

Planning Report

Thursday, September 15, 2016

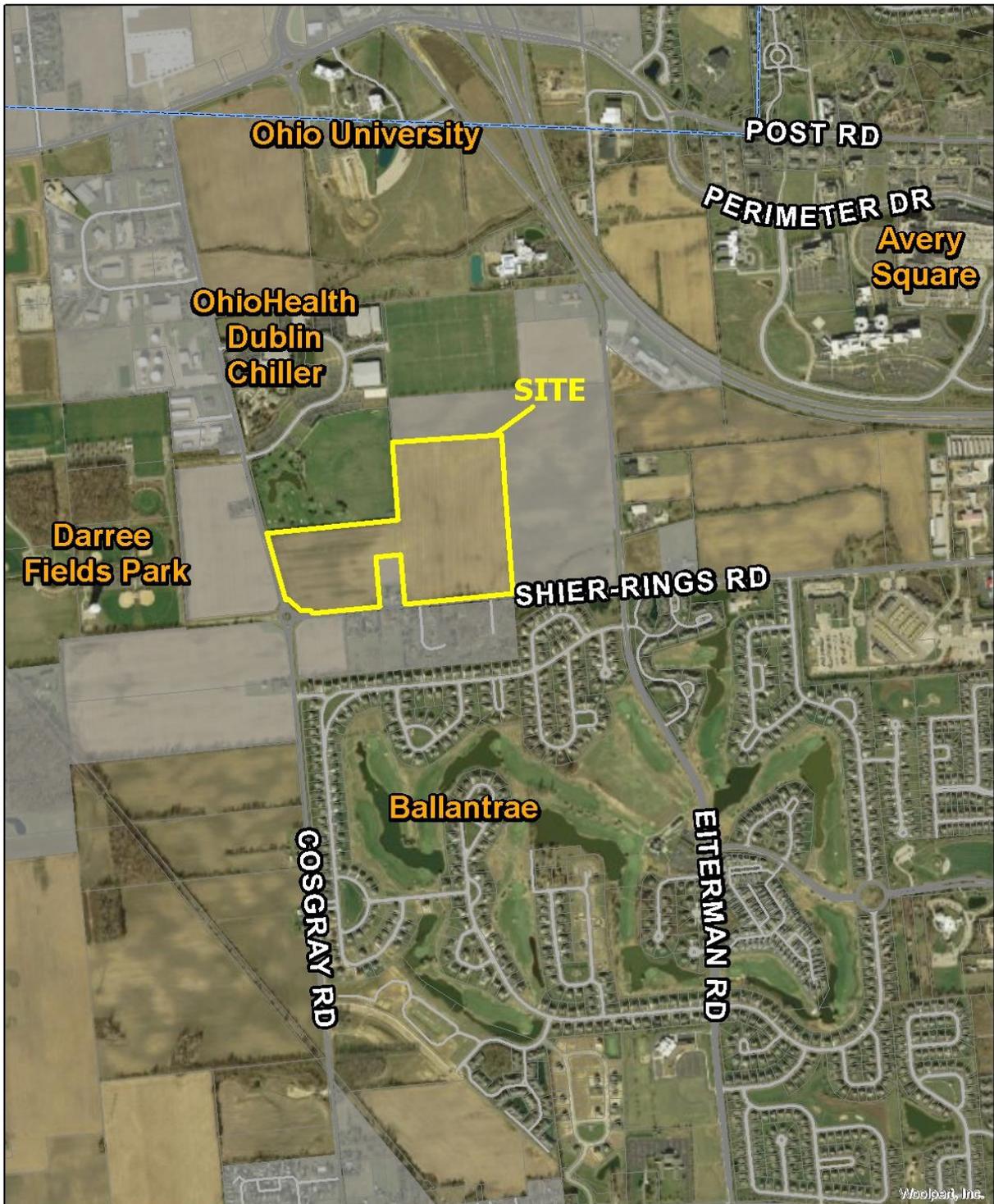
Kaufman Development Proposal

Case Summary

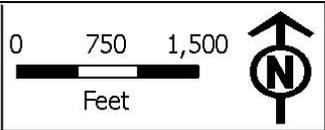
Agenda Item	1
Case Number	16-056INF
Proposal	This is a proposal for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road.
Request	Informal review and non-binding feedback on a potential future rezoning and development plan application.
Site Location	Shier Rings and Cosgray Roads
Applicant	Kaufman Development
Representative	Brian Suiter, Kaufman Development
Case Managers	Claudia D. Husak, AICP, Senior Planner (614) 410-4675 or chusak@dublin.oh.us J.M. Rayburn, Planner I (614) 410-4653 or jrayburn@dublin.oh.us
Planning Recommendation	Planning recommends consideration of this proposal with respect to the land use, density, design features, and compatibility with surrounding development. The following discussion questions are intended to guide the informal review:

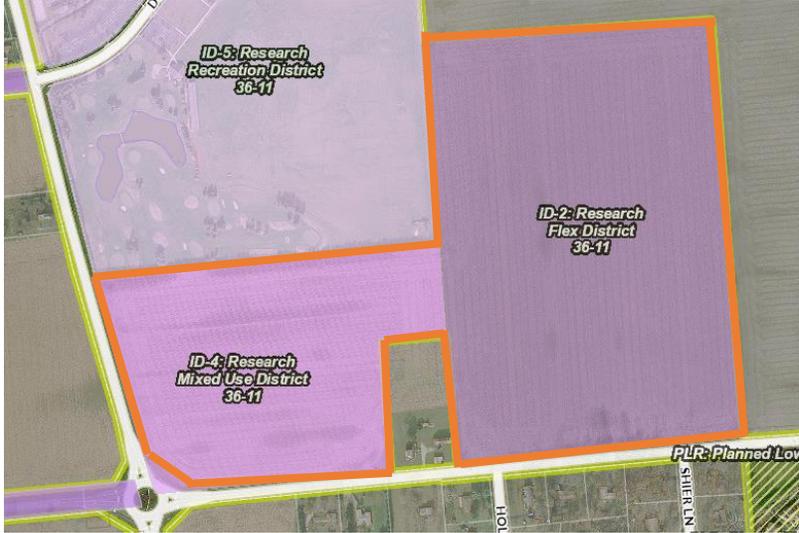
Proposed Discussion Questions

1. Is the proposed land use appropriate?
2. Does the Commission support a variety of residential uses within the West Innovation District and the arrangement of the units?
3. Does the Commission support the proposed architectural concepts?
4. Other considerations by the Commission.



16-056INF
Informal
Kaufman Development
Shier Rings and Cosgray Roads



Facts	
Site Area	62.71 acres
Zoning	<p>Approximately 41 acres in the eastern portion is zoned ID-2 (Research Flex) while the remaining western portion is zoned ID-4 (Research Mixed Use).</p> 
Surrounding Zoning and Uses	<p>North: SportsOhio, zoned ID-5 (Research Recreation) and unincorporated Washington Township. East: Vacant land in Washington Township. South: Large lot single-family residential use in Washington Township. Southeast is the Ballantrae subdivision, zoned PLR (Planned Low Density Residential). West: Washington Township, vacant land.</p> <p>The site surrounds a farmhouse and outbuildings located within unincorporated Washington Township with access on Shier Rings Road.</p>
Site Features	<ul style="list-style-type: none"> • A single 63-acre parcel currently used as an agricultural field • Irregularly-shaped parcel with a combined 1,900 feet of frontage along Shier Rings Road and approximately 700 feet of frontage along Cosgray Road.
Site History	<p>The site was annexed to Dublin in 2002 and the City rezoned the parcel to the ID-2 and ID-4 Districts as part of the West Innovation area rezonings in 2011, which included the adoption of new Zoning Districts for the area and a required review process by the Administrative Review Team.</p> <p>ART reviewed and commented on this application at three meetings (minutes included in the packet). There was discussion regarding the proposed amount of housing, a lack of buffering to the north and west along common property lines and the members questioned the potential of incorporating the Shier parcel into the development. ART members also questioned the proposed location of the unit types and suggested the applicant consider switching the locations.</p>

Facts

Planning Efforts

The City has been working as a stakeholder with Ohio University on the creation of their Master Framework Plan which is centered in the northern portion of the West Innovation District in the vicinity of this proposal. The OU Framework plan is a "vision" plan intended to offer a comprehensive view for how the campus may evolve over time and is intended to guide future development. This plan will allow the City to review campus in context of the West Innovation district, making approvals of future projects easier. The plan will also be a valuable tool to the University to facilitate decisions on future expansion within the context of the bigger picture.

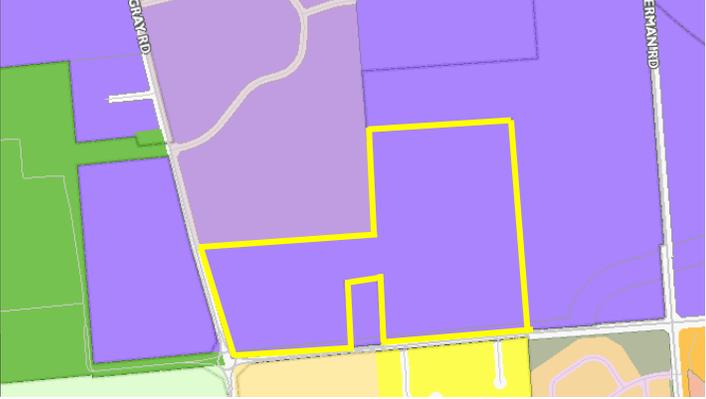
Several principles for the development of the Dublin campus guide the product of the Framework Plan, including establishing a vibrant community that provides opportunities for high-impact initiatives and programs that are complementary to the central Ohio community, and advance Ohio University interests, and developing a mixed-use environment that supports a vibrant knowledge community.

The City is also working on an update to the West Innovation District as a significant amount of development activity has required the City to take a coordinated approach to an update of the plan for the West Innovation District, including impacts on land use, development character, road infrastructure and other planning recommendations.

A public meeting was held on September 6, 2016 to provide an overview and allow discussion regarding all of these planning efforts to the public. In addition, the applicant was present to introduce this proposal to a wider public audience. Approximately 40 residents and business owners attended the meeting and the feedback on this proposal was generally positive.

Neighborhood Contact

The applicant also presented this proposal at a meeting with approximately 10-15 people of the Board of Ballantrae Homeowners Association on July 12, 2016. The residents expressed concerns regarding the proposal in terms of traffic but were generally supportive, according to the applicant.

Details		Informal
Proposal	<p>The proposed development is for a residential community of a total of 423 dwelling units, which includes 192 detached units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road.</p>	
Community Plan <i>Future Land Use</i>	<div style="display: flex; align-items: flex-start;"> <div style="background-color: #333; color: white; padding: 10px; width: 25%; font-size: 0.8em;"> <ul style="list-style-type: none"> Mixed Residential Low Density Mixed Residential Medium Density Mixed Residential High Density Neighborhood Office/Institutional Standard Office/Institutional Premium Office/Institutional Flex Office/Research & Development </div> <div style="margin-left: 10px;">  </div> </div> <p>The Future Land Use Map in the Community Plan identifies the site as <i>Flex Office/Research and Development (R&D)</i>.</p> <p>The Flex Office/Research and Development is described in the Plan as a mix of predominantly non-residential employment uses that includes office, R&D and components of light industrial uses. R&D includes uses involved in the conduct of basic and applied research, as well as the application of such knowledge to the production process including a mix of research facilities, corporate offices, clean manufacturing and support services in a coordinated and high quality, aesthetic environment. These uses can range from incubator facilities for start-ups and growing tech/research companies to established research corporations. Campus settings with coordinated buildings and pedestrian environments are strongly encouraged.</p> <p>Components of office and/or research and development are preferred, and such uses may include commercial support uses as a secondary element. Intensities of development generally range from 8,700 to 16,500 square feet per acre; development intensities for specific sites are informed by Special Area Plan recommendations and determined through the zoning process.</p>	

Details

Informal

Special Area Plan West Innovation District



The Plan identifies key areas along SR 161 and adjacent to Darree Fields where a combination of office and residential uses can enhance housing options within walking or biking distance in the West Innovation District. The Plan also considers the integration of support services such as retail and personal services at both interchange areas

as a key amenity for businesses and residents.

The Area Plan for the West Innovation District includes a tiered approach to research uses and the development quality of the area. Locations with higher visibility and access focus on higher-level architecture, while those that are more remote provide opportunity to address a less refined development expectation. The three research zones are balanced by additional residential and support zones that will provide a full range of research opportunity, housing choice and service amenities.

Thoroughfare Plan

The Thoroughfare Plan indicates a 70-foot right-of-way collector street labeled "Advancement Avenue" oriented east-west through the site. Collector streets provide both access to property and traffic circulation within residential neighborhoods and commercial or industrial areas. This system collects traffic from local streets such as those through residential neighborhoods, and disperses it to the arterial system. The collector street system may also carry local bus routes where appropriate.

The Thoroughfare Plan also includes alternative configurations for Shier Rings Road. A planned 100-foot right-of-way minor arterial is planned as "Research Parkway", which will extend north-east at the southeast corner of the site. The realignment of Shier Rings Road is shown to connect to the proposed Research Parkway. Given the approximation of the proposed roadway realignment, there is a possibility it will impact the site and the layout. The realignment could divert some traffic on Shier Rings Road away from the intersection with Cosgray Road.

Layout



The proposed uses include 192 detached units generally located in the eastern portion of the site. The 231 multi-family units are proposed in 25 buildings in the western portion of the site. Several community amenity buildings and open spaces are shown throughout and in the southwest corner of the site. Access is proposed off Cosgray Road from the west with a central east-west boulevard connecting to

Details **Informal**

the potential future north-south road. Three additional access points are proposed along Shier-Rings Road and two future connections to the north are also included. A majority of the detached units is served by an alley system with garages located to the rear.

Use

The Zoning Code for the West Innovation Districts was adopted in 2011 and residential uses are limited to townhomes, live/work units and multi-family units. Only the ID-4 District permits residential uses, therefore the proposal would require a rezoning to allow the residential use in the eastern portion of the site and the detached units.

Density

Code permits residential uses (limited to townhomes, live/work units and multi-family units) with a density of up to 10 units per acre. The proposal would meet the Code for the density as described in the ID-4 District with a density of approximately 7 units per acre.

Development Standards

The West Innovation District Code is largely silent on development regulations for residential uses. Staff anticipates changes to the several sections of the West Innovation District Code will be a necessary result of the update to the Master Plan and will need to address more clearly how residential uses should be developed in a compatible and integrated way, particularly if this proposal is viewed favorably by the Commission.

Architecture

All structures within the West Innovation District are expected to be thoughtfully designed with materials, detailing, scale, and proportion that is intentional and carefully thought through and with specific attention toward aesthetics and overall style and character.

Located adjacent to park amenities and existing residential uses, architecture in the ID-4 District should provide for high quality combination of office, residential and mixed architecture that effectively conveys the contemporary nature of the EAZ and provides for a more pedestrian-focused environment.



The design guidelines are geared towards commercial uses, which creates a challenge in the review of a residential proposal. The conceptual renderings of the detached units provide a sense of contemporary design with natural materials, varying rooflines and a variety of styles, colors and window patterns.



Staff views these concepts, particularly for the detached units as a fairly successful interpretation of the type of contemporary architecture envisioned for the District while still showing respect to the rural surroundings and history of the area. Pedestrian focus is provided by largely avoiding the view of garages and providing path access to each unit and throughout

Details		Informal
	<p>the development.</p> <p>The architecture for the multi-family units have not yet been developed for this proposal, however the applicant has provided images for an existing project to inform Staff and the Commission of the anticipated architectural character which is has contemporary rooflines while also employing barn-like elements in a complementary composition. Less successful for these units appears to be the pedestrian-focus and sidewalk connections.</p>	
Traffic & Access	<p>The applicant will be required to submit a completed Traffic Impact Study with an application to determine any necessary roadway and/or intersection improvements required as part of the proposed development. This study will look at the effects of traffic generated by the development on the existing roadway network. Coordination of all access points and the Shier Rings Road reconfiguration will be needed as this application moves forward.</p>	
Utilities & Stormwater Management	<p>The development will be required to follow Chapter 53, the Stormwater Regulations. The proposal has not taken full consideration of the requirements at this informal stage, however, sustainable and alternative stormwater management solutions should be explored.</p>	

Analysis		Informal
General	<p>Planning recommends the Commission consider this informal proposal with respect to the land use, housing quantity, design features, and compatibility with surrounding development. The following analysis provides additional details.</p>	

Analysis

Informal

Discussion Questions

1. Is the proposed land use appropriate?

The Community Plan designation for Future Land Use for the site is Flex Office/Research and Development. Residential was not contemplated as primary use for the land. In the Area Plan, however, the need to provide convenient housing choices and access to daily services is outlined as opportunities for the West Innovation District. It states, "As a major employment center based on research and technology, development must integrate a range of unique housing options close to businesses. Places to live and access daily services should be strategically located within and adjacent to the West Innovation District to provide convenience. Great accessibility to regional greenway networks should be provided to offer a full assortment of amenities within the area for prospective businesses, employees and residents."

As discussed above, the City is working on an update to the West Innovation District Plan as anticipated development patterns and uses have changed since the adoption of the Plan. The presence of a major higher education campus in the District was not anticipated but will, particularly with the completion of the Framework Plan for a Main Street Concept, play a vital role in the development pattern of the District including the need of amenities, and housing and services within the vicinity.

The Land Use Principles of the Community Plan discuss a wider range of housing choices, high quality design and better connected places as important aspects of evaluating development proposals. The applicant is suggesting that Dublin is currently missing a high quality product for residents who are looking for a range of unique housing options close to businesses.

2. Does the Commission support a variety of residential uses within the West Innovation District and the arrangement of the units?

The Community Plan's Land Use Principles discuss the need for a wider range of housing choices, a strong pedestrian environments and integrated uses that are sustainable, distinctive and contribute to the City's overall vitality. Recent development trends and anticipated demographic changes will have significant implications for Dublin's housing competitiveness. As the West Innovation District continues to build out and respond to market trends and opportunities, the demand for the types of residential product types is likely to increase.

The development pattern proposed locates the multi-family units in the western portion of the site and the entire eastern two-thirds of the site is reserved for the detached units. Open space is located along the eastern property line and throughout the site in pockets of different types of common areas including a variety of community amenities. Currently the adjacent site to the north includes recreational use and the site to the west is vacant and in Washington Township. Adjacent development or redevelopment is anticipated to include Research & Development and this proposal should consider future impacts to the residents.

3. Does the Commission support the proposed

While the District Design Guidelines for not address residential architecture, the proposal incorporates modern, clean design with simple forms and thoughtful detailing. The architectural concepts include alleys for a majority of the homes, providing a strong pedestrian environment with path connections and access to open

Analysis	Informal
architectural concepts?	spaces and amenities. While the architecture for the multi-family units is not precisely what is proposed for this development, Staff is concerned that the strong pedestrian influences are lacking and that as a whole the massing of the units, given the number of buildings, could create a monotonous environment.

Recommendation	Feedback
Summary	The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. Not a required step within the Code, the applicant was encouraged by Staff to request non-binding feedback by the ART and the Commission given the deviation from the Community Plan and the Zoning Code for this proposal. Planning recommends the Commission consider this proposal in terms of use, intensity, character and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.
Discussion Questions	<ol style="list-style-type: none">1. Is the proposed land use appropriate?2. Does the Commission support a variety of residential uses within the West Innovation District and the arrangement of the units?3. Does the Commission support the proposed architectural concepts?4. Other considerations by the Commission.