

Planning Report

Thursday, February 4, 2016

NE Quad, Subarea 3 – Hawthorne Commons

Case Summary

Agenda Item	2
Case Number	15-118FDP
Proposal	A development of 86 multiple-family units for an approximately 13-acre, vacant and all associated site improvements.
Request	Review and approval of a final development plan under the provisions of Code Section 153.050.
Site Location	West of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.
Owner	Homewood Corporation
Applicant	Treplus Communities; Glen Dugger, Smith and Hale
Case Manager	Jennifer Rauch, AICP, Planning Manager (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	<u>Approval of Minor Text Modification</u> Planning supports the minor modifications as it meets the review criteria.

Proposed Modifications

To modify the development text to allow the buildings to encroach as follows:

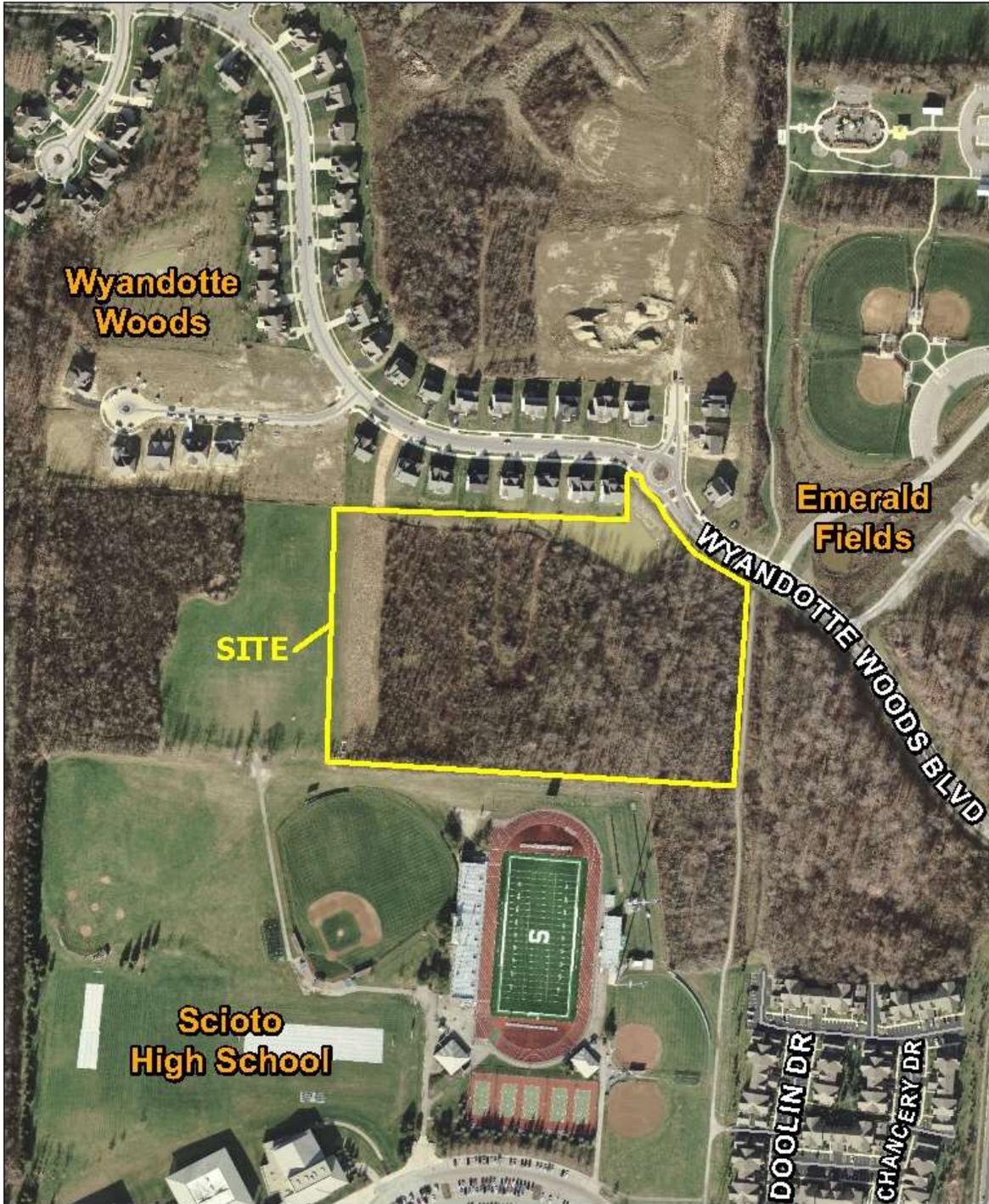
- 14.4 feet maximum into the 35-foot required front yard (north)
- 16.3 feet maximum into the 25-foot required rear yard (south)
- 10.1 feet maximum into the 25-foot required side yard (east)
- 14.7 feet maximum into the 25-foot required side yard (west)

To permit a modification of the previously approved architectural styles to the submitted architectural elevations.

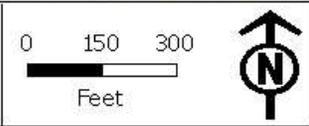
Approval of Final Development Plan

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 conditions.

- 1) The changes to the elevations outlined in the report be revised prior to the building permit submission.
- 2) The applicant will be required to ensure tree replacement for the site occurs in accordance with Code or obtain approval of a tree waiver from City Council.
- 3) The applicant will be required to further analyze site grading in order to determine whether the limits of proposed walls can be reduced.
- 4) The owner and applicant continue to work with staff on the final details for the entry pond to ensure the landscape design and plant materials are consistent with the remainder of the site.
- 5) The portion of landscaping located around the entry pond be completed by Fall 2016 or with the occupancy of the community center building, whichever occurs first.
- 6) A fountain be added to the entry pond.
- 7) The plans be revised to address the deficiency in the interior landscape requirements and the minor changes to the landscape plan outlined in the report.
- 8) The applicant revise the proposed grading around all structures to ensure building code requirements are satisfied by providing adequate drainage away from all structures.
- 9) 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 as well as not adversely impacting the school property.



15-118FDP
Final Development Plan
NE Quad, Subarea 3, Hawthorne Commons
Wyandotte Woods Blvd. and Emerald Pkwy.



Facts	
Site Area	13.3-acre site
Zoning	PUD, Planned Unit Development (NE Quad plan)
Surrounding Zoning and Uses	North: PUD; Single Family homes in the Wyandotte Woods Subdivision, NE Quad PUD South: PUD; Dublin Scioto High School, NE Quad PUD East: PUD; Multiple Family in the Residences at Scioto Crossings, NE Quad PUD West: PUD; Dublin Scioto High School sport fields, NE Quad PUD
Site Features	<ul style="list-style-type: none"> • Topography slopes 12 feet from north to south • Heavily wooded with mature trees, especially to the south and east • Retention pond in the northeast portion of the site constructed as part of the infrastructure for Wyandotte Woods, Section 8
Site History	Site history provided at the end of this report.
Neighborhood Contact	The developer has updated the representatives of adjacent neighborhoods with the revised proposal.
Update	<p>An informal for the proposed development was reviewed at the November 5, 2015 meeting. The Commission provided feedback regarding the modifications to the proposed multiple family project, which included a revised site layout, additional tree removal and encroachment into the required setbacks. The Commission was generally supportive of the proposed changes and the encroachment into the setbacks, as long as the setback and buffering is provided for the neighbors to the north. Commissioners expressed concerns about the overall stormwater management of the site and requested the design of the existing pond be completed. In addition, the Commission wanted to ensure appropriate connectivity is provided throughout the site and was supportive of a sidewalk on one side of the proposed drives. Commission members requested the applicant provide the final details of the proposed garage doors with the final development plan.</p> <p>The applicant has provided final development plan details and materials to address the Commission’s concerns, including a detailed stormwater management plan, inclusion of the required buffer to the existing single family neighborhood, internal and external connectivity, and final building materials for the units.</p>

Details and Analysis	Minor Text Modification
Proposal	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).
Request	<p>The site is within Subarea 3 of the NE Quad Planned Unit Development District.</p> <p><i>Building Encroachment</i> The approved development text requires a 25-foot building setback along the side</p>

Details and Analysis	Minor Text Modification
	<p>and rear yards (east, west and south), and a 35-foot building setback along the front yard (north). Planning supports the minor modification to the development text allowing an encroachment into the required setbacks as it meets the review criteria and the areas of encroachment occur adjacent to the school site, public path system and right-of-way and do not impact the areas adjacent to the existing single family homes.</p> <p>The applicant is proposing to modify the text to allow the buildings to encroach:</p> <ul style="list-style-type: none"> a) 14.4 feet maximum into the 35-foot required front yard (north) b) 16.3 feet maximum into the 25-foot required rear yard (south) c) 10.1 feet maximum into the 25-foot required side yard (east) d) 14.7 feet maximum into the 25-foot required side yard (west) <p><i>Figure18</i></p> <p>Figure 18 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, which provides an improved architectural aesthetic in place of the previously provided elevation.</p>

Recommendation	Minor Text Modification
Approval	<p>Planning supports the minor text modifications to the development text, as follows:</p> <p>To permit the buildings to encroach as follows:</p> <ul style="list-style-type: none"> a) 14.4 feet maximum into the 35-foot required front yard (north) b) 16.3 feet maximum into the 25-foot required rear yard (south) c) 10.1 feet maximum into the 25-foot required side yard (east) d) 14.7 feet maximum into the 25-foot required side yard (west) <p>To permit a modification of the previously approved architectural styles to the submitted architectural elevations.</p>

Details	Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan. Following is an analysis by Planning based on those criteria.
Proposal	The proposal includes 17, one-story buildings, which contain 86 units of one, two, and two-plus bedrooms. A community center is on the north side of the main entrance into the development. Parking is provided within the unit or driveway and a small public parking area is adjacent to the community center.
Density	The development text permits multi-family dwellings at a density of 8.6 units

Details	Final Development Plan
	per acre, not to exceed 120 units. At 86 units, the proposal has a density of 6.4 units per acre.
Setbacks and Buffering	The required building and pavement setbacks are 35 feet for the front yard and 25 feet for the side and rear. The development text requires perimeter buffering along the north, west, and south sides when adjacent to single-family or school property, and must contain a mixture of evergreen and deciduous plant material. The current proposal maintains the 25-foot setback along all of the northern property line, adjacent to the existing single-family lots. The east, south and west areas indicate encroachments into the setbacks to accommodate the revised site layout, which requires a text modification.
Traffic and Access	<p>There is one main vehicular entrance from Wyandotte Woods Boulevard at the northeast corner of the site. A private internal street network connects the buildings throughout the site with a two-way loop road and one-way service drives providing access to the rear-loaded units.</p> <p>Traffic concerns were raised at the previous Planning and Zoning Commission review and additional information was requested regarding the history. The site was zoned as part of the NE Quad, which was included in the original 1990 Consolidated Dublin Northeast Master Plan Traffic Study. The study accounted for a more intense development than what is proposed, which means the traffic requirement has been fulfilled. No additional traffic analysis is required.</p>
Parking	Code requires 2.5 parking spaces per dwelling, or 215 spaces. A total of 318 spaces are provided in the proposed garages or driveways and the small public parking area located adjacent to the proposed community center.
Connectivity	Sidewalks are on one side of the private drive and throughout the central portion of the site. Individual sidewalks lead to each building from the main drive. Additional connections are shown connecting the site externally, including the school site to the east and the existing multi-use path to the west. The connection with the school site on the east side is currently under construction and the applicant will continue to work with the City on any coordination details associated with the project.
Architecture	<p>The proposed site plan concept shows 17, one-story buildings and one community center building. The residential units are a combination of front-loaded and rear-loaded garages. The building design is contemporary, using flat roofs and angular elements to break up the longer facades of the buildings. The materials are stone, siding and metal and are mixed throughout each building. The proposed color palette is neutral with white, chestnut brown and beige for the siding and trim colors. The siding accents incorporate a galvanized metal panel. The previous examples indicated the use of translucent garage door panels, but the applicant has revised the proposal incorporating an opaque, panel garage door.</p> <p>The applicant has provided elevations for each building (A-R). A portion of elevations for Building H and P do not match the site plan, as it relates the</p>

Details	Final Development Plan
	<p>orientation of the unit and the garage door. The location of the garage doors for one of the units on these buildings is flipped. Additionally, Building N shows an extra garage door on the rear of the end unit, which will need to be removed. The elevations will need to be revised prior to the building permit submission.</p> <p>The development text requires architecture in Subarea 3 be consistent with those indicated on Figure 18A, which 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.</p>
<p>Tree Preservation and Replacement</p>	<p>The majority of the Code-protected trees are located in the east and southeast portion of the site. The proposal indicates the preservation of trees in certain portions of the eastern property line, as well as seven of the existing landmark trees. The applicant and planning staff conducted a site visit to identify the trees and areas of trees that provide the most benefit to the site and proposed site design. The applicant has made great efforts to redesign the site layout to ensure more landmark trees are preserved. An updated tree preservation and replacement plan was provided for review with the proposal. The proposal includes replacement inches on site, but the outstanding inches that cannot be accommodated on site will be required to be replaced in accordance with Code or the applicant will need to obtain approval of a tree waiver.</p>
<p>Site Landscaping</p>	<p>The proposal includes overall landscape design for the site. The development text requires a buffer along the north, west and south side containing a mix of deciduous and evergreen material at 75% summertime opacity, which is met with proposal.</p> <p>Code requires 1 tree for every 5000 square feet of impervious surface to meet the interior landscape requirements. The plans indicate 1" for every 5000 square feet, which will require 116 total trees meet Code. The plan show 46 trees. 70 additional trees will be needed to meet this requirement and the plans will need to be revised to include these additional trees. Code required site planting requirements are met for the site.</p> <p>Minor changes are needed to the plans to limit additional conflicts with trees and additional tree removal. Planning recommends sewer #28 shift to the north to avoid removing additional existing trees, the applicant verify the vehicular maneuvering space adjacent to the east end of Building D and adjust the proposed tree accordingly, and trees labeled as contingency trees shall be approved by staff and species are subject to change.</p>
<p>Entry Pond</p>	<p>At the previous Planning and Zoning Commission reviews, concerns were raised by the Commissioners and the residents regarding the existing retention pond located at the entry. The pond design and landscaping have not been completed due to future modifications needed to meet stormwater for the remaining single family sections of Wyandotte Woods. The owner, applicant and staff have been working together on the final design solution for the pond. Planning recommends the owner</p>

Details	Final Development Plan
	<p>and applicant continue to work together on the final details to ensure the design and plant materials are consistent with the remainder of the site. Additionally, the owner or applicant will be required to install the portion of landscaping around the entry pond by Fall 2016 or with the completion the community center building, whichever occurs first. Planning also recommends a fountain be added to the entry pond.</p>
Entry Sign	<p>The proposed entry sign is located in the boulevard median of the entrance drive for the development. The sign detail includes a sign cabinet mounted on a stone base, which meets Code for area, height, and location.</p>
Stormwater Management	<p>Following the previous Planning and Zoning Commission meeting, the applicant has continued to work with engineering and planning staff to ensure stormwater management requirements as defined in Chapter 53 are satisfied in addition to not adversely impacting the school property. As discussed previously, it was identified that the existing school system is undersized and did not account for the undeveloped site. There are three existing catch basins at the north end of the school site that discharge the overland flow in the undeveloped condition.</p> <p>The applicant has proposed a retention basin centrally located on their site in addition to permeable pavers and underground storage. Proposed storm sewer will connect to the easternmost existing catch basin at the north end of the school property as a means to discharge the entire site runoff. A drainage easement will be needed to install and maintain the proposed connection to the school's catch basin. Rerouting the runoff from the western existing catch basins to the easternmost existing catch basin will alleviate the burden on the existing school drainage system west of the football field. Additionally, the proposed stormwater management has reduced the post developed release rate to the easternmost existing catch basin which reduces ponding limits compared to the undeveloped condition. The applicant has provided an exhibit showing the reduction in ponding to the existing school catch basins to demonstrate that the proposed development is not adversely impacting the school property.</p> <p>The applicant will be required to work with engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are being met as well as not adversely impacting the school property.</p>
Utilities, Lighting and Grading	<p>The development will include proposed utility services. Connections can be made to the existing sanitary sewer and water main along Wyandotte Woods Boulevard to accommodate the proposed site development.</p> <p>The proposed includes a detailed grading plan, which include a series of landscape walls along the northern and western property lines, and along the western edge of the entry drive and central retention pond. The applicant will be required to further analyze site grading in order to determine whether the limits of proposed walls can be reduced. The applicant will be required to revise proposed grading around all</p>

Details	Final Development Plan
	structures to ensure building code requirements are satisfied by providing adequate drainage away from all structures.

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) <i>Consistency with the approved preliminary development plan.</i>	Criterion met with text modification and conditions: This proposal is consistent with the requirements of the Zoning Code and the NE Quad development text. The rear of the buildings are staggered and encroach into the required setbacks along the east, south and west property lines, which requires the Planning and Zoning Commission to approve a text modification. The proposal includes discrepancies with the proposed elevations which will need to be revised prior to the building permit submission.
2) <i>Traffic and pedestrian safety</i>	Criterion met. No additional traffic improvements are required with the proposal. The site design includes internal sidewalk connects, as well as connections to the neighborhood, school site and larger city path system.
3) <i>Adequate public services and open space</i>	Criterion met. The site has access to adequate utilities. Additional open space dedication is not required with the proposal.
4) <i>Protection of natural features and resources</i>	Criterion met with conditions. The applicant has made efforts to cluster the proposed units when possible and alter the design to preserve a number of existing landmark trees and the quality trees on the site. There is significant tree removal, which will be required to be replaced in accordance with Code or obtain approval of a tree waiver. The applicant will be required to further analyze site grading in order to determine whether the limits of proposed walls can be reduced. The applicant will be required to revise proposed grading around all structures to ensure building code requirements are satisfied by providing adequate drainage away from all structures.
5) <i>Adequacy of lighting</i>	Criterion met. The proposed site lighting has been provided for the site.
6) <i>Signs consistent with preliminary development plan</i>	Criterion met. The proposed entry feature sign meets Code, and the design complements the proposed building architecture.

Analysis	Final Development Plan
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i>	Criterion met with conditions. The proposal meets the buffering requirements and site planting requirements. Planning recommends the owner and applicant continue to work together on the final details for the entry pond to ensure the landscape design and plant materials are consistent with the remainder of the site. Additionally, the owner or applicant will be required to install the portion of landscaping around the entry pond by Fall 2016 or with the completion the community center building, whichever occurs first. A fountain will also need to be added to the pond. The plans will also need to be revise to address the deficiency for interior landscape requirements and the minor changes to the landscape plan outlined in the report.
8) <i>Compliant Stormwater management</i>	Criterion met with conditions. 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 as well as not adversely impacting the school property.
9) <i>All phases comply with the previous criteria.</i>	Criterion met. The applicant has provided a phasing plan outlining how the site will be developed.
10) <i>Compliance with other laws & regulations.</i>	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 conditions.
Conditions	<ol style="list-style-type: none"> 1) The changes to the elevations outlined in the report be revised prior to the building permit submission. 2) The applicant will be required to ensure tree replacement for the site occurs in accordance with Code or obtain approval of a tree waiver from City Council. 3) The applicant will be required to further analyze site grading in order to determine whether the limits of proposed walls can be reduced. 4) The owner and applicant continue to work with staff on the final details for the entry pond to ensure the landscape design and plant materials are consistent with the remainder of the site. 5) The portion of landscaping located around the entry pond be completed by Fall 2016 or with the occupancy of the community center building, whichever occurs first.

Recommendation

Final Development Plan

- 6) A fountain be added to the entry pond.
- 7) The plans be revised to address the deficiency in the interior landscape requirements and the minor changes to the landscape plan outlined in the report.
- 8) The applicant revise the proposed grading around all structures to ensure building code requirements are satisfied by providing adequate drainage away from all structures.
- 9) 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 as well as not adversely impacting the school property.

SITE HISTORY

1990

PUD zoning approved for NE Quad Planned Development

1995, 2003 and 2005

Amendments to approved preliminary development plan (not involving this Subarea)

November 2007

Informal review for a 135-unit apartment development on this site (Case 07-103INF)

July 2008

Second informal review prior to the submission of a formal final development plan (Case 08-058INF)

June 18, 2009

Denial of final development plan for 110-unit multiple family development (Case 09-018FDP)

September 16, 2010

The Commission informally reviewed and discussed a proposal for a 110-unit multiple-family development. Three residents from the neighborhood also provided comments. While acknowledging some improvements from what was submitted to the Commission in 2009, the Commissioners did not believe that the modifications adequately addressed previous comments and concerns. The Commission stated that the proposal continues to create a separated environment with unusable open space and an uninviting streetscape lacking any pedestrian realm. A record of the meeting was forwarded to City Council. (Case 10-032INF)

May 15, 2014

The Commission informally reviewed and discussed a proposal for a 120-unit multiple-family development in three, four-story buildings. The Commissioners discussed the improvements from the previous proposals for development. Some Commissioners favored the benefits of having taller buildings and the benefits of preserving trees and providing more open space, particularly given the topography of the site. Some Commissioners were concerned about the proposed height of the buildings and how they would fit within the existing neighborhood. They discussed the single entrance for this development and the potential for it diverting traffic through the Wyandotte Woods neighborhood. The Commission was also concerned about the proposal for covered parking and the proposed architecture. Some Commission members suggested that four-story buildings could be accepted but would require high-quality architecture and materials. Commissioners advised the applicant to investigate parking below the building to decrease the surface parking. The Commission encouraged the applicant to make the clubhouse and pool a visually amenity for the residents. (Case 14-032INF)

July 17, 2014

The Commission informally reviewed and discussed the revised proposal for a 120-unit multiple-family development. Adjacent residents commented on the importance of using high quality materials, tree preservation and creating a community with enduring value. The Commission complimented the applicant on the improved architecture and preferred the eliminated of the previously proposed covered parking. Commissioners suggested increasing the open space to the north by moving buildings farther south. The

SITE HISTORY

Commission agreed with staff for the need to downplay the emergency access drive and encouraged the applicant to make sure that all details for the buildings are well thought out and materials are selected carefully. Commissioners emphasized the importance of tree preservation and creating quality stormwater management facilities. (Case 14-032INF)

October 2, 2014

The Commission disapproved a proposal to modify the development text to allow the building height to be increased to 47 feet, 6 inches tall with stipulations that the building and site layout utilize the site topography, ensure increased setbacks from the existing neighborhood and aim to preserve the existing natural features. The proposed text modification was reviewed separately of the overall final development plan. (Case 14-098FDP)

April 2, 2015

The Commission informally reviewed and discussed a proposal for an 86-unit multiple-family development in 17, one-story buildings. The Commission was supportive of the single-story concept geared toward empty nesters and appreciated the incorporation of many units with rear-loaded garages, as it removed the garages from the main drives. The Commission raised concerns regarding how much of the site was covered with the proposed development. They encouraged the applicant to incorporate an increased buffer/setback from the single-family homes to the north and preserve additional trees throughout the site. The Commission asked the applicant to address stormwater needs for the site and to look at the existing and proposed ponds as amenities. They encouraged the applicant to consider alternative stormwater solutions in the design. The Commission directed the applicant to relocate the proposed dumpster and to ensure connectivity is provided throughout the development and external to the site. The Commission raised concerns about the location of the open space and the sense of the area as a private open space and appearing as inaccessible to all residents. They also asked for additional details regarding the proposed materials, architecture design and garage doors as the project moves forward. Some Commissioners also requested the applicant consider relocating the community center.

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.