



PLANNING REPORT

Planning & Zoning Commission

Thursday, June 8, 2017

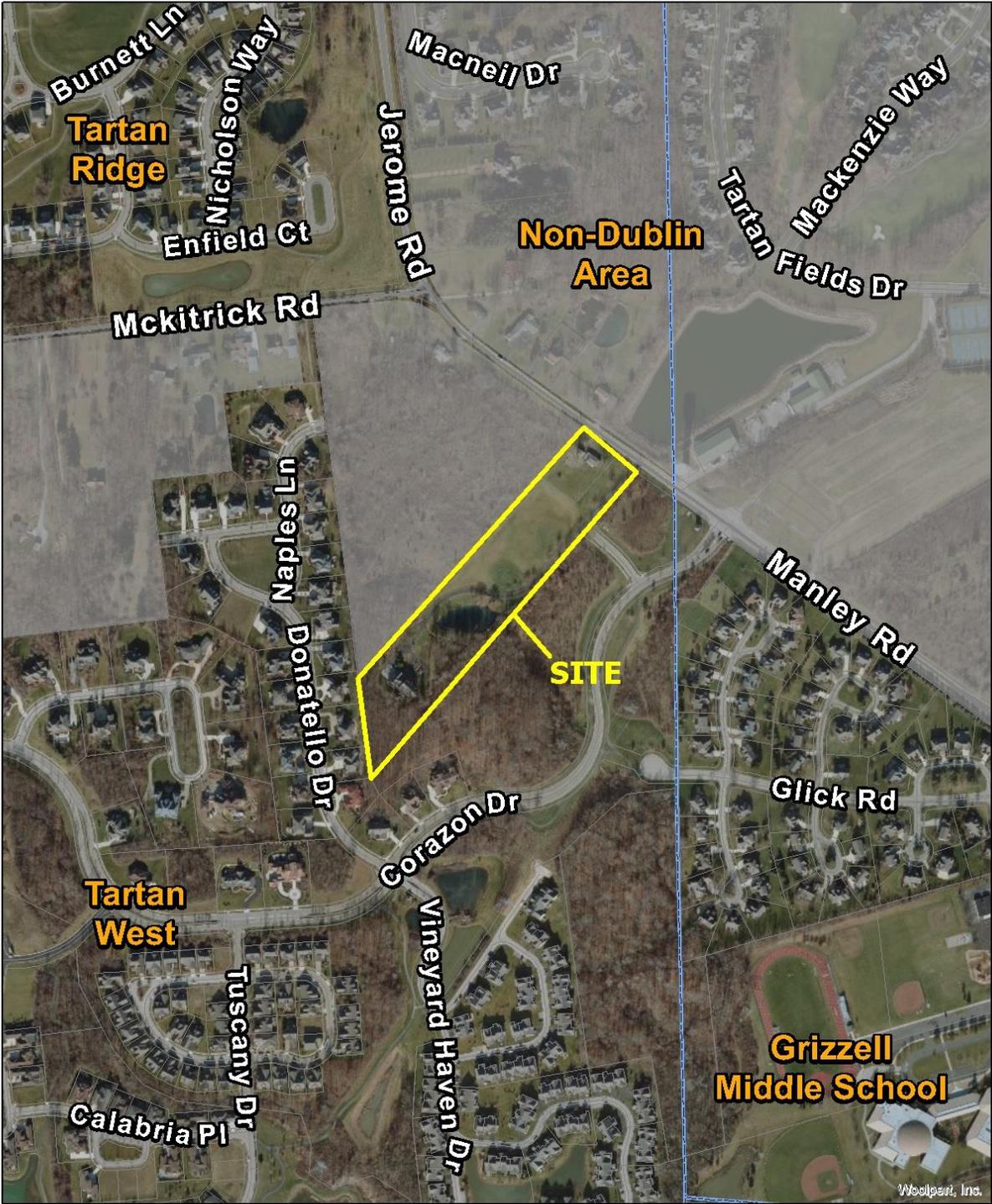
9341 Jerome Road– INFORMAL REVIEW

Case Summary

Agenda Item	1
Case Number	17-053 INF
Proposal	Develop 19 single-family lots with one existing lot, on 8.6-acres acres and a proposed density of 2.3 units/acre on a site located off Jerome Road.
Request	Informal review and non-binding feedback of a proposal prior to a formal application.
Location	South side of Jerome Road near the intersection with Corazon Drive.
Applicant	Daniel and Melissa Lorenz, Landowners
Case Manager	Lori Burchett, AICP, Planner II (614) 410-4656 lburchett@dublin.oh.us
Recommendation	Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture, and site details.

Discussion Questions

- 1) Is the proposed land use and overall density appropriate?
- 2) Is the proposal appropriate to the character of the surrounding development pattern?
- 3) Does the common open space provide a functional and usable space for future residents?
- 4) Other considerations by the Commission.



17-053INF
Informal Review
The Hamlet on Jerome
9341, 9351 Jerome Road

0 250 500
Feet

Woolpert, Inc.

Facts	
Site Area	± 8.6 acres
Zoning	R, Rural District
Surrounding Zoning and Uses	The land to the south, west, and east is part of the Tartan West, Planned Unit Development, Subarea "D" and consists of single family residences. Adjacent to the south of the property is common open space for Tartan West, owned by the City of Dublin. To the north is unincorporated Jerome Township.
Site Features	<ul style="list-style-type: none"> • Comprised of two separate parcels with two single-family residences with associated driveways and detached accessory structure • Approximately 270-feet of frontage along Jerome Road • Direct access provided from Roma Drive, via Corazon Drive • Existing stormwater retention pond located on the southwesterly parcel • The site slopes moderately from the western and eastern boundaries towards the center of the property.
Neighborhood Contact	Staff has encouraged the applicant to reach out to adjacent neighborhoods to introduce this proposal. The applicant has indicated that meetings were conducted but has not provided a summary to staff.

Details	Informal
Proposal	This is a proposal for informal review and feedback on a potential development for 20 single-family single family lots. The residence on the northern parcel is proposed to be demolished and the home toward the rear of the large southern lot is proposed to remain. The proposal includes 18 new home sites geared toward empty-nesters located toward the front of the property. Five new lots are proposed with direct access from the extension of Roma Drive. A private drive is proposed to serve the remaining 14 lots and the existing single family residence to the rear of the property. Associated common open space, landscaping and sidewalks are proposed as part of the development.
Use	The site was zoned R, Rural District at the time of annexation in 2008, which permits residential development on lots of a minimum size of 40,000 square feet, or 9 lots for this site.
Layout	 <p>The conceptual site plan depicts 5 single-family lots accessed by an extension of Roma Drive with the additional 14 lots and the existing single</p>

Details **Informal**

family residence being accessed from a proposed private drive. The proposed lots, depending on unit type, are generally 63-foot wide and 49-foot wide and 110-foot deep. A common open space with associated landscaping and is shown adjacent to Jerome Road to the east. The open space would be an amenity to residents as well as providing a buffer from Jerome Road. Sidewalks are shown throughout the development. At this informal stage, the plan shows no accommodations for stormwater management, aside from the existing pond.

Community Plan



- Suburban Rural Residential
- Suburban Residential Low Density
- Suburban Residential Medium Density
- Mixed Residential Rural Transition

The Community Plan addresses sites within the City’s planning area and classifies all parcels with a recommended land use.

The Future Land Use Map in the Community Plan designates this area as Mixed Residential Rural Transition, which is described as lands, *"including typical density of 1.5 du/ac. Areas where applicable are located primarily along the western periphery of the City and are intended to provide a mix of housing types on smaller lots with significant provision of open space. Development goals include the preservation of natural features and the creation of comprehensive greenway systems and open vistas."*

The Future Land Use map shows Suburban Residential Low Density to the west, Parks/Open Space to the south and Mixed Residential Rural Transition to the north. Suburban Residential – Low Density, permits single-family *"lot sizes that commonly average 0.25-acre. Public services are necessary, and larger projects may include a mix of densities that together do not exceed the average density."*

Density

The conceptual proposal is for 20 lots located on 8.6-acres, which results in a density of 2.3 units per acre. Dublin’s Future Land Use Map recommends a density range of 1.5 units per acre, which would permit a maximum of 13 lots on this site. The application materials include a typical lot layout, which shows the anticipated building footprint and outdoor amenities. Lot coverage for this type of development pattern appears to exceed the Code limit of 45%. However, empty-nester type

Details		Informal
	<p>developments with common maintenance have been approved with higher lot coverage allowances through the PUD process.</p> <p>The density of adjacent Subarea "D" in Tartan West, which includes common open space, is approximately 1 unit per acre, while other clustered development within Tartan West are developed at higher densities. Overall, the approximately 200-acre Tartan West density is 2 units per acre.</p>	
Architecture	<p>At this time, the architectural character and detailing is conceptual. The applicant has indicated the style will incorporate traditional architectural themes with colors, materials, and details that are reflective of a traditional English Cottage style.</p> <p>The proposed architectural elevation depict two-story homes with front-loaded garages and a variety in building materials and design details including dormers, window detailing, and garage doors treatments.</p> <p>The applicant has indicated the proposed units would geared toward an empty-nester market with layout featuring first-floor main bedrooms and first floor amenities.</p>	
Traffic & Access and Stormwater Management	<p>The proposal will require rezoning of the property to accommodate the proposed development. At that time, a full traffic study and stormwater report are required to be submitted to the City for review. At this stage, the plans do not include stormwater management facilities or sidewalks.</p>	

Analysis		Informal
General	<p>Planning recommends the Commission consider this proposal with respect to the proposed density, architectural concept, signs and compatibility with surrounding development. The following analysis provides additional details.</p>	
<p>Density <i>Discussion Questions</i> 1. <i>Is the proposed land use and overall density appropriate?</i></p>	<p>The proposed land use is consistent with adjacent residential uses and the type of use (Suburban/Rural Residential) shown in the Community Plan. The maximum density in the Community Plan for the Suburban/Rural Residential category is one unit per acre. The surrounding neighborhoods have an average density of less than 2 units per acre.</p> <p>As proposed, 20 total units for the 8.6-acre site is 2.3 units per acre, exceeding the Community Plan recommendation.</p> <p>While there have been discussions at City Council regarding additional housing options for the empty-nester market and the Community Plan Land Use Principles speak to the creation of a wider range of housing choices, the Plan also speaks to the preservation of rural character in certain areas of the community.</p>	

Analysis	Informal
<p>2. <i>Is the proposal appropriate to the character of the surrounding development pattern?</i></p>	<p>The surrounding development includes Classic American architecture with a palette consisting of Colonial Revival, English Manor, French, Italian Revival, Neoclassical, Tuscan, and Shingle. Based on the proposed architecture in this development, are the architectural elements (including window design, rooflines, and materials) compatible with the existing character of the surrounding neighborhoods? The development proposes small lots with significant lot coverage.</p>
<p>3. <i>Does the common open space provide a functional and usable space for future residents?</i></p>	<p>The site layout depicts a neighborhood scale open space adjacent to Jerome Road. Engineering has noted that the applicant will be required to extend the shared use path south of the property through the property. As proposed access to the shared-use path would be via Corazon Drive.</p>

Recommendation	Feedback
<p>Summary</p>	<p>The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal with respect to the Community Plan in terms of use, and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1) Is the proposed land use and overall density appropriate? 2) Is the proposal appropriate to the character of the surrounding development pattern? 3) Does the common open space provide a functional and usable space for future residents? 4) Other considerations by the Commission.