

Planning Report

Thursday, March 10, 2016

NE Quad – Subarea 2 – Wyandotte Woods Sections 9 and 10

Case Summary

Agenda Item	4
Case Number	15-108FDP/FP
Proposal	The subdivision and development of 55 single-family lots as part of the Wyandotte Woods neighborhood in Subarea 2 of the NE Quad Planned Unit Development.
Request	Review and approval of a final development plan under the provisions of Code Section 153.050 and request for review and recommendation of approval to City Council of final plats under the provisions of the Subdivision Regulations.
Site Location	North of the eastern portion of Wyandotte Woods Boulevard, south and west of the existing stub at Kelly Drive within Subarea 2 of the Northeast Quadrant Planned Unit Development District.
Applicant	Jim Lipnos, Homewood Corporation
Representative	Kevin Kershner, Stantec Consulting Services Inc.
Case Manager	Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<p><u>Approval of a Final Development Plan</u></p> <p>Planning recommends approval of the proposal because it complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with seven conditions.</p> <ol style="list-style-type: none">1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;2) That the applicant pay a fee in lieu of replacement for the remaining tree removal balance prior to building permitting;3) That the portion of landscaping located around the pond be completed by Fall 2016 or with the completion of the retention basin grading, whichever occurs first;

- 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;
- 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family development;
- 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and,
- 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.

Approval to City Council of a Final Plat

Planning recommends approval of the proposal because it complies with the final plat criteria and the existing development standards. Planning recommends approval of this request to City Council with two conditions.

- 1) That the applicant remove the tree protection zone from Section 9 prior to City Council submittal; and,
- 2) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.



 <p>City of Dublin</p>	<p>15-108FDP/FP Final Development Plan/Final Plat NE Quad, Subarea 2-Wyandotte Woods Sec 9 & 10 4091 Summit View Road</p>	<p>0 200 400 Feet</p> 
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Facts	
Site Area	±20.05-acre site
Zoning	PUD, Planned Unit Development, NE Quad
Surrounding Zoning and Uses	North: PUD; Planned Unit Development District, NE Quad, Subarea 2, Wyandotte Woods Sections 4 and 6 (Single-family Residential) South: PUD; Planned Unit Development District, NE Quad, Subarea 3 (Multi-family Residential, Case 15-118FDP) East: PUD; Planned Unit Development District, NE Quad, Subarea 2 (Emerald Fields Park) West: PUD; Planned Unit Development District, NE Quad, Subarea 2, Wyandotte Woods Section 5 (Single-family Residential)
Site Features	<ul style="list-style-type: none"> • Heavily wooded along the western and eastern edges of the site • Stub street off Kelly Drive on the north and south property lines • Off-site Stormwater retention pond located south of Wyandotte Woods Section 8, adjacent to the proposed multi-family project • Substantial grade change sloping downward from east to west
Site History	<p>City Council approved Ordinance #76-89 for the rezoning of approximately 489 acres from R-1: Restricted Suburban Residential and R-12: Urban Residential to PUD: Planned Unit Development District, NE Quad, in June of 1989. Since then the NE Quad has undergone a number of revisions regarding the subareas outlined in the development text.</p> <p>The Wyandotte Woods subdivision, located in Subareas 1 and 2, began construction in 1992 with the approval of Section 1 located on the east side of Riverside Drive. Section 8 located south of Sections 9 and 10 was the most recent phase and received approval of a final development plan in 2009. Sections 9 and 10 are the last single-family phase of Wyandotte Woods with the multi-family, Case 15-118FDP (in Subarea 3), being the final phase of the entire development.</p>

Details	Final Development Plan
Process	The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.
Proposal	The proposal includes 55 single-family residential lots, dedication of public rights-of-way for three streets, and modifications to an existing stormwater pond. The connection of Kelly Drive from the north to the roundabout is proposed along with the creation of Domnall Drive and Kelly Court within the site. This application is for the final phase of the Wyandotte Woods single-family residential development.
Layout	Section 9 contains 24 lots along with the extension of Kelly Drive to the existing

Details **Final Development Plan**

stubs north of Wyandotte Woods Boulevard, the cul-de-sac Kelly Court, and the intersections for Domnall Drive. Section 10 contains 31 single-family lots along with right-of-way for the remainder of Domnall Drive which connects to the Section 9 stubs.

Development Standards	Minimum lot width	80 feet
	Minimum lot size	10,000 square feet
	Front yard setback	35 feet
	Side yard setback	8 feet min, with a total of 18 feet
	Rear yard setback	25 percent of lot depth, up to a maximum of 50 feet

All of the proposed lots meet these requirements.

Driveway Location
 Due to the location of the proposed intersections a number of lots may have conflicts with ramp connections and driveway locations. The applicant has provided a Driveway Location Exhibit for Lot 208 in Section 9 to clarify the appropriate driveway location and to verify at least 5 feet of separation between the driveway and sidewalk ramp.

Tree Preservation and Replacement

The applicant has provided a tree impact plan for Sections 9 and 10 in addition to a summary table (right) regarding tree replacement requirements from previous sections. Since this is the

Phase	Trees Removed	Trees Replaced	Sub Total	Balance
Sections 3, 4 & 5		Beginning Balance		305
Section 6	2	83	-81	224
Section 7	50	102	-52	172
Section 7 Check #5091	-	Payment(100)	-100	72
Section 8	32	46	-14	58
Section 8 Check #5092	-	Payment(100)	-100	-42
Stockpile Area	96	0	96	54
Reserve Planting 2016	-	50	-50	4
Section 9	14	21	-7	-3
Section 10	50	0	50	47
Totals	244	502		47

final phase of development for the Wyandotte Woods single-family portion the applicant is required to address tree replacement deficiencies from previous sections as part of this final development plan. The table outlines all removed and replaced trees from Sections 3 thru 10 and the remaining balance that will result in a fee in lieu of replacement. Wyandotte Woods received a tree waiver requiring that trees between 6 – 23 caliper inches be replaced tree-for-tree and landmark trees (24 inches or greater) be replaced inch-for-inch.

The tree impact plan was based off an original tree survey which has since been updated by the applicant to address current conditions. Many of the trees listed in the table are marked as missing which is due to a removal of 96 trees from Section 9 when surrounding sections were under construction. These 96 trees are listed under the “stockpile area” and have been included for replacement with this application. The applicant has also entered into an agreement to replace and plant 50 trees within Reserves A and B, along Summit View Road, which will take

Details	Final Development Plan
	<p>place by the end of 2016. The remaining deficiencies are within Sections 9 and 10 as outlined in the table with the 21 replacement trees being planted as part of the pond landscaping and the final balance of 47 trees that will require a fee in lieu.</p> <p>Many of the original trees listed in the tree survey were Ash and based on their condition have been identified as dead and do not require replacement. The applicant will continue to work with the City to locate potential areas for the outstanding tree balance and the remainder paid for with a fee in lieu.</p>
Landscaping	<p>The proposal includes landscaping for the northern portion of the off-site retention basin south of Wyandotte Woods Section 8, north of the proposed multi-family site, NE Quad Subarea 3. The applicant will be required to install the northern portion of landscaping by Fall 2016 or the completion of the retention basin grading, whichever occurs first. The developers of the multi-family site are required to install landscaping along the southern portion of the pond as part of their final development plan (refer to Case 15-118FDP for more details). In the event the multi-family project remains undeveloped, the applicant will be responsible for providing landscaping around the entire retention basin by the deadline outlined above to ensure that necessary improvements to the pond are completed.</p> <p>The applicant is proposing a tree line along the southern edge of Wyandotte Woods Section 7 in addition to substantial buffering along the roundabout. A total of 56 trees containing a mix of evergreen and deciduous will be planted around the pond greatly enhancing the aesthetics from public right-of-way. The applicant has worked with staff to maximize the landscaping around the pond with 21 of the proposed trees being counted for tree replacement for Sections 9 and 10. The applicant will be required to continue working with staff on the grading, site components, and other final details for this retention basin to ensure all components of the basin are coordinated with the multi-family development.</p>
Stormwater Management	<p>A portion of the site drains to the existing retention basin south of Wyandotte Woods Boulevard that was constructed as part of the Section 8 project. Proposed stormwater management for Sections 9 and 10 includes the extension of this existing retention basin to the south as well as modifying the outlet control structure. These modifications will lower the normal water elevation to provide additional storage to accommodate the development of Sections 9 and 10 and grading for the proposed multi-family development. The remaining portion of the Sections 9 and 10 site not tributary to the existing retention basin adjacent to the multi-family development drains to the existing retention basin constructed as part of the Section 4 development and requires no modification.</p> <p>The applicant will be required to provide a fountain to the retention basin south of Wyandotte Woods Section 8 adjacent to the multi-family project. The applicant will also be required to work with engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater</p>

Details		Final Development Plan
	requirements as defined in Chapter 53 are being met as well as not adversely impacting the school property.	
Utilities, Lighting and Grading	<p>The development will include proposed public utilities either within public right of way or proposed permanent utility easements. Proposed waterlines will connect to the existing waterline at the stubs of Kelly Drive. Proposed sanitary sewer will connect to the existing sanitary sewer along Kelly Drive and Clifton Court.</p> <p>Lighting is not proposed as part of this project. The proposed site has substantial grading with a roadway lowpoint along the northwest section of Domnall Drive to best match existing site grading while still providing compliant roadway vertical profiles. The grading required for the retention basin to ensure sufficient stormwater management will predominately occur on the south portion of the basin with no grading impact to the existing residential, Wyandotte Woods Sections 7 and 8.</p>	

Analysis		Final Development Plan
Process	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.	
1) Consistency with the approved preliminary development plan.	Criterion met: The proposal is consistent with the requirements of the Zoning Code and the NE Quad development text.	
2) Traffic and pedestrian safety	Criterion met: The proposed street network meets all applicable construction standards and regulations outlined in the development text. The connection points of Kelly Drive have been defined by the stub's located in the adjacent sections. A sidewalk is required on both sides of every public street and appropriate crosswalks have been identified at the three intersections. The driveway exhibit also outlines the correlation between the drive locations and crosswalk locations to ensure enough separation has been provided.	
3) Adequate public services and open space	Criterion met: The site has access to adequate utilities and has defined appropriate future services for the development. Additional open space dedication is not required with this proposal.	
4) Protection of natural features and resources Conditions 1 and 2	Criterion met with conditions: Due to this application containing the final single-family phases of Wyandotte Woods the applicant is required to address any deficiencies from previous sections. The development of the site will result in the majority of the existing trees to be removed. The applicant has been working with staff to identify appropriate areas for replacements including within the reserves along Summit View Road. Additional tree replacement will be around the retention basin south of the site. The applicant has agreed to continue working	

Analysis	Final Development Plan
	with staff to identify potential planting areas throughout the site to reduce the remaining tree replacement balance. A fee in lieu will be required for any remaining inches to be paid prior to submitting for building permitting.
5) Adequacy of lighting	<i>Not Applicable.</i>
6) Signs consistent with preliminary development plan	<i>Not Applicable.</i>
7) Appropriate landscaping to enhance, buffer, and soften the building and site Conditions 3, 4, 5, and 6	Criterion met with conditions: The proposal meets the buffering requirements and site planting requirements. The applicant will be required to install landscaping around the northern portion of the retention basin by Fall 2016 or the completion of the retention basin grading, whichever occurs first. The applicant will continue working with staff on the grading, site components, and other final details for the retention basin to ensure all components are coordinated with the multi-family development. In the event the multi-family development remains undeveloped then the applicant will be required to install landscaping for the entire retention basin in addition to installing a fountain within the pond.
8) Compliant Stormwater management Condition 7	Criterion met with condition: The proposal included a detailed stormwater management plan. The applicant will be required to continue working with engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.
9) All phases comply with the previous criteria.	<i>Not Applicable.</i>
10) Compliance with other laws and regulations.	Criterion met: The proposal meets all other applicable laws and regulations.

Recommendation	Final Development Plan
Approval	In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with seven conditions.
Conditions	<ol style="list-style-type: none"> 1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance; 2) That the applicant pay a fee in lieu of replacement for the remaining tree removal balance prior to building permitting; 3) That the portion of landscaping located around the pond be completed by Fall 2016 or with the completion of the retention basin grading, whichever

Recommendation	Final Development Plan
	<p>occurs first;</p> <ol style="list-style-type: none"> 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3; 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family development; 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and, 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.

Details	Final Plat
Process	<p>The purpose of the 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.</p>
Plat Overview	<p>The proposed plats subdivide approximately 20.05 acres of land into 55 single-family lots with right-of-way dedication for three public streets. Section 9 contains 24 lots along with the extension of Kelly Drive to the existing stubs, the cul-de-sac Kelly Court, and the intersections for Domnall Drive. Section 10 contains 31 single-family lots along with right-of-way for the remainder of Domnall Drive which connects to the Section 9 stubs. A number of existing drainage and utility easements exist on the site and have been incorporated into the proposed plats alongside additional easements. A tree protection zone is shown in Section 9 on Lots 212-215 which staff is requesting the applicant remove prior to City Council submittal.</p> <p>The lot sizes range from approximately 0.230 acres up to 0.474 acres in size with the majority staying around the 0.230 acre minimum. These lot sizes are consistent with previous phases of Wyandotte Woods and meet all applicable development standards. The plats contain all applicable development requirements.</p>
Streets	<p>The plats include the dedication of public rights-of-way for three streets as part of the final phase of the Wyandotte Woods development. Two stubs for Kelly Drive exist on the north and south property lines at varying widths. The Section 9 plat includes the portion of Kelly Drive that will connect to the existing stubs and provide connections for Domnall Drive located in Section 10. Kelly Court is a proposed cul-de-sac which services 7 lots in Section 9 at a right-of-way width of 50 feet per the development text. Domnall Drive is the only right-of-way located in section 10 at a width of 50 feet meeting the development text requirement.</p>

Details		Final Plat
Tree Protection Zone	<p>The applicant has proposed a tree protection zone in the rear of Lots 212-215 for the nine trees identified to remain in Section 9. The tree protection zone is inconsistent with previous sections of Wyandotte Woods. Previous sections were approved with No Build Zones and No Disturb Zones in order to protect natural features. Both contain language that outline specific regulations for the established zone and are consistent among the entire section. The proposed tree protection zone contains no regulation language that can permit or prohibit development. Protecting existing natural features is the basis for this regulation, however the only area identified contains nine trees on 4 lots. The applicant has indicated tree protection fencing will be installed during construction to ensure the existing trees remain unharmed. The establishment of the zone is unnecessary to the protection of the remaining natural features and is inconsistent among the final sections. Staff is requesting that the applicant remove the zone from the plat prior to City Council submittal.</p>	

Analysis		Final Plat
Process	<p>Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.</p>	
1) Plat Information and Construction Requirements Conditions 1 and 2	<p>Criterion met with condition: This proposal is consistent with the requirements of the Zoning Code and all required information is provided on the plat. The tree protection zone located in Section 9 should be removed from the plat entirely prior to City Council submittal. The applicant should ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.</p>	
2) Street, Sidewalk, and Bikepath Standards	<p>Criterion met: Street widths, grades, curvatures, and intersections comply with the appropriate Code sections and City standards. Sidewalks are required on both sides of all public streets in compliance with City construction standards.</p>	
3) Utilities	<p>Criterion met: This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.</p>	
4) Open Space Requirements	<p>Criterion met: No additional open space dedication is required with this application as open space requirements have been met with previous sections within Subarea 2.</p>	

Recommendation		Final Plat
Summary	<p>This proposal complies with the final plat review criteria and approval of this request is recommended with two conditions.</p>	
Conditions	<p>1) That the applicant remove the tree protection zone from Section 9 prior to</p>	

Recommendation

Final Plat

- City Council submittal; and,
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

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.

FINAL PLAT REVIEW CRITERIA

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.