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City of Dublin Planning and Zoning Commission

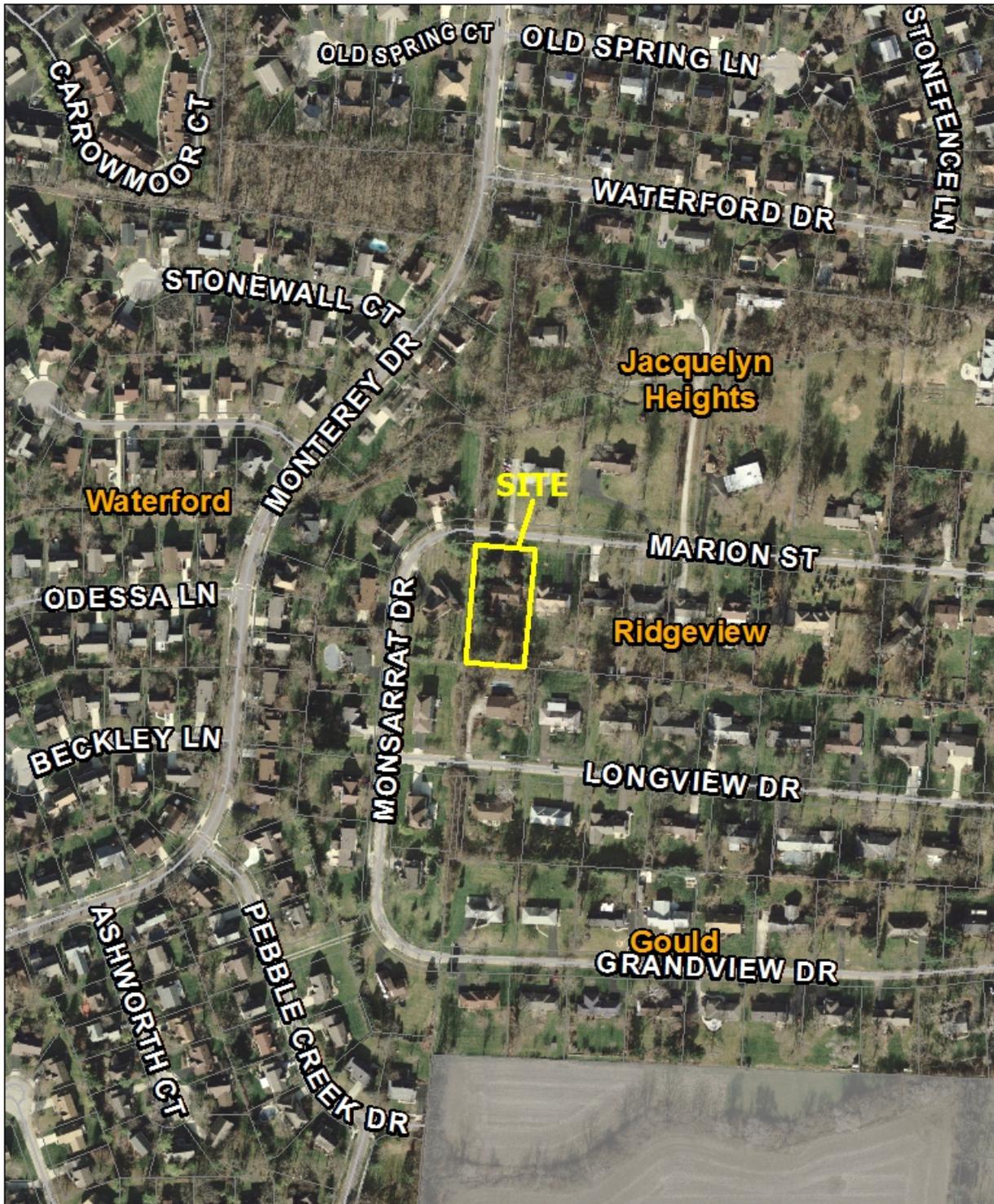
Planning Report

Thursday, September 17, 2015

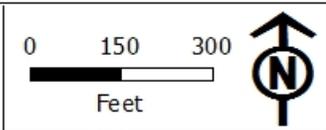
Ridgeview Subdivision, Lot 7 – Artrip Residence – Final Plat

Case Summary

Agenda Item	3
Case Number	15-082FP
Location	207 Marion Street South side of Marion Street 110 feet east of Monsarrat Drive.
Proposal	To revise a previously approved Final Plat for one lot to adjust a front building line requirement from 75 feet to 35 feet.
Property Owners	Brenda and Terry Artrip
Planning Contact	Tammy Noble, Senior Planner (614) 410-4649, tnoble@dublin.oh.us
Request	Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.
Planning Recommendation	Recommendation of approval with one condition: Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations, subject to the following condition. 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.



15-082PP/FP
Preliminary Plat/Final Plat
Artrip Residence
207 Marion Street



Facts		Final Plat
Site Area	0.63 acres	
Zoning	R-2, Limited Suburban Residential District	
Surrounding Zoning and Uses	Lots to the north, east and south are zoned R-2, Limited Suburban Residential District and developed with single-family homes. This includes the Jacquelyn Heights subdivision to the north, the South Civic subdivision to the east, and the Longview subdivision to the south. Land to the west is zoned PUD, Planned Unit Development District and contains single-family homes in the Waterford Village subdivision.	
Requests	The request is to replat a single lot (Lot 7) in the Ridgeview subdivision to modify a front building line (setback) from 75 feet to 35 feet. The front building line setback is the only modification proposed in the application.	
Case History	The applicants' architect contacted the City of Dublin to request information related to zoning standards for a proposed room addition. Based on the age of the subdivision plat, the setback requirement was not legible and therefore incorrect information was provided to the architect. The City has been working with the applicant to replat the lot to rectify the incorrect information provided, ensure the plat is legible for future reference, create a setback that is similar to surrounding lots and meet Code.	

Details		Final Plat
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	<p>The proposed plat is for a single residential lot in the Ridgeview subdivision to modify the front building line setback from 75 feet to 35 feet. The Zoning Code requires front building lines to be the width of the public right-of-way in which it fronts or the proposed right-of-way as shown in the Thoroughfare Plan, whichever is greater. The Code also states that the minimum front building line is 30 feet. This distance is then measured from the centerline of the road.</p> <p>Marion Street has a right-of way of 50 feet which results in the minimum front building line setback of 50 feet from centerline or 25 feet from the</p>	

Details	Final Plat
	existing right of way. In this instance the required front building line is 30 feet. The proposed setback exceeds this requirement.
Site Conditions	The site is developed with a single-family residential structure that has a single access point from Marion Street. The site and home meets all applicable development standards.

Analysis	Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The final plat can be recorded after City Council approval.
1) Plat Information and Construction Requirements <i>Conditions 1</i>	Criterion met with a condition: This proposal is generally consistent with the requirements of the Subdivision Regulations. The applicant must ensure that any minor technical adjustments to the plat are made prior to final City Council submittal.
2) Street, Sidewalk, and Bike path Standards	Criterion met: No requirement for additional infrastructure are required.
3) Utilities	Criterion met: The proposal does not impact, nor require, utility service.
4) Open Space Requirements	Criterion met: There are no open space requirements for this plat.

Recommendation	Final Plat
Approval	This proposal complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended with a condition.
Condition	1) That the applicant ensures that any minor technical adjustments to the final plat are made prior to City Council submittal to the satisfaction of the City Engineer.

FINAL PLAT

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.