	<p>The applicant has provided landscaping plans for the individual units based on the elevation. Lighting and landscaping has been provided throughout the site including street trees and street lights, buffer landscaping along the shared property line with Emerald Fields, and a formalized entry feature. Tree protection fencing along the wooded area</p>

Details	Amended Final Development Plan
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	<p>will need to be installed and maintained during construction. The proposal does not include a tree removal plan however, any protected trees removed from this area will need to be replaced per Code.</p>
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Signs	<p>§153.161(E) permits entry feature signs that identify a subdivision and/or multiple family development. These signs are limited to monument signs, which cannot exceed 6 feet high and 20 square feet, and are required to consist entirely of natural materials.</p> <p>The applicant has provided some sign details, but will need to ensure the proposed sign meets all requirements listed in §153.161(E) with the sign permit.</p>
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Architecture	<p>The development text requires architecture in Subarea 4 be consistent with those indicated on Figure 18A, colors coordinating with the surrounding architecture, and facades be faced in brick with stucco and natural wood highlights.</p> <p>Figure 18A was included with the original rezoning in 1995 to show a typical multiple family elevation. A text modification is requested for an alternative architectural style. The development text specifies brick, stucco and natural wood highlights as the only permitted materials in Subarea 4. Section 4C was approved for a broader range of exterior materials which is being considered for this application as well. These materials require a minor text modification.</p> <div style="text-align: center; border: 1px solid black; padding: 10px; margin: 10px 0;">  </div> <p style="text-align: right; margin-right: 50px;">Figure 18A</p>
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Patio/Deck Areas	<p>Patio and deck areas are provided for every unit as well as an optional sunroom for some units. The applicant has worked with Planning to expand the patio areas to allow for these outdoor amenities. A home owner may choose to use the space designated for a sunroom as additional patio space. To provide ample outdoor space, Planning is recommending that the patio areas being shown be expanded further while meeting the following:</p> <ul style="list-style-type: none"> • Patios and decks located on lots 14-16, 21-23, 38-40 must be set back at least 5 feet from all 'property lines.' • All other patio and deck areas are permitted to be the same width as the unit.
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Details	Amended Final Development Plan
	<ul style="list-style-type: none"> All other patio and deck areas are permitted to be a maximum of 15 feet deep and must provide a minimum setback of 1-foot from the rear 'property line.'
Architectural Diversity	<p>The proposed units have four elevation types with variations of each. Section 4C was approved with the following diversity requirements and the same will be required for the proposed single-family units in Sections 4A and 4B:</p> <p>Elevations</p> <ol style="list-style-type: none"> No house of the same elevation shall be sited adjacent (to the left or right) of the same house style. No house shall be sited directly across the street from that same type of house elevation. <p>Siding Colors</p> <ol style="list-style-type: none"> In any group of five homes on the same side of the street at least three primary siding colors must be used. The same primary siding color may never be used on two consecutive homes. At any cross street intersection, at least two primary siding colors must be used. Same colors may only be used diagonally across the street. Homes with intersecting 'lot lines' across the street from each other, i.e. homes offset from each other across the street, must use different primary siding colors. <p>Brick and Stone</p> <p>The same brick or stone may be used on homes side by side or across the street.</p>
Garages	<p>§153.190(E)(1)(f)4,b requires that front-loaded garage door openings totaling 18 feet in width or less not make up more than 35% of the linear distance of the front elevation.</p> <p>The proposal includes four different styles of elevations with a number of variations of each. The garage door openings provide the following percentage for each of the elevations:</p> <ul style="list-style-type: none"> Venice (2 variations) 42.1% Chantilly (2 variations) 40% Ferncliff (2 variations) 57.1% Misthaven (3 variations) 53.3% <p>Section 4C was approved for garage door openings to comprise not more than 50% of the linear distance of the front elevation. The applicant is requesting a text modification to permit garage door openings to be</p>

Details	Amended Final Development Plan
	<p>greater than 50%. Planning does not support this request and instead recommends that the requested text modification for garage door widths be reduced to match Section 4C and be limited to no greater than 50% of the linear distance of the front elevation. The applicant will need to revise any elevation that does not meet the 50% allowance should this change to the requested text modification be approved.</p>
<p>Utilities and Stormwater Management</p>	<p>There are existing sanitary and water services throughout the site per the previously approved final development plan. Additional sanitary and water services are proposed to accommodate the detached single family units. Existing services no longer required will be removed.</p> <p>A majority of the site is tributary to the pond located to the east of Carberry Drive. This existing basin has an outlet at the south end to handle water quality requirements. The applicant will need to continue to work with Engineering to determine the overall change in impervious area from the previously approved final development plan and meet stormwater management requirements per Chapter 53 to the satisfaction of the City Engineer.</p>

Analysis	Minor Text Modifications
<p>Process</p>	<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 all appropriate provisions are satisfied (full text of criteria attached).</p>
<p>Requests</p>	<p><i>Garage Door Widths</i></p> <p>The Code limits front-loaded garage doors to be a maximum of 35% of the front elevation. In the past, single-family condo units have been approved for an increased percentage, up to 50%. The applicant has requested a text modification to permit garage door openings to be 57.1% of the linear distance of the front elevation. Five of the nine variations of proposed elevations are greater than 50% of the front elevation. Planning does not support the requested modification, but supports approval of text modification with a 50% restriction. The recommendation will ensure consistency with Section 4C and is similar to other recent development approvals and ensures that the garage is proportionally sized with the entire front façade.</p> <p><i>Figure 18A</i></p> <p>Figure 18A was included with the original rezoning in 1995 to show a typical multiple family elevation. Since the applicant is requesting a change in unit type this elevation would no longer apply. Planning supports an alternative architectural style as shown in the provided elevations as it is consistent with the Section 4C approval and provides</p>

Analysis	Minor Text Modifications
	<p>an improved architectural aesthetic than the previously provided elevation.</p> <p><i>Materials</i> The development text permits brick, stucco and natural wood highlights as the only permitted materials. In order to provide a broader variety of materials, the applicant is proposing a minor text modification to include stone and cementitious siding, which is consistent with Section 4C. Planning supports this text modification to provide a greater variety of permitted materials.</p>

Recommendation	Minor Text Modifications
Approval	<p>Planning supports the minor text modifications to the development text, with the changes noted for the garage door width.</p> <ol style="list-style-type: none"> (1) To permit front loaded garage doors comprised of no more than 50% of the linear distance of the front elevation. (2) To permit a modification of the previously approved architectural styles to the submitted architectural elevations. (3) To permit a modification to the exterior façade materials specified in the development text allowing for stone and cementitious as permitted materials for the proposed single-family units.

Analysis	Amended Final Development Plan
Amended Final Development Plan	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.</p>
<p><i>1. Consistency with the approved preliminary development plan.</i></p>	<p>Criterion met with approval of text modifications: This proposal provides a greater diversity of housing styles and architecture, decreases the density from the previously approved development, and requires fewer off-street parking spaces. Minor text modifications must be approved for garage door widths, architectural style and materials for this standard to be met.</p>
<p><i>2. Traffic and pedestrian safety</i></p>	<p>Criterion met with conditions: The proposal does not negatively affect vehicular and pedestrian circulation. Due to the change in unit type, traffic generated from this proposal will be less than traffic generated by the currently approved plans.</p>
<p>Conditions 1, 2 & 3</p>	<p>The connections at Emerald Fields and the sidewalks throughout the site should be further coordinated with the Parks and Engineering Departments.</p>

Analysis	Amended Final Development Plan
	The five parking spaces at the intersection of Scioto Crossing Boulevard and Gabrielle Drive should be relocated or removed to avoid any conflicts at the intersection.
<i>3. Adequate public services and open space</i>	Criterion met: Open space designation was approved with the original approval. The proposal provides adequate public services and open space.
<i>4. Protection of natural features and resources</i>	Criterion met: The proposal does not affect natural resources on the site. Natural features, such as the trees removal to accommodate the buildings, will be replaced on site as required by Code.
<i>5. Adequacy of lighting</i>	Criterion met: Adequate street lighting is provided throughout the private drives. Light pole height is limited to 20 feet.
<i>6. Proposed signs are consistent with approved plans</i> Condition 4	Criterion met with condition: The applicant will need to provide additional dimensions of the proposed entry feature sign. The sign will need to meet all requirements listed in §153.161(E) and updated sign details will need to be provided with the sign permit.
<i>7. Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met: The applicant has included appropriate landscaping.
<i>8. Compliant stormwater management</i> Condition 5	Criterion met: with condition: The applicant will need to continue to work with Engineering to determine the overall change in impervious area from the previously approved final development plan and meet stormwater management requirements per Chapter 53 to the satisfaction of the City Engineer.
<i>9. All phases (if applicable) comply with the previous criteria.</i>	Not applicable.

Analysis	Amended Final Development Plan
<p><i>10. Compliance with all other laws and regulations.</i></p> <p>Conditions 6, 7 & 8</p>	<p>Criterion met with conditions: The proposal complies with all other known applicable local, state, and federal laws and regulations.</p> <p>The outdoor patio and deck spaces should be expanded to the maximum area as noted in this report. The architectural diversity standards regarding elevations, siding and colors, and brick and stone should be met. Garage door widths should be a maximum of 50% of the front elevation. These standards are consistent with Section 4C single-family units.</p>

Recommendation	Amended Final Development Plan
<p>Approval</p>	<p>Based on Planning’s analysis, the proposal meets the amended final development plan review criteria and the development character of the surrounding area. Planning recommends approval for this proposal with conditions.</p>
<p>Conditions</p>	<ol style="list-style-type: none"> 1) The applicant coordinates with the Engineering and Parks Departments to finalize the park connection paths. 2) The applicant work with Planning and Engineering to modify the sidewalk details and grading issues. 3) The five parking spaces located at the intersection of Scioto Crossing Boulevard and Gabrielle Drive be relocated or removed to the satisfaction of the City Engineer. 4) The plans be revised with the sign permit to ensure the sign meets Code. 5) The applicant work with Engineering to meet all stormwater management requirements. 6) The applicant work with Planning to provide additional rear patio and deck spaces as outlined in this report. 7) The diversity standards listed in the architecture section in this report be met. 8) Garage door widths should be a maximum of 50% of the front elevation.

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](#).

AMENDED FINAL DEVELOPMENT PLAN REVIEW 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 feeding into regional stormwater basin 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.