

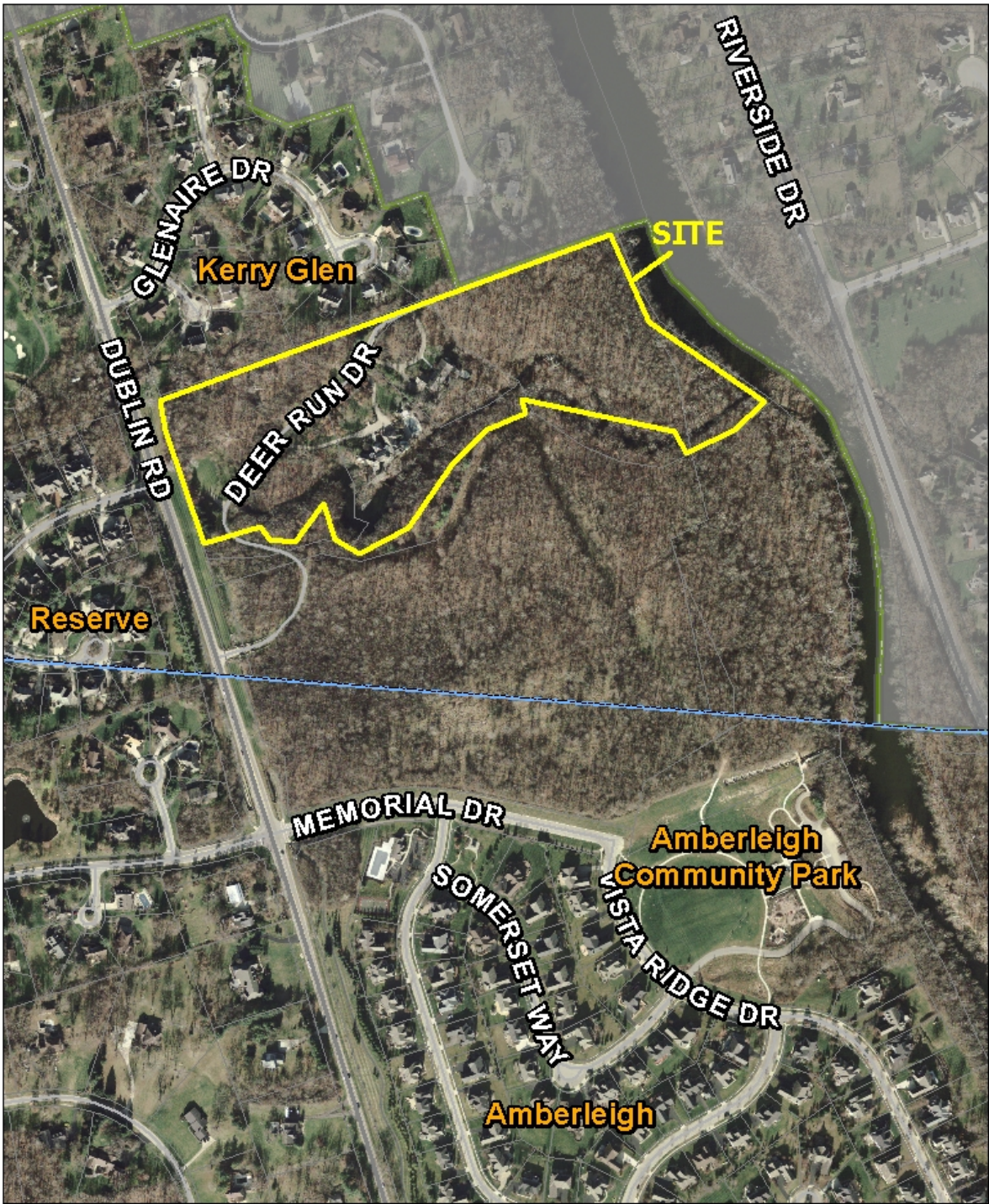
# Planning Report

Thursday, March 10, 2016

## Deer Run – Subarea A

### Case Summary

Agenda Item	3
Case Number	15-120PP/FP/FDP
Proposal	The subdivision and development of 4 single-family lots and streets as part of the Deer Run Subdivision in Subarea A of the Deer Run Planned Unit Development District.
Request	Review and approval of a final development plan under the provisions of Code Section 153.050 and review and recommendation of approval for a preliminary and final plat under the provisions of the Subdivision Regulations.
Site Location	East side of Dublin Road, 300 feet north of the intersection with Memorial Drive.
Applicant	George Bennett, Deer Run Land LLC
Representative	Rick Fay, OHM Advisors
Case Manager	Logan Stang, Planner I   (614) 410-4652   <a href="mailto:lstang@dublin.oh.us">lstang@dublin.oh.us</a>
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 one condition.</p> <ol style="list-style-type: none"><li>1) The applicant pay a tree replacement fee for outstanding caliper inches prior to submitting for building permitting.</li></ol> <p><u>Approval to City Council of a Preliminary and Final Plat</u></p> <p>Planning recommends approval of the proposal because it complies with the preliminary and final plat criteria and existing development standards. Planning recommends approval of this request to City Council with one condition.</p> <ol style="list-style-type: none"><li>1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.</li></ol>



<b>Facts</b>	
Site Area	18.419-acre site
Zoning	PUD, Planned Unit Development, Deer Run
Surrounding Zoning and Uses	<p>North: R-2: Limited Suburban Residential District (Kerry Glen Subdivision)</p> <p>South: PUD; Planned Unit Development District, Deer Run, Subareas B &amp; C (Single-family Residential)</p> <p>East: City of Columbus (Single-family Residential)</p> <p>West: PLR; Planned Low Density Residential District, The Reserve (Single-family Residential)</p>
Site Features	<ul style="list-style-type: none"> <li>• Two existing single-family homes located on the north side of Deer Run Creek</li> <li>• Deer Run Creek located along the southern edge of Subarea A</li> <li>• Private street, Deer Run Drive, with connection to Dublin Road in Deer Run, Subarea B</li> <li>• Heavily wooded with mature trees throughout the entire site</li> <li>• Significant grade change due to Deer Run Creek and Scioto River to the east</li> </ul>
Site History	<p>Deer Run Subarea C, located north of Memorial Drive, received approval for a final development plan and recommendation of approval for a final plat by the Planning and Zoning Commission in December of 2014. City Council approved the final plat in January of 2015.</p> <p>The rezoning, preliminary development plan, and preliminary plat were approved by the Planning and Zoning Commission in February of 2011. City Council approved Ordinance #11-11 rezoning 51.7 acres from R-1: Restricted Suburban Residential District to Planned Unit Development District (Deer Run) in March of 2011. The preliminary plat had established 11 Lots predominately located within Subarea A towards the northern edge of the site. The private street had access within Subarea A and a reserve along the Scioto River for common open space.</p>

<b>Details</b>		<b>Final Development Plan</b>
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 the subdivision of 4 single-family residential lots and one reserve with a single private street servicing the subdivision. Two of the lots, Lots 12 & 13, are developed with single-family homes. The site is heavily wooded with mature trees and contains severe grade change due to Deer Run Creek running along the southern edge of the subarea.	
Setbacks and Buffering	The development text requires a 25-foot front yard setback from the private street easement, 25-foot side yard setbacks, and a minimum rear yard setback of the 100-year floodplain, or 30 feet from the rear property line, whichever is greater. Due to the location of Deer Run Creek the 100-year floodplain expands a significant distance into the properties, reducing the buildable area of the lots.	

Details	Final Development Plan
	<p>The text outlined that in these instances the 100-year floodplain line can serve as the rear yard setback. A 100-foot building setback is required from Dublin Road which is contained entirely within Reserve "A" and does not impact any of the proposed lots.</p> <p>Reserve "A" is located on the east side of Dublin Road and is approximately 1.3 acres. The development text requires that Subarea A contain 1.2 acre of common open space along Dublin Road that is maintained by the homeowners association. This reserve will serve as the common open space for the neighborhood and will provide a sufficient buffer along Dublin Road.</p>
Architecture	<p>The proposed architecture for Subarea A is intended to be custom built and per the development text would require review and approval by a Design Committee created by the trustees of the HOA. The committee will ensure that architectural character meets all applicable standards as outlined in the development text and Dublin Zoning Code.</p>
Tree Preservation and Replacement	<p>The Deer Run development received approval of a tree waiver for all three subareas at the time of rezoning. The tree waiver allows for trees in good or fair condition to be removed from common open space area or from rear yard setbacks measuring between 6 inches up to 18 inches to be replaced on a tree-for-tree basis. Trees measuring 18 inches or greater in good or fair condition removed from the site shall be replaced on an inch-for-inch basis. Although the site is heavily wooded the tree waiver allows for a decreased number of replacement inches, however the applicant has worked with staff to preserve as many trees as possible.</p> <p>Based on the extension of the private street and creation of the cul-de-sac, a total of 1297 caliper inches will be removed from the site. Of these removed inches, 258 inches are required to be replaced per the tree waiver outlined in the development text. As a result, 103 trees (at 2.5 caliper inches each) are required as replacements. The applicant is proposing to plant 33 trees for a total of 82.5 caliper inches and the remaining 175.5 inches will be paid to the City as a fee in lieu. The applicant will be required to pay this fee prior to submitting for building permitting and has indicated that tree protection fencing will be installed to ensure no additional trees are impacted by development. A landscape inspection is also required prior to development and has been noted on the tree preservation plan.</p>
Access	<p>The development text requires that the existing bridge located in Subarea A be evaluated at the final development plan to ensure suitability for emergency access. A bridge load calculation report was submitted with this application and has been reviewed by the Fire Marshal and City Engineer for sufficient support. The existing bridge will require no modification and is capable of handling emergency vehicles.</p>
Entry Feature/Sign	<p>The existing gated entry feature and Deer Run sign are to remain and no changes are proposed with this application.</p>

Details	Final Development Plan
Stormwater Management	<p>This site will meet the requirements of the Stormwater Management Code for water quality by constructing new storm sewer infrastructure and bioretention swales.</p> <p>Section 53.070 provides for certain exemptions from on-site stormwater runoff control (water quantity control). As this site is located within the area identified as the Scioto River Corridor, it is exempt from providing water quantity.</p>
Utilities, Lighting and Grading	<p>The proposed utility connections will be extended along the private street within the access and utility easement. The water and sanitary lines that service the existing residential homes are the connection points for the proposed network. The only site grading taking place is around the private street with minimal impact to the surrounding site. Due to the site conditions the grade change is significant along Deer Run Drive varying upwards of 20 feet along the proposed street. No lighting is proposed with this application and lighting is not a requirement as part of the development text.</p>

Analysis	Final Development Plan
Process	<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>
1) Consistency with the approved preliminary development plan.	<p><b>Criterion met:</b> This proposal is consistent with the requirements of the Zoning Code and the Deer Run development text. The location and size of the cul-de-sac for the private street have been modified in order to rectify concerns regarding fire access to the eastern properties.</p>
2) Traffic and pedestrian safety	<p><b>Criterion met:</b> The extension of Deer Run Drive meets all applicable construction standards and provides for safe vehicular travel. Sidewalks are not required and are not proposed with this application since there are a limited number of lots within the subarea. The private street and surrounding land within the access easement will serve for pedestrian circulation through the site.</p>
3) Adequate public services and open space	<p><b>Criterion met:</b> The site has access to adequate utilities. Additional open space dedication is not required with the proposal, however Reserve A serves as a common open space for the neighborhood.</p>
4) Protection of natural features and resources Condition 1	<p><b>Criterion met with condition:</b> The applicant has worked with staff to minimize the impact the proposed development will have on the site. Tree preservation has been carefully outlined with the expansion of the private street and landscaping has been provided to account for tree replacement. Due to the heavily wooded site the applicant is limited as to appropriate planting areas and therefore a deficit regarding tree replacement has been identified. The applicant will be required, as outlined in the tree waiver, to pay a fee in lieu of tree replacement for the missing caliper inches prior to submitting for building permits.</p>

Analysis		Final Development Plan
5) Adequacy of lighting	<i>Not Applicable.</i>	
6) Signs consistent with preliminary development plan	<b>Criterion met:</b> The existing entry feature sign meets the Deer Run development text and applicable Code regulations. No changes to the sign or entry feature are proposed with this application.	
7) Appropriate landscaping to enhance, buffer, & soften the building and site	<b>Criterion met:</b> The heavily wooded site creates a sufficient buffer between adjacent properties both within and outside the site. The preservation of these wooded areas, location of the reserve, and large lot sizes also serve to buffer and enhance the natural environment that surrounds the site. Additional landscaping has been provided around the cul-de-sac further improving the aesthetics of the private street.	
8) Compliant Stormwater management	<b>Criterion met:</b> The applicant has provided a stormwater management report that meets all applicable standards.	
9) All phases comply with the previous criteria.	<i>Not Applicable.</i>	
10) Compliance with other laws & regulations.	<b>Criterion met:</b> 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 one condition.	
Conditions	1) The applicant pay a tree replacement fee for outstanding caliper inches prior to submitting for building permitting.	

Details		Preliminary/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	The proposed plat subdivides 18.419 acres of land into four lots and one reserve. Lots 12 & 13 are currently developed with single-family homes and a private street that terminates on Lot 13. An access and utility easement will be established on Lots 14 & 15 so that services can be extended to the additional lots. Existing access easements will be vacated with this plat due to the reconfiguring of lots for Subarea A.	

Details Preliminary/Final Plat	
	The lot sizes vary considerably due to existing site conditions and developable land. The lot sizes are as follows; Lot 12 is 7.339 acres, Lot 13 is 2.590 acres, Lot 14 is 2.453 acres, and Lot 15 is 4.719 acres. The reserve, Reserve A, is 1.318 acres and is located on the western portion of the site adjacent to Dublin Road.
Private Street	An existing private street, Deer Run Drive, currently services the two existing residential homes. This proposal includes the extension of the private street to the two proposed lots with a single access point on Dublin Road, located in Subarea B. The private street will be constructed within the access and utility easement established on all four properties.

Analysis Preliminary/Final Plat	
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.
1) Plat Information and Construction Requirements  Condition 1	<b>Criterion met with condition:</b> This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The rear and side yard setback lines shown on the preliminary and final plats should be removed in order to prevent future issues or revisions with setback requirements. Any other minor technical adjustments shall be made prior to Council review.
2) Street, Sidewalk, and Bikepath Standards	<b>Criterion met:</b> An access easement is provided for the private street. Sidewalks and bikepaths are not required as outlined in the Deer Run development text for Subarea A.
3) Utilities	<b>Criterion met:</b> This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.
4) Open Space Requirements	<b>Criterion met:</b> No open space dedication is required with this application. A common open space for the community is required per the Deer Run development text which has been provided within Reserve A.

Recommendation Preliminary/Final Plat	
Summary	This proposal complies with the preliminary and final plat review criteria and approval of this request is recommended with one condition.
Conditions	1) 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.

## PRELIMINARY/FINAL PLAT 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.