

# Planning Report

Thursday, August 11, 2016

## Avondale Woods PUD

Subarea A (Lakeside at Avondale Woods), Subarea C (Section 1, Lots 1-24),  
and Subarea E

### Case Summary

Agenda Item	2
Case Number	16-034FDP/FP
Proposal	To develop a residential subdivision containing 48 condominium units in 24 buildings within Subarea A, 24 single family lots within Subarea C, stormwater management and an entry feature in portions of Subarea E, and associated parks and open space within the Avondale Woods Planned Unit Development.
Request	Review and approval of a <u>minor modification to the development text</u> under the provisions of Zoning Code Section 153.050.  Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050.  Review and recommendation of approval to City Council of a <u>final plat</u> under the provisions of the Subdivision Regulations.
Site Location	West side of Avery Road approximately 1,000 feet south of the intersection with Rings Road.
Applicant	Jim Lipnos, President, Homewood Corporation, represented by Chris Cline, Blaugrund, Herbert, and Martin.
Case Manager	Logan Stang, Planner I   (614) 410-4652   <a href="mailto:lstang@dublin.oh.us">lstang@dublin.oh.us</a>
Planning Recommendation	<u>Approval of a Minor Modification to the Development Text</u> In Planning's analysis, these text modifications are minor in nature and meet the review criteria and provide a refined level of detail for the development that will benefit this application and any future amendments. Planning recommends approval of the six modifications.

#### Proposed Modifications

- 1) *To modify the development text to outline that reserve ownership and maintenance will be indicated with each final*

*development plan and that reserve names may change from the preliminary development plan.*

- 2) *To modify the development text to permit a 10-foot setback from Avondale Woods Boulevard for the water meter building in Subarea A.*
- 3) *To modify the development text to permit structures covering stoops, porches, and patios to encroach up to 6 feet into a building setback for Subarea A.*
- 4) *To modify the development text to include landscaping requirements for the condominium units and permit one third of those plantings in Subarea E and two thirds in Subarea A.*
- 5) *To modify the development text to include regulations regarding patios, decks, and fences for Subarea A.*
- 6) *To modify the development to outline project phasing timelines based on the current application.*

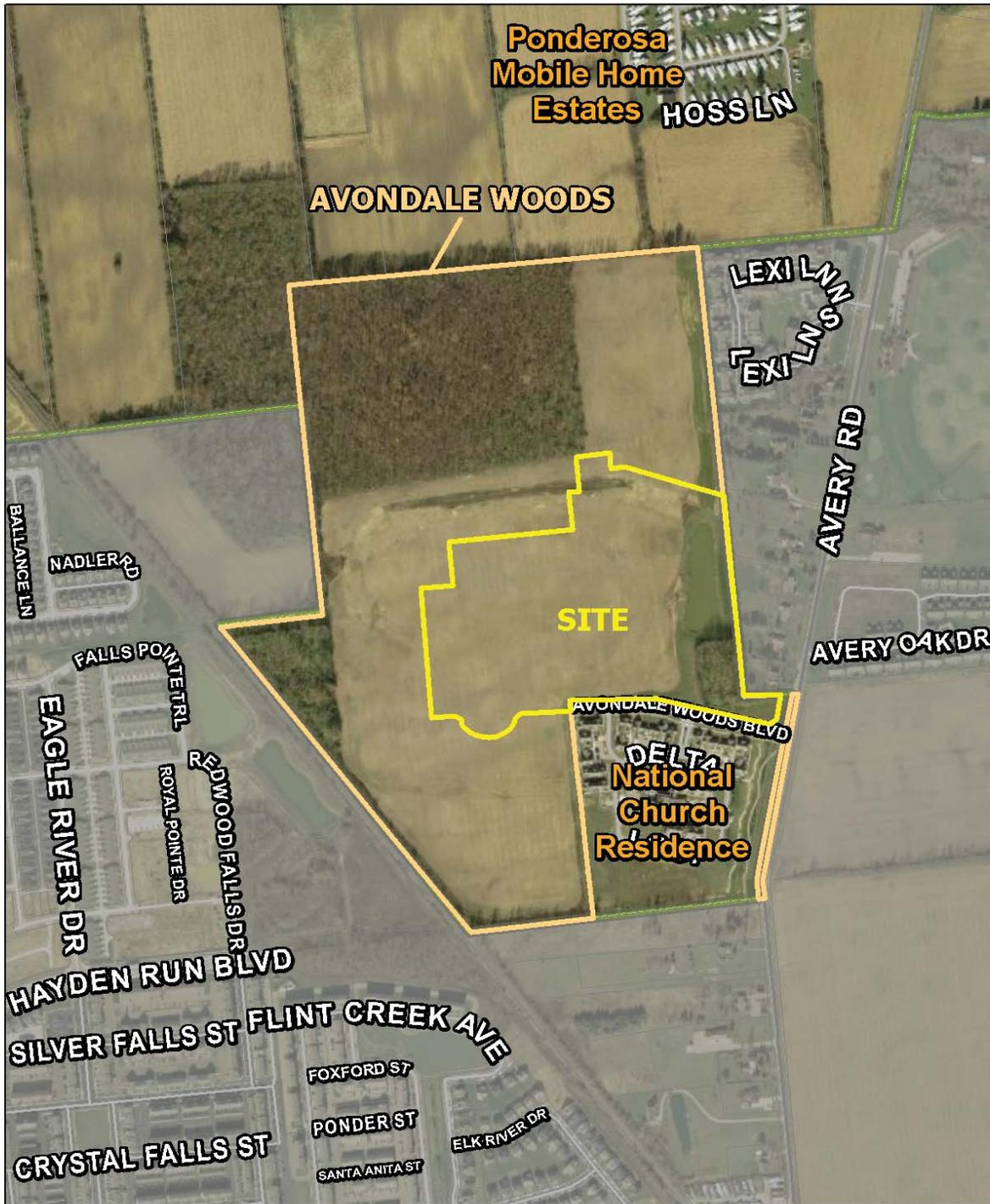
#### Approval of a Final Development Plan

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 no conditions.

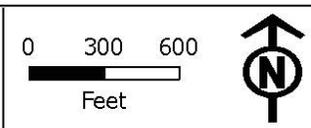
#### Recommendation of Approval for a Final Plat

Planning recommends approval of the proposal because it complies with the final plat review criteria and subdivision regulations. Planning recommends approval with three conditions.

- 1) That a note be added to both plats indicating the intent to vacate existing easements through separate amendments, prior to City Council submittal;
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and,
- 3) That the Lakeside at Avondale Woods plat be revised to include the location of the shared access easement for the private drive prior to City Council submittal.



16-034FDP-FP  
Final Development Plan/Final Plat  
Avondale Woods  
Avery Road



Facts	
Site Area	±120 acres (±33.7 acres associated with this application)
Zoning	PUD, Planned Unit Development District, Avondale Woods
Surrounding Zoning and Uses	North: R; Rural District (Ponderosa Mobile Home Estates and Undeveloped Land) South: PUD; Planned Unit Development District, NCR at Avondale Woods (National Church Residences at Avondale Woods) East: Washington Township (Single-family Residential) West: City of Columbus (Single-family Residential)
Site Features	<ul style="list-style-type: none"> <li>• Vacant and relatively flat undeveloped site.</li> <li>• Stormwater retention basin serving the existing NCR at Avondale Woods site located on the east edge, adjacent to the single-family homes.</li> <li>• Small wooded area north of Avondale Woods Boulevard near the intersection with Avery Road.</li> <li>• Heavily wooded areas in the northwest and southwest corners of the property.</li> <li>• Railroad tracks running along the western edge of the property.</li> <li>• The termination of Avondale Woods Boulevard on the southern edge of the site.</li> </ul>
Background	<p>City Council approved Ordinance #99-14 for the rezoning of approximately 120 acres from R: Rural District to PUD: Planned Unit Development District on October 13, 2014. The proposal included a maximum of 360 dwelling units, single and multi-family, along with 37 acres of park space including preserved wooded areas.</p> <p>The Planning and Zoning Commission recommended approval to City Council of a Rezoning/Preliminary Development Plan/Preliminary Plat for the Avondale Woods PUD on August 7, 2014.</p> <p>The Planning and Zoning Commission tabled the rezoning/preliminary development plan/preliminary plat application at the request of the applicant on January 9, 2014.</p> <p>The Planning and Zoning Commission provided feedback on a Concept Plan for a residential development containing approximately 130 single-family lots and 230 multi-family units on February 2, 2012.</p> <p>The Planning and Zoning Commission provided feedback on a Concept Plan for a 120 acre residential development containing approximately 360 dwelling units on September 2, 2010.</p>

<b>Details</b>		<b>Minor Text Modification</b>
Proposal	<p>The proposal includes minor modifications to the Overall Development Standards and Subarea A standards of the approved Development Text. The modifications to the Overall Development Standards are to address reserve ownership and maintenance and to revise project phasing deadlines outlined in the text to correspond with changes from the rezoning/preliminary development plan approval. Subarea A standards include modifications to setbacks and landscaping requirements for the multi-family proposal. The text provided shows additional changes that fulfill conditions of approval at the time of the rezoning/preliminary development plan/preliminary plat.</p>	
Development Text	<p>The Avondale Woods PUD rezoning and associated development text was approved in 2014 after a series of reviews. The rezoning approval had a number of conditions outlining required modifications to the development to address certain regulations. In addition to these modifications, the development text listed a number of items would be provided at the final development plan stage and the text would be modified accordingly. The proposed modifications are a result of this application and are necessary to ensure compliance of this proposal with the approved development text. These revisions include items such as setback requirements, landscaping requirements, and details for outdoor amenities.</p>	
Text Modification	<p>The applicant is proposing a total of three minor text modifications that are required to address unforeseen circumstances or provide further clarification on certain regulations. These modifications will benefit the proposal through the incorporation of detailed information that was not applicable at the preliminary development plan stage. The following are the six modifications associated with this application and the rationale behind each modification.</p>	
	<i>Reserve Ownership and Maintenance</i>	<p>The preliminary plat and preliminary development plan listed the reserves proposed with the entire development and outlined the ownership and maintenance requirements for each reserve. Due to Franklin County platting requirements the reserve names for single-family and multi-family developments will overlap creating duplicate reserves. The development text did not separate these reserve names instead creating a sequential list among the entire development. This modification will add a note stating that the responsibilities will be identified with each final development plan and that naming may change from the preliminary plans.</p>
	<i>Water Meter Setbacks</i>	<p>The proposal for Lakeside at Avondale Woods includes a water meter building to access the main water lines that was not included in the preliminary development plan. The applicant has decided to incorporate it into the entry feature for the condominium area. Due to the location of the water line and entry feature this structure would not comply with the building setbacks from Avondale Woods</p>

Details	Minor Text Modification	
		<p>Boulevard. This modification will permit only this structure to have a smaller setback from Avondale Woods Boulevard and is appropriate since the architecture matches the character of the development and the structure is incorporated into the entry.</p>
	<p><i>Stoop, Porch, and Patio Setbacks</i></p>	<p>Due to the location of Estuary Lane and Avondale Woods Boulevard a number of condominium units are placed on the setback line. These units all propose porches and patios that could potentially encroach into these setback requirements. The City permits patios to encroach up to 5 feet however no structures such as a pergola can encroach into these areas. This text modification will permit porches, patios, and stoops to encroach into the setbacks by up to 6 feet and allow the associated structures to encroach as well. This request is appropriate so that the architectural design elements can be applied to all condominium units.</p>
	<p><i>Landscaping</i></p>	<p>Multi-family uses are required to provide additional landscaping based on the ground coverage of all structures in the development. The applicant is providing the required landscaping to ensure this requirement is met and is proposing an amendment to permit one third of the plantings in Subarea E, the stormwater management pond. The remaining two thirds has been incorporated into Subarea A around the condominium buildings.</p>
	<p><i>Patios, Decks, and Fencing</i></p>	<p>The approved development text had a provision stating all outdoor amenities would be provided at the final development plan for approval. This text modification will add the specific requirements for outdoor amenities including the permitted materials, maximum size, and permitted locations. This will create a consistent set of regulations that compliments the architectural style of the development.</p>
	<p><i>Project Phasing</i></p>	<p>The approved development text included the anticipated project phasing for the development including approval and construction of the first phase. Some of these dates have come to pass and therefore the applicant is proposing to revise these dates to correspond with this application.</p>

<b>Analysis</b>		<b>Minor Text Modification</b>
Process	Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied.	
Request	The requested modifications are: <ol style="list-style-type: none"> <li>1) <i>To modify the development text to outline that reserve ownership and maintenance will be indicated with each final development plan and that reserve names may change from the preliminary development plan.</i></li> <li>2) <i>To modify the development text to permit a 10 foot setback from Avondale Woods Boulevard for the water meter building in Subarea A.</i></li> <li>3) <i>To modify the development text to permit structures covering stoops, porches, and patios to encroach up to 6 feet into a building setback for Subarea A.</i></li> <li>4) <i>To modify the development text to include landscaping requirements for the condominium units and permit one third of those plantings in Subarea E and two thirds in Subarea A.</i></li> <li>5) <i>To modify the development text to include regulations regarding patios, decks, and fences for Subarea A.</i></li> <li>6) <i>To modify the development to outline project phasing timelines based on the current application.</i></li> </ol>	

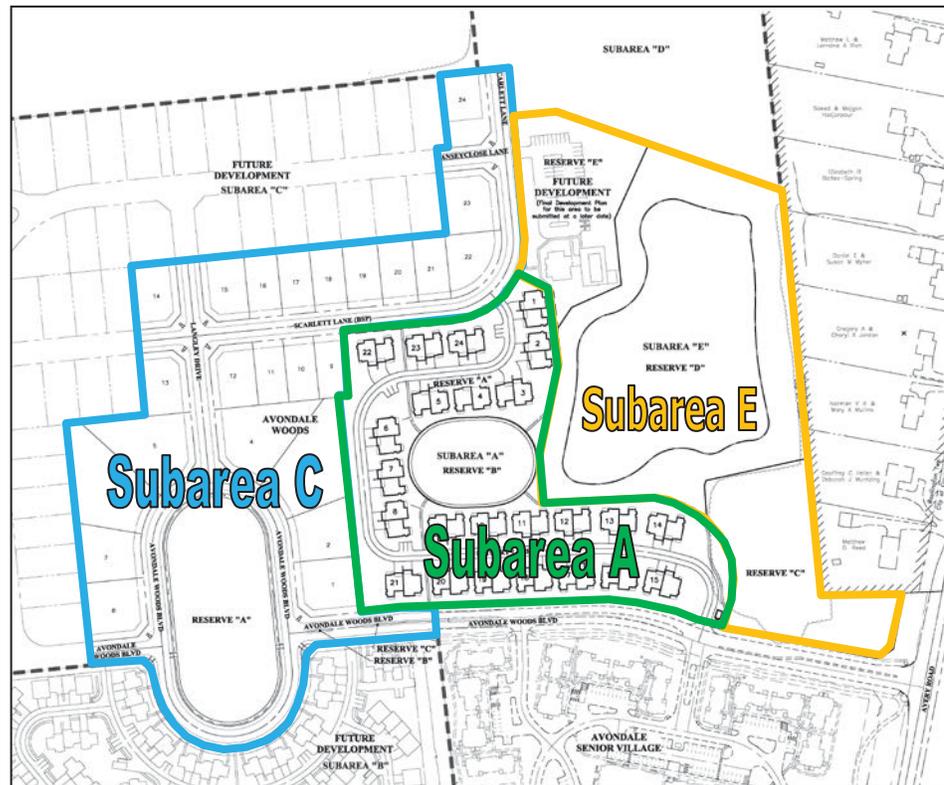
<b>Recommendation</b>		<b>Minor Text Modification</b>
Approval	Planning supports the minor modifications to the development text as they meet the review criteria and provide a refined level of detail for the development that will benefit this application and any future amendments.	

<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	This proposal is for the first phase of development for the Avondale Woods subdivision including the platting and development of 24 single-family lots, 48 condominium units designed as duplex structures, a stormwater pond servicing the entire subdivision, dedication of public open space, and the expansion and construction of four new public roadways. This application consists of three of the seven subareas located in the Avondale Woods PUD and prepares the site for future phases of development.	
Layout	This application contains Subarea A, Subarea C, and the majority of Subarea E of the Avondale Woods development, see site plan below. Subarea A is a	

## Details

## Final Development Plan

condominium community known as the Lakeside at Avondale Woods and contains a winding single private drive (Estuary Lane) that connects Avondale Woods Boulevard on the south to Scarlett Lane on the north. This Subarea contains 48 condominium units contained in 24 duplex buildings that site on either side of Estuary Lane. A one-acre green space is provided in the center of the community with a walking path located on the perimeter that connects to all of the adjacent units. An entry feature is proposed at each entrance and a total of nine visitor parking spaces are provided along Estuary Lane.



Subarea E is located on the east edge of the site adjacent to single-family residences in Washington Township. A large pond for Stormwater management for the entire subdivision is proposed in the center of this Subarea with a landscape perimeter and two aerators. The south portion is a wooded area that continues to Avondale Woods Boulevard near the intersection with Avery Road. A community entry feature is proposed at the intersection and a future club house will be developed in the northwest corner with access off Scarlett Lane.

Subarea C is the single-family portion of the development and this application comprises Section 1. This Section is the central point of the development expanding Avondale Woods Boulevard to the west around a central green space with connections to future phases. Langley Drive is the proposed north connector from the central green space and will intersect with Scarlett Lane that extends

## Details

## Final Development Plan

east towards the pond. Scarlett Lane provides the second access point for Subarea A, Lakeside at Avondale Woods, and curves north to intersect with Tanseyclose Lane and the future entrance to the clubhouse. Eventually Scarlett Lane will connect with Tuttle Crossing Boulevard to the north and provide access to Subarea D. Section 1 contains 24 single-family lots with 8 larger lots located around the green space and 16 cluster lots along Scarlett Lane.

### Architecture/Building Materials

The development text contains a list of architectural requirements that overlap between the subareas to create a theme. The architectural theme for the community is to have a Craftsman influence along with design elements such as porches with accent columns and railings. The color palette is a historic palette chosen from a major paint manufacturer with consistencies between all subareas.

Garages are to have decorative elements with carriage door styles and coach lighting and additional bracket details are required on main roof gables. Windows are to be wrapped in trim and shutters are permitted so long as they are appropriate to the character of the building. Primary materials include brick, stone, stucco, and wood or fiber cement siding along with asphalt shingle, wood shingle and shake, metal tile, and ceramic tile roof materials. The elevations for the condominium units are required to be reviewed and approved at the final development plan.

The proposed condominium buildings, shown below, emphasize the Craftsman style by incorporating various detailed elements. The buildings include cedar lap siding and limestone on the lower façade with a transfer to vertical battens on the second story. Both the batten and lap siding will be painted "Dorian Grey" with "White Dove" cedar trim as an accent. The limestone covers the watertable for the majority of the main and drive elevations and highlights the massing of the lower structure to create the appearance of two units. The main roof is constructed of "Estate Grey" asphalt shingles while the porch roof is metal to match the dark grey color of the shingles. The windows are vinyl with simulated divided light and the doors will be black with a full light style on the main elevation.



Drive Elevation

**Details**

**Final Development Plan**



**Main Elevation**

The elevations for the single-family homes, Subarea C, are not required to be reviewed and approved by the Planning and Zoning Commission. The architectural requirements and permitted building materials are consistent with the requirements outlined in other subareas. The architectural theme and color palette will be continued throughout the development with this and future phases.

**Tree Preservation and Replacement**

The applicant has provided a tree preservation plan and survey for both the large wooded areas on the north and west sides of the site as well as the wooded area adjacent to the single family residents on the southeast side of the site. The tree survey indicates that in the southeast area only five trees will be removed due to their condition. These trees are not required to be replaced since they are considered dead and the applicant has acknowledged they will not replace these trees. The remaining wooded area will be protected on the north and west sides by tree protection fencing during all stages of construction.

**Landscaping**

The proposal contains a significant amount of landscaping due to the proposed land uses and the existing site conditions. Subarea A has a number of landscaping requirements as outlined in the development text and Code requirements for multi-family developments. The text requires that a landscape buffer be provided on the west side of Subarea A adjacent to the single-family in Subarea C. This buffer provides 75% opacity through the incorporation of numerous evergreen and deciduous trees and will reduce the visibility of Estuary Lane from the single-family properties. The proposal also contains two options for condominium unit plantings that will alternate between adjacent buildings and can be personalized by the future homeowners.

In addition to the text, the applicant is required to provide 1 caliper inch per 300 square feet of building coverage by the condominium buildings. Based on the coverage the applicant is required to plant an additional 267 inches or 107 - 2.5" caliper trees. The proposal shows 134 trees provided throughout Subarea A including plantings along Avondale Woods Boulevard and around the central green space. With approval of the text modifications the applicant is also permitted to plant one third of these trees in Subarea E and has indicated that 34 of the required plantings will help supplement the proposed landscaping for

Details	Final Development Plan
	<p>the pond.</p> <p>Subarea E containing the pond, entry feature, and future club house does not have any specific landscaping requirements listed in the development text. The applicant is proposing landscaping around the pond to enhance the buffer from the single-family properties on the east and create a natural environment that will improve the aesthetics of the area. Landscaping around the club house will be provided at a future final development plan. Similarly the single-family properties in Subarea C will submit landscaping plans at the building permit stage to correspond with each home. Street trees have been provided on all public right-of-way and continue the look that is currently established on Avondale Woods Boulevard. The City Forester has reviewed the proposal and provided feedback to the applicant on changing some of the proposed species of trees to which the applicant has addressed.</p>
Signs	<p>A total of three signs and associated entry features are proposed with this application. The development text does not have any regulations for signs except that entry features and signs are only permitted as approved at the final development plan. The first sign is a neighborhood sign located at the northwest corner of the intersection of Avery Road and Avondale Woods Boulevard. This entry feature contains an arched limestone wall at a height of 5 feet 9 inches with two typical Dublin stone walls adjacent. The sign is an oval shape with a dark gray background and "Avondale Woods" written in the center in white with white trim along the border. The sign sits approximately 4 feet 9 inches from grade and has two ground floodlights illuminating the sign. The plans have a note limiting the size of the text area to 20 square feet.</p> <p>The second and third signs are part of the entry features to the Lakeside at Avondale Woods condominiums. The first sign is a post mounted sign located in front of the water meter building on Avondale Woods Boulevard. This is opposite the main entrance to NCR at Avondale Woods. The post stands approximately 9 feet 6 inches tall while the sign hangs by brackets at a height of 8 feet. The sign is the same dark gray background with white lettering and trim as the main entry sign and has "Lakeside at Avondale Woods" written in the center. The sign is an oval shape, double sided as it sits perpendicular to the roadway and a single halogen light illuminates the sign on each side.</p> <p>The last sign is located at the corner of Estuary Lane and Scarlett Lane and is a limestone pier at a height of 7 feet 9 inches. This sign is an exact replica of the post mounted sign sitting at a height of approximately 5 feet 6 inches with a single floodlight illuminating the sign. Both the pier and post mounted signs are limited to a text size of <math>\pm 7.5</math> square feet. Details on the signs and lighting have been provided in the final development package.</p>
Stormwater Management	<p>The site contains an existing stormwater pond that was developed in conjunction with the NCR at Avondale Woods development on the south side of Avondale Woods Boulevard. This proposal expands that stormwater pond to serve the</p>

Details	Final Development Plan
	<p>needs of both the neighboring development and the Avondale Woods subdivision. The area identified for the pond is located in Reserve "D" and encompasses approximately 7.2 acres of land. The pond will utilize the existing solar aerator located on site and the applicant will install a second aerator prior to the City taking maintenance responsibilities of the site. The Master HOA will retain ownership of the land. Appropriate connections will be installed with the planned public and private infrastructure allowing future phases to connect and utilize this detention basin.</p>
<p>Utilities, Lighting and Grading</p>	<p>The existing site is relatively flat with a minimal grade and detention basin. The proposal includes increasing the detention basin and associated grading for the public and private infrastructure. The grading across the site will directly correspond with the development and is minimal overall.</p> <p>Subarea A will be serviced by a master metered private water system, including private fire hydrants. Subarea C will be serviced by public water system including public fire hydrants.</p> <p>No lighting is proposed for any of the public or private drives. All public utilities are included in the right-of-way and necessary easements have been established for existing utility lines and any proposed on private property. Subarea A containing the condominium units has identified any public services that cross the site but utilities serving the individual buildings will be developed privately.</p>

Analysis	Final Development Plan
<p>Process</p>	<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>1) <i>Consistency with the approved preliminary development plan.</i></p>	<p><b>Criterion met with Text Modification:</b> The proposal is consistent with the requirements of the Zoning Code and the Avondale Woods PUD development text based on the proposed minor text modifications. The revisions to the text improve upon the existing zoning regulations by refining code requirements that weren't identified at the preliminary review. These modifications will serve to create an aesthetically appealing and high quality development.</p>
<p>2) <i>Traffic and pedestrian safety</i></p>	<p><b>Criterion met:</b> The proposal provides safe pedestrian and vehicular connections throughout the entire site. The private site improvements connect seamlessly with public sidewalks and roadways for a cohesive system that will continue to expand with future phases.</p>
<p>3) <i>Adequate public services and open space</i></p>	<p><b>Criterion met:</b> The site has access to adequate utilities and has defined appropriate future services for the development. Open space dedication meets the requirements and details outlined at the preliminary development plan.</p>

Analysis	Final Development Plan
4) <i>Protection of natural features and resources</i>	<b>Criterion met:</b> Due to the former agricultural use of the site the majority of the property was cleared of any natural features. The features that exist today are large wooded areas that the applicant will preserve through the course of this development. The proposal ensures that the natural resources on the site will be preserved during all phases of construction and properly maintained thereafter.
5) <i>Adequacy of lighting</i>	<i>Not applicable.</i>
6) <i>Signs consistent with preliminary development plan</i>	<b>Criterion met:</b> The proposed signs meet all applicable height, size, and location requirements outlined in the development text. The signs are appropriate given the nature of the subdivision and are appropriately designed with the associated entry features.
7) <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	<b>Criterion met:</b> The applicant has met and in some instances exceeded the requirements for landscaping and buffering. Single-family properties located in the development and adjacent are provided a significant natural buffer from the stormwater pond and condominium area. Landscaping enhances the character of the proposed architecture while linking existing neighboring developments with the community to truly assimilate into the environment.
8) <i>Compliant stormwater management</i>	<b>Criterion met:</b> Stormwater information provided by the applicant demonstrates compliance with stormwater requirements as defined in Chapter 53.
9) <i>All phases comply with the previous criteria.</i>	<b>Criterion met:</b> The first phase proposed with this application meets all applicable requirements of the development text and Zoning Code. The proposal provides the development and infrastructure necessary to complete future phases of the Avondale Woods subdivision.
10) <i>Compliance with other laws and regulations.</i>	<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 no conditions.

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 – Lakeside at Avondale Woods	<p>The proposed plat encompasses Subareas A and E of the Avondale Woods PUD. The plat consists of 19.349 acres of land on the north side of Avondale Woods Boulevard being subdivided into five reserves. Reserve “A” and Reserve “B” correspond with Subarea A comprising a total of 8.056 acres and are to be owned and maintained by the subarea’s HOA. Reserve “A” will contain the condominium units along with a private drive, Estuary Lane, while Reserve “B” is a 1 acre private open space for use by the entire subarea. No right of way dedication is proposed with this plat as all drives are privately owned and maintained.</p> <p>The remaining reserves; Reserve “C”, Reserve “D”, and Reserve “E” correspond with Subarea E comprising 11.293 acres. Reserve “C” consists of 2.15 acres in the southeast corner of the site including the entry feature at Avery Road and existing wooded area. This reserve is to be owned and maintained by a Master HOA for all of Avondale Woods. Reserve “D” is approximately 7.2 acres located in the center of Subarea E and will contain the stormwater management pond for the entire subdivision. This reserve is to be owned by the Master HOA and maintained by the City. Reserve “E” is approximately 1.9 acres along future Scarlett Lane and will be owned and maintained by the Master HOA. Reserve “E” will eventually include the clubhouse and associated amenities but is not being proposed with this application.</p>
Plat Overview – Avondale Woods Section 1	<p>The proposed plat consists of 14.355 acres subdivided into 24 single-family lots, public open space, and right-of-way. The plat includes the expansion of Avondale Woods Boulevard to the west around a central green space, Reserve “A”, and proposed right-of-way for Scarlett Lane, Langley Drive, and Tanseyclose Lane. Reserve “A” is approximately 2.25 acres that will be dedicated to the City for public open space. Two additional reserves, Reserve “B” and Reserve “C”, consisting of landscape medians for Avondale Woods Boulevard will be owned by the City and maintained by the Master HOA. Lots 1-8 are located around Reserve “A” and range in size from 0.336 acres to 0.637 acres while Lots 9-24 are cluster lots that range in size from 0.201 acres to 0.365 acres.</p>
Reserves	<p>The Avondale Woods PUD consists of a large number of reserves due to the mix of single-family and multi-family sections. At the time of the rezoning a complete list of the reserves along with ownership and maintenance responsibilities was provided for reference for future applications. However, due to platting requirements by Franklin County many of these reserve names will change as the subdivision continues to develop. Single-family and multi-family sections are required to proceed separately in alphabetical order thus creating a series of duplicate reserve names with different ownership and maintenance responsibilities. The applicant has provided documentation to ensure that there is a proper record of all changes from the preliminary development plan/preliminary plat.</p>

Details	Final Plat
Easements	<p>Along with the platting of new easements the site contains a number of existing easements that run through the majority of the property. These easements are identified to remain with the platting of these sections even though there are some conflicts with the proposed single-family lots and reserves. The applicant has indicated that portions of these easements will be vacated through separate amendments to comply with the proposed development. The applicant will provide documentation to the City of the amended easements when they become available and staff is requesting that a note be added to both plats outlining the details of vacating these easements.</p> <p>The Lakeside at Avondale Woods plat contains a private drive with a connection between Avondale Woods Boulevard on the south and Scarlett Lane on the north. The reserve currently shown does not provide an access easement which would typically be required to ensure location and details regarding the easement. The applicant will be required to revise the drawings to include a shared access easement prior to City Council review.</p>

Analysis	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  Conditions 1 & 2	<p><b>Criterion met with conditions:</b> This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The applicant will need to provide a note on both plats outlining that existing easements will be vacated through separate amendments in order to comply with this proposal. Any additional minor technical adjustments shall be made prior to Council review.</p>
2) Street, Sidewalk, and Bikepath Standards  Condition 3	<p><b>Criterion met with condition:</b> Public streets and sidewalks throughout both plats are located within the right-of-way. Necessary easements are provided for all public sidewalks that encroach onto private property. An access easement is not provided for the private street and shall be revised to include the location of the easement prior to City Council submittal.</p>
3) Utilities	<p><b>Criterion met:</b> This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.</p>
4) Open Space Requirements	<p><b>Criterion met:</b> All open space dedication, ownership, and maintenance responsibilities are identified on the plat drawings. Reserve "A", Reserve "B", and Reserve "C" in Avondale Woods Section 1 are to be dedicated to the City of open space.</p>

<b>Recommendation</b>	<b>Final Plat</b>
Summary	This proposal complies with the preliminary and final plat review criteria and approval of this request is recommended with three conditions.
Conditions	<ol style="list-style-type: none"><li>1) That a note be added to both plats indicating the intent to vacate existing easements through separate amendments, prior to City Council submittal;</li><li>2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and,</li><li>3) That the Lakeside at Avondale Woods plat be revised to include the location of the shared access easement for the private drive prior to City Council submittal.</li></ol>

## MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The 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 amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

## FINAL DEVELOPMENT PLAN

### 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 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.