



PLANNING REPORT

Planning & Zoning Commission

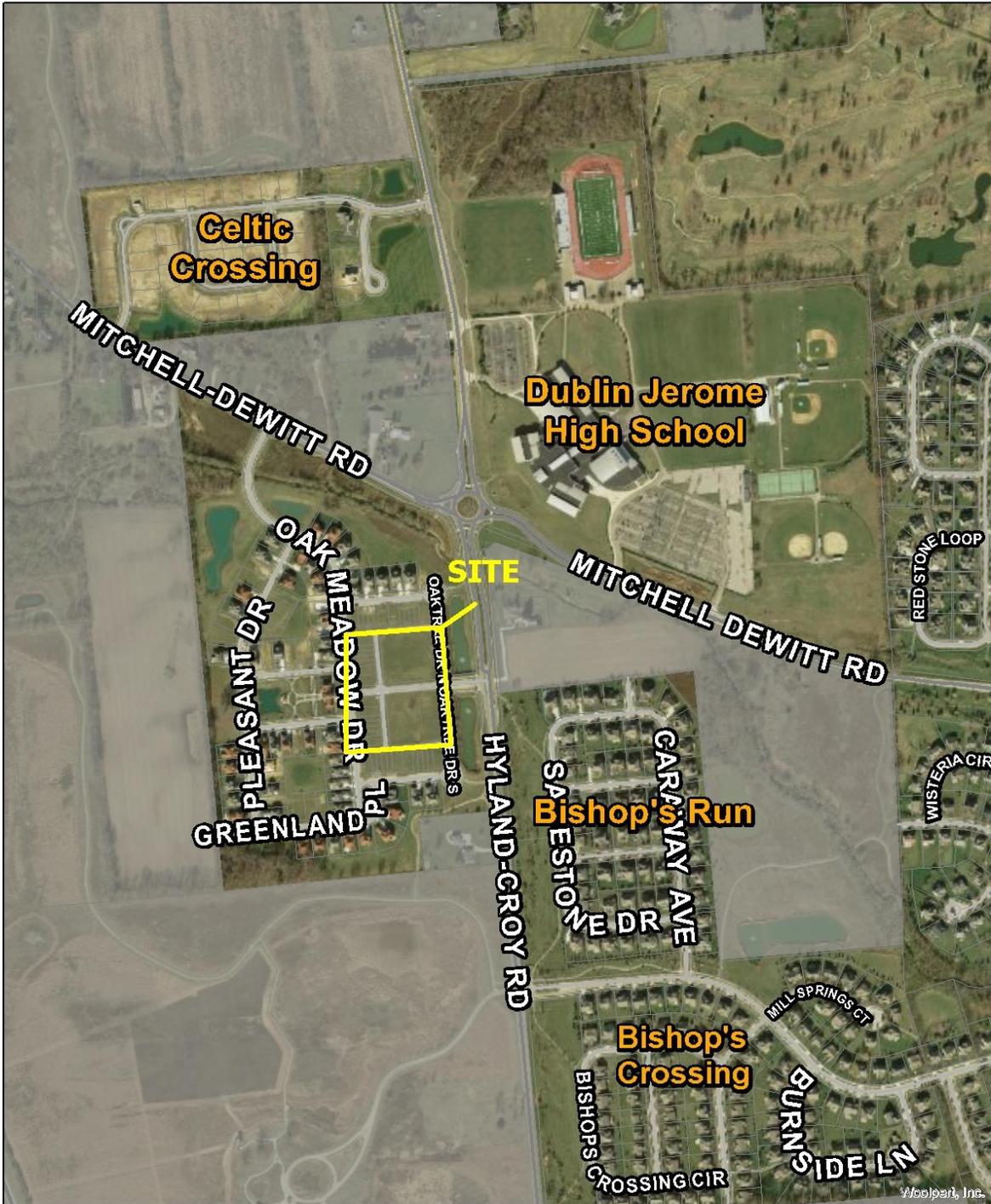
Thursday, November 10, 2016

Case Summary

Agenda Item	1
Title	Oak Park Informal Review
Case Number	16-090INF
Proposal	Single-family townhomes on four acres previously approved for attached townhouse condominiums.
Request	Informal review and non-binding feedback of a proposal prior to a formal application for rezoning.
Site Location	West side of Hyland-Croy Road at the intersection with Oak Park Boulevard.
Applicant	Christopher Cline, Blaugrund Kessler Myers + Postalakis
Case Managers	Jennifer M. Rauch, Planning Manager (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture, and site details.

Discussion Questions

- 1) Does PZC support the request to pursue the conversion of the townhomes to single family? And the potential future conversion of the commercial area to single family?
- 2) Does PZC support the proposed site layout and design?
- 3) Does the PZC support the proposed architectural style for Options B and C?
- 4) Other considerations by the Commission.



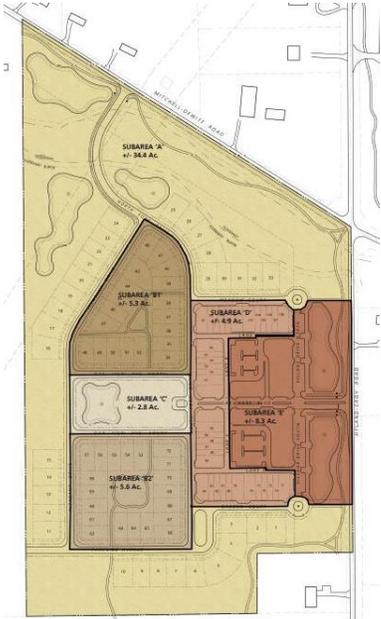
16-090INF
Informal Review
Oak Park
Snowdrop Court/Oak Meadow Drive/Primrose Court

0 150300
Feet

Facts

Site Area	61.39 acres, 4 acres site
Zoning	PUD, Planned Unit Development District (Oak Park)
Site Features	<ul style="list-style-type: none"> Access is provided from Hyland Croy Road and Mitchell Dewitt Road. All internal streets for the entire development have been constructed. Single-family lots located along the north and south edges and within the entire western portion of the site. Undeveloped multiple family and commercial development is located in the central eastern portion of the site. Two retention ponds are located at the front of the property along the Hyland Croy Road frontage.
Case History	<p>2006 Planning and Zoning Commission and City Council approved the rezoning and preliminary development plan in September and November 2016, respectively. The preliminary development plan included 108 residential units (72 single-family and 36 townhouse units) and 39,700 square feet of commercial use.</p> <p>2007 Planning and Zoning Commission approved the final development plan in March 2017 and City Council approved the final plat in August 2007 for the 72 single-family and 36 townhouse units.</p>
Background	<p>The establishment of the Oak Park neighborhood came about during the 2007 Community Plan update, which highlighted the need for mixed use neighborhoods. The Oak Park development, along with the Tartan Ridge Development to the north along Hyland Croy Road provided opportunities to develop neighborhood centers that include daily retail and personal service uses for adjacent neighborhoods, along with a mix of housing choices.</p> <p>The single family portion of the Oak Park development was the first to develop with the townhome and commercial areas currently undeveloped. The applicant controls the property for the single family and townhomes, and separate entity owners the commercial portion and they are not part of this application. A condition of approval for the final development plan and final plat for the residential uses required the property owner to file a final development plan application for the commercial development. An FDP was filed in accordance with the condition, but the application was never pursued by the commercial property owner.</p> <p>The applicant has expressed concern about the lack of adherence for the commercial area to Code Section 153.053 stating the PUD designation will remain valid for three years and should progress discontinue following this time, the Council may initiate a rezoning of the property. Staff's determination</p>

Facts	
	is the PUD has not been discontinued because the entire Oak Park development was approved comprehensively and the single family sections have been under construction since 2008.

Details and Analysis		Informal
General	Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, architecture, and site details. The following analysis provides details and discussion points with regard to the proposal.	
Proposal	This is a request for review and informal, non-binding feedback to convert the 36 attached townhouse units to detached single family units. The conversion from multiple family to single family would require a future rezoning/preliminary development plan/preliminary plat, and final development plan/final plat. The applicant has provided three options for discussion (Options A-C).	
Use	<p>The approved development text for the site permits 72 single-family units within Subareas A, B1, and B2 (yellow and tan colored areas); a clubhouse in Subarea C (central cream colored area); 36 townhome units within Subarea D (peach colored area); and 39,700 square feet of commercial within Subarea E (light red colored area).</p> <p>Approximately 55 single-family homes are owner occupied with the remaining single family lots either under construction or left to be constructed. The townhomes and commercial areas are undeveloped. The applicant owns the townhouse portion, but the commercial area is under different ownership.</p>	 <p>The diagram is a site plan showing five subareas: Subarea A (yellow, 38.4 AC), Subarea B1 (tan, 5.3 AC), Subarea B2 (tan, 5.6 AC), Subarea C (cream, 2.8 AC), and Subarea D (peach, 4.9 AC). Subarea E is a light red area at the bottom right. The plan includes street names like MICHELLE GERRITZ ROAD and HICKORY STREET, and shows building footprints and lot layouts.</p>
Option A	Option A proposes the conversion of the townhome and commercial area comprehensively. This option would provide 32 single family lots with similar lot dimensions and would allow the same architecture, unit size and materials as the existing single family development. The challenge with this option, as noted by the applicant, is the applicant does not control the commercial portion of the site, nor is the owner of the commercial portion an applicant for this application.	
Option B	Option B proposes the conversion of the townhome area only, which would provide 20 single family lots. This option would create smaller lots with	

Details and Analysis		Informal
	<p>regard to lot depth. The existing single family lots average 130 feet with the proposed lot depth of 105 feet in depth. The applicant states the product and elevations would need to be change due to the reduced lot size. They have provide a revised architectural design and site layout for discussion. The site layout for these units would be rear loaded with the front elevation facing the existing single family lots. Option B does not propose a change to the commercial area allowing it to develop as outlined in the text or through a future change of the development text, based on the property owner’s determination.</p>	
Option C	<p>Option C would allow for the conversion outlined in Option B for the townhome area, and then allow for future conversion of the commercial area and continue with the development pattern outlined in Option B. This option would provide 12 additional smaller, single-family lots. The dimensions, architecture and rear-loaded design would apply to these additional lots. Similar to Option A, the ability to redevelop the commercial area would rely on cooperation of the property.</p>	
Architecture	<p>The architecture for Option A would utilize the approved architecture for the existing single family. Proposed architecture has been provided for Options B and C, as modifications would be necessary due to the changes in lot dimension and rear loaded design.</p>	

Recommendation		Informal
Summary	<p>Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture, and site details.</p>	
Discussion Questions	<ol style="list-style-type: none"> 1) Does PZC support the request to pursue the conversion of the townhomes to single family? And the potential future conversion of the commercial area to single family? 2) Does PZC support the proposed site layout and design? 3) Does the PZC support the proposed architectural style for Options B and C? 4) Other considerations by the Commission. 	