

Planning Report

Thursday, October 13, 2016

Tartan West PUD – Subarea J

Case Summary

Agenda Item	1
Case Number	16-051AFDP/PP/FP
Proposal	This is a proposal for the subdivision and development of 9 single-family lots where attached condominium buildings were approved located in Subarea J of the Tartan West Planned Unit Development.
Request	<p>Review and approval of a <u>minor modification to the development text</u> under the provisions of Zoning Code Section 153.050.</p> <p>Review and approval of an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.053.</p> <p>Review and recommendation of approval to City Council of a <u>preliminary and final plat</u> under the provisions of the Subdivision Regulations.</p>
Site Location	South of Corazon Drive approximately 300 feet west of Tuscany Drive.
Applicant	Steve Simonetti, Simonetti Development Company, LLC.
Representative	Justin Lowe, Jobes Henderson & Associates.
Case Manager	Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<p><u>Approval of a Minor Modification to the Development Text</u></p> <p>In Planning's analysis, this text modification is minor in nature; meets the review criteria; and addresses zoning compliance issues that would arise with this proposal. Planning recommends approval of the modification.</p>

Proposed Modification

- 1) *To modify the development text to identify setbacks for the single-family lots as the following:*
 - a. *Front yard setbacks: 15 feet (20 feet along Terrazza Place)*
 - b. *Side yard setbacks: 6 feet*
 - c. *Rear yard setbacks: 25 feet (15 feet for Lots 7-9)*

Approval of Amended Final Development Plan

In Planning's analysis, the proposal meets the regulations outlined in the development text and the criteria for the amended final development plan have been met. Approval of this proposal is recommended with no conditions.

Approval to City Council of a Preliminary and Final Plat

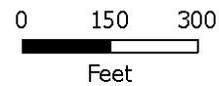
Planning recommends approval of the proposal because it complies with the preliminary and final plat criteria and existing development standards. Planning recommends approval of this request to City Council with two conditions:

- 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared-use paths that are located on private property; and,
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.



City of Dublin

16-051 AFDP/PP/FP
Amended Final Development Plan
Tartan West Subarea J
Terrazza South Court



Facts	
Site Area	±7.536 acres
Zoning	PUD, Planned Unit Development District (Tartan West, Subarea J)
Surrounding Zoning And Uses	North: PUD, Planned Unit Development District – Tartan West, Subarea (Club at Corazon) East: PUD, Planned Unit Development District – Tartan West, Subarea (Single-family residential) South: PUD, Planned Unit Development District – Tartan West, Subarea (Single-family residential) West: PUD, Planned Unit Development District – Tartan West, Subarea (Stormwater pond)
Site Features	<ul style="list-style-type: none"> • Two four-story condominium buildings in the northwest. • Stormwater retention pond, servicing the community, on the west side of the site. • Single access drive (Terrazza Place) connecting to Corazon Drive in the northeast. • Heavily wooded area on the east side of the site along the stream. • Bikepath located within the wooded area and along Terrazza Place. • Emergency access drives on the north and south end of Terrazza Court (the south access being constructed of grass pavers).
Case Background	The Planning and Zoning Commission approved a final development plan for the development of five mid-rise condominium buildings and two private streets in July of 2005. City Council approved Ordinance 141-02 for the rezoning of approximately 251.5 acres from R, Rural District to PUD, Planned Unit Development District (Tartan West) in January of 2004.

Details	
Minor Text Modification	
Proposal	This proposal includes minor modifications to the Subarea J standards of the approved Development Text. The modifications to the development text are to address the setbacks based on the change in land use from attached condominium buildings to single-family residential structures on platted lots. The setbacks outlined in the text are based on the outer boundary of the site and would not be applicable to single-family lots, hence new setbacks need to be established for the proposed lots.
Text Modification	The applicant is proposing to outline setback requirements for the proposed nine single-family lots based on the similar residential lots in other sections of Tartan West. The proposal includes 15-foot front yard setbacks along Terrazza Court North and South and 20-foot front yard setbacks along Terrazza Place, 6-foot side yard setbacks for all lots, and 25-foot rear yard

Details		Minor Text Modification
	setbacks for Lots 1-6 and 15-foot rear yard setbacks for Lots 7-9.	

Analysis		Minor Text Modification
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: <i>1) To modify the development text to identify setbacks for the single-family lots as the following:</i> <ol style="list-style-type: none"> <i>a. Front yard setbacks: 15 feet (20 feet along Terrazza Place)</i> <i>b. Side yard setbacks: 6 feet</i> <i>c. Rear yard setbacks: 25 feet (15 feet for Lots 7-9)</i> 	

Recommendation		Minor Text Modification
Approval	Planning supports the minor modification to the development text as it meets the review criteria and would create applicable standards for the proposed residential lots.	

Details		Amended Final Development Plan
Proposal	The proposal is for the conversion of three vacant condominium sites into nine single-family residential lots for the construction of patio homes and associated site improvements located within Subarea J of the Tartan West PUD.	
Layout	The proposed layout uses the existing infrastructure approved with the final development plan. There is a single access point on Terrazza Place which splits into two dead-end streets, Terrazza North Court & Terrazza South Court. Two four-story condominium buildings exist on the west side of Terrazza North Court. The three remaining vacant lots will be platted as single-family lots, each existing lot containing three proposed residential lots. A portion of Terrazza South Court will be removed with this application to provide access to Lots 4-6 on the west side of the private street. The remaining land along the east side of the site and containing the stormwater pond will become reserve areas with a portion being dedicated to the City.	
Landscaping & Tree Replacement	The site is mostly void of vegetation with the exception of a dense wooded area along the eastern portion of the site. The applicant is proposing to minimize the impacts to the wooded area by limiting the developable area for the lots abutting this portion of the site.	

Details	Amended Final Development Plan
	<p>Along the southern edge of the site is a landscaped tree line that the applicant is proposing to remove for the future site development. These 14 trees will be replaced on-site along Terrazza Court to continue the street tree character that exists along Terrazza Place. The applicant is proposing to install tree protection fencing around all wooded portions of the site during construction. Additional landscaping for the homes will be provided during the building permitting process.</p>
<p>Architecture</p>	<p>The proposed architecture will contain similar features as the homes located in Tartan West Section 3 to the south. Elevations are not required to be approved with this application and all future homes are required to receive approval by the Architectural Review Committee (ARC) prior to construction. The proposed color palette will complement the architecture of both the condominium buildings and the adjacent patio homes. The proposed materials consist of stucco, dimensional shingles, standing seam metal roof, and cultured stone.</p>
<p>Utilities & Stormwater Management</p>	<p>Stormwater management for the site has been accommodated as part of the master stormwater management plan for Tartan West via an infiltration basin located to the north of the proposed nine single-family lots and a dry basin within an existing stream east of the proposed nine single-family lots. Furthermore, the applicant has demonstrated that the proposed nine single-family lots result in less impervious area within Subarea J than originally designed. The existing wet basin to the west of the proposed development provides stormwater management for Subarea K of Tartan West and is not being modified as part of the Amended Final Development Plan. The Amended Final Development Plan submitted demonstrates compliance with stormwater requirements as defined in Chapter 53.</p> <p>Private water and sanitary sewer mainline and services will be extended along Terrazza South Court from Terrazza Place. Similarly, private water and sanitary sewer services will be provided from the existing water and sanitary sewer mainline along Terrazza North Court. All proposed utilities will remain private as part of the development.</p>
<p>Pedestrian & Vehicular Circulation</p>	<p>The applicant has provided trip generation comparisons between the three mid-rise buildings that were not constructed and the proposed nine single-family lots. It has been demonstrated through the submitted trip generations that the proposed development will not adversely impact the existing public roadway network.</p> <p>A proposed shared use path per City standards will replace the existing fire truck access between Terrazza South Court and Calabria Place for the community. The applicant has worked with Washington Township regarding the removal of the existing grass paver fire truck access. The applicant will be required to provide a shared use path easement to the City of Dublin for all public shared use paths that are located on private property.</p>

Analysis	Amended Final Development Plan
<i>Process</i>	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: The proposed amendments to the site is consistent with adjacent development and meets all the standards of the development text. The inclusion of setback regulations for the single-family lots ensures zoning compliance with the proposal and other residential portions of Tartan West.
2. <i>Traffic and pedestrian safety</i>	Criterion met: No major modifications are proposed to the existing private streets and the applicant is proposing to install a bike path connection from Terrazza South Court to Calabria Place for the community.
3. <i>Adequate public services and open space</i>	Criterion met: The applicant is proposing to dedicate approximately 2 acres of open space to the City in order to meet open space requirements for the subarea. No additional public services are required.
4. <i>Protection of natural features and resources</i>	Criterion met: The proposal has minimized the impacts to the natural features by limiting the developable areas and construction boundaries. These natural features will be encompassed by land being dedicated to the City with this application which will further ensure their protection over time.
5. <i>Adequacy of lighting</i>	Not applicable.
6. <i>Proposed signs are consistent with approved plans</i>	Not applicable.
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met: The applicant has provided a streetscape treatment similar to what currently exists on site. Additional residential landscaping will be provided at the building permitting stage associated with the construction of each patio home.
8. <i>Compliant stormwater management</i>	Criterion met: The Amended Final Development Plan submitted demonstrates compliance with stormwater requirements as defined in Chapter 53.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Not applicable.
10. <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation		Amended Final Development Plan
Approval	In Planning’s analysis, the proposal complies with the amended final development plan criteria. Planning recommends approval of this request with no conditions.	

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 Subdivision Regulations, exclusive of other standards in the Code.	
Plat Overview	The proposed plats include the subdivision of approximately 7.5 acres into nine single-family residential lots, four reserves, and one multi-family lot containing the existing condominium buildings. Two of the reserves will be dedicated to the City of Dublin on order to meet open space requirements. The site is served by two private streets, Terrazza Place and Terrazza Court (North and South) which will remain private with this proposal.	
Lots/Reserves	<p>The plats consist of the subdividing of land into ten lots, nine single-family lots and one multi-family lot, and four reserves. The single-family lots range in size from 0.220-acre to 0.266-acre with frontage on Terrazza Court. The multi-family lot, Lot 10, consists of 2.336 acres of land encompassing the two condominium buildings and all the private streets. The four proposed reserves contain the following acreages; 0.207-acre, 0.211-acre, 0.566-acre, and 1.985 acres. Two of the reserves, Reserve AA & Reserve Z, will be dedicated to the City and the remaining reserves, Reserve BB & Reserve Y, will be owned by the condominium association. All reserves will be maintained by the association similar to other subareas of Tartan West.</p> <p>A bikepath is proposed through Reserve AA which will connect Calabria Place to Terrazza South Court and the applicant will need to provide a shared path easement on any private property that the bikepath is constructed.</p>	
Streets	There are two existing private streets that are proposed to remain private with this application. An access easement is proposed on Lot 10 that will encompass both Terrazza Court and Terrazza Place and will provide access to the condominium buildings and single-family lots.	
Open Space	The preliminary development plan outlined that approximately 20.9 acres of open space would be dedicated to the City within Subarea J. A total of ±19.5 acres have been dedicated to date leaving 1.4 acres to be dedicated with this application. The applicant is proposing to dedicate two reserves, Reserve AA and Reserve Z, to the City amounting for a total of 2.192 acres. This dedication exceeds the remaining required open space and ensures preservation of the existing natural features.	

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	Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review.
2) Street, Sidewalk, and Bikepath Standards	Criterion met with condition: All streets and bikepaths are existing and no major modifications are proposed with this application. The applicant will be required to provide a shared use path easement to the City of Dublin for all public shared use paths that are located on private property.
3) Utilities	Criterion met: All utility lines exist on site and are to remain private with this proposal. Proper utility easements have been established to ensure access to the utility lines.
4) Open Space Requirements	Criterion met: The applicant is proposing to dedicate two reserves which will provide a sufficient amount of public open space and meet the requirements of the development text.

Recommendation	Preliminary/Final Plat
Summary	This proposal complies with the preliminary and final plat review criteria and the Subdivision Regulations therefore approval of this request is recommended with two conditions.
Conditions	<ol style="list-style-type: none"> 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared use paths that are located on private property; and, 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

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.

AMENDED 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 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.