

18-023Z/PDP/FDP – AUTMUMN ROSE WOODS

Reviewing Board

Planning and Zoning Commission

Site Location

East side of Hyland-Croy Road, approximately 1,200 feet south of the intersection with Tullymore Drive.

Proposal

Rezoning with Preliminary Development Plan
Final Development Plan

Zoning

Planned Unit Development, Autumn Rose Woods

Property Owner

Pulte Homes of Ohio, LLC

Applicant

Dana Mc Daniel, City Manager, City of Dublin

Representative

Matt Earman, Director of Parks and Recreation
City of Dublin

Applicable Land Use Regulations

Zoning Code Section 153.050.

Staff Recommendation

Approval to City Council by the Planning and Zoning Commission for a Rezoning with Preliminary Development Plan and approval to the Planning and Zoning Commission for a Final Development Plan.

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Case Manager

Claudia D. Husak, AICP, Senior Planner
Current Planning Manager
(614) 410-4675
chusak@dublin.oh.us

Summary

Changes to the previously approved development text and plans to permit the split-rail fence to remain along the perimeter of Reserve C, to be owned by the City of Dublin.

Zoning Map

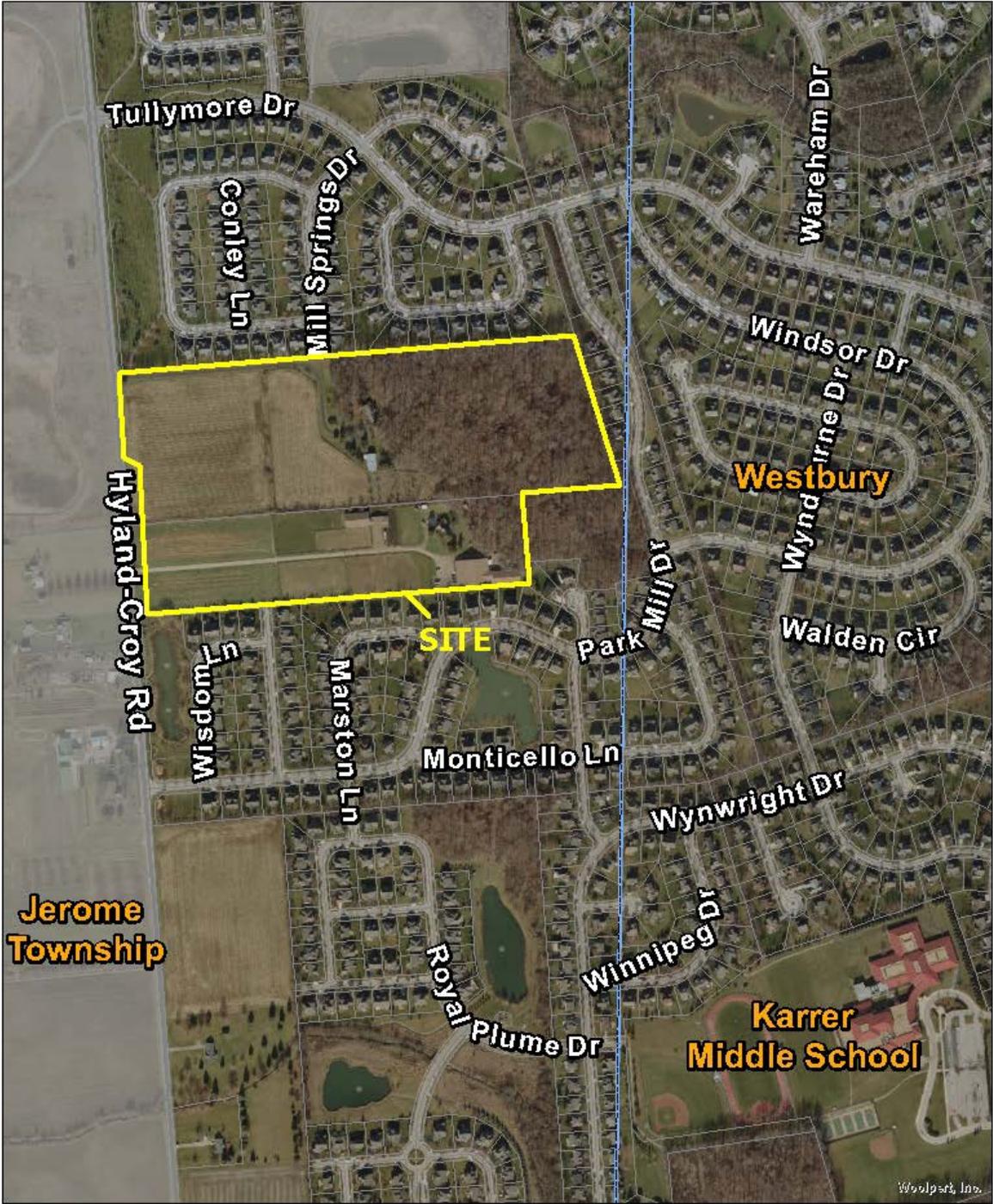


Next Steps

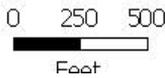
Upon a recommendation of approval from the Planning and Zoning Commission of the Rezoning with Preliminary Development Plan, the legislation will be forwarded to City Council for review and approval. The Planning and Zoning Commission has final authority on the Final Development Plan.

1. Context Map

Located east of Hyland-Croy Road, approximately 1,200 feet north of the intersection with Tullymore Drive.



18-023Z/PDP/FDP
Rezoning/Preliminary DP/Final DP
PUD - Autumn Rose Woods



2. Overview

A. Case Summary

The site consists of two lots totaling ±47.37 acres with approximately 1,000 feet of frontage along Hyland-Croy Road. The approved Preliminary Development Plan is for 73 single-family lots with approximately 21 acres of open space and five public streets. The Final Development Plan is required to comply with all zoning regulations of the Planned District, and further refine Open Space, Landscaping, Tree Replacement, Street Network, Stormwater Management, and Utilities.

B. Background

At the March 19, 2018 City Council meeting, Council voted to direct staff to process an application to allow the existing fence within the Autumn Woods Rose development to remain where it was previously intended to be removed in a City-owned reserve.

On August 10, 2017, the Planning and Zoning Commission approved the final development plan and recommended approval to City Council of the final plat for the Autumn Rose Woods subdivision. The application included all final development details.

In March 2017, the Planning and Zoning Commission reviewed and recommended approval to City Council for the Rezoning/Preliminary Development Plan and Preliminary Plat. Council subsequently reviewed the Annexation and Rezoning/Preliminary Development and Preliminary Plat, and Infrastructure Agreement concurrently as provided for in the Pre-Annexation Agreement entered into by the City of Dublin and Pulte Homes of Ohio via Ord. 28-16, and approved Ordinances 25-17, 26-17, and 27-17, respectively at the May 22, 2017 meeting. With the approval Annexation and Rezoning, the site was brought within the municipal boundary, and zoned PUD, Planned Unit Development District – Autumn Rose Woods. The Preliminary Development Plan, which includes the approved Development Text, defines zoning standards for the development of the site. At the time of the Rezoning, Council approved a waiver to the Tree Replacement requirement defined in the City's Zoning Code due to the substantial preservation of nearly 16 contiguous acres of woods.

C. Site Characteristics

1) Natural Features

The site consists of two lots with approximately 1000 feet of frontage along Hyland-Croy Road. The western portion of the site were recently used agricultural fields, a recreational horse farm, with horse barns, paddocks and indoor arenas are on the south. The eastern third of the site contains significant woods, which are largely preserved as part of this proposal.

2) Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3) Surrounding Land Use and Development Character

- North: PLR, Planned Low Density Residential (Bishop's Crossing)
- East: PLR, Planned Low Density Residential (Park Place)
- South: PLR, Planned Low Density Residential (Park Place and Westbury and Park Place Park)

- West: Jerome Township (Glacier Ridge Metro Park and residential homes)

4) Road, Pedestrian and Bike Network

Site work to provide infrastructure to the development is currently taking place and temporary access for construction has been provided. The Autumn Rose Woods development plan includes main access from Hyland-Croy Road on Johnston Drive with connections through Barrister Drive and Mill Springs Drive south to the Park Place subdivision, and north to Bishop's Crossing, respectively. Sidewalks and bikepaths are included throughout the development.

5) Utilities

Utility extensions and connections have been approved as part of the Engineering permits.

D. Neighborhood Contact

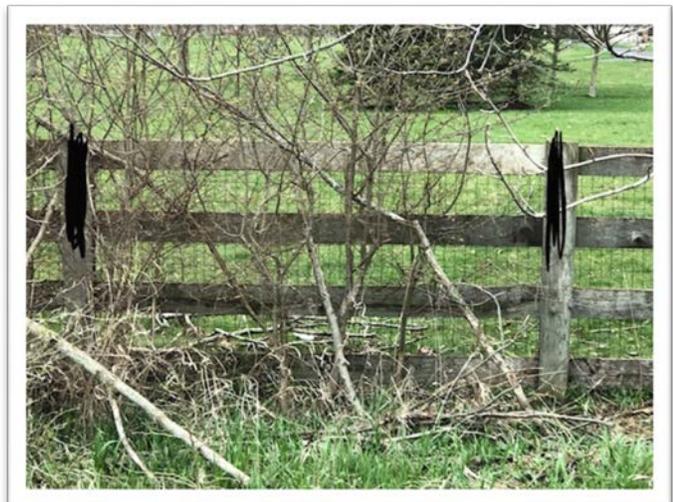
The request for this proposal originated with one resident adjacent to the northwest portion of this site and was further delegated to staff by City Council after the receipt of a petition of approximately 16 adjacent residents. Staff has received correspondence in support of this request, which is included in the meeting materials.

E. Proposal

1) Fence

All reserve areas within Autumn Rose Woods are to be owned by the City of Dublin once the developer has improved the areas in accordance with the approved plans and the neighborhood is largely developed. A large wooded area (Reserve C) has been set aside for passive use and will be maintained by the City of Dublin. In the approved development text, the fence surrounding the woods was to be removed so the area is open to the community at large for the entire community to the publicly dedicated open space as well as to limit maintenance cost to the City.

This proposal addresses the Autumn Rose Woods adjacent residents' desire to retain this fence to ensure privacy to their lots. As the removal of the fence was approved in the development text, the preliminary development plan and the final development plan, a new application for these processes has been initiated by the City of Dublin to address the retention of the fence, as instructed by City Council.



The proposed development text includes language which states that the existing perimeter paddock fencing located along the boundaries of Reserve C, west of Mill Springs Drive and to the southern property boundary of Lot 102 in the Park Place subdivision may remain and will be owned by the City of Dublin upon dedication of the reserve by the developer. The text

also addresses the condition of the fencing upon dedication by the developer to the City to eliminate obligations by the City to improve the fence condition.

The City has created an exhibit to indicate the location of fencing which may remain in Reserve C.

3. Site Plan



4. Criteria Analysis

A. Rezoning with Preliminary Development Plan Analysis [§153.050]

- 1) **The proposed development is consistent with the Dublin Zoning Code.**
Criterion met. This proposal is consistent with the purpose, intent and applicable development standards of the Zoning Code requirements.
- 2) **The proposed development is in conformance with adopted Plans.**
Criterion met. The proposal is consistent with the Community Plan recommendations.
- 3) **The proposal advances the general welfare of the community while maintaining orderly development.**
Criterion met. This proposal is compatible and consistent with the surrounding neighborhood and will not impede the normal and orderly development and improvement of the surrounding areas.
- 4) **The proposed uses are appropriately located to safeguard the value of adjacent property.**
Criterion met. The development is appropriately located within the City and is compatible with existing development.
- 5) **Residential development has sufficient and adequate open space.**
Criterion met. The proposal does not alter the open space provided.

- 6) **Protection of natural features and resources.**
Criterion met. The retention of the fence does not interfere with natural features or resources.
- 7) **Adequate facilities and infrastructure are provided to serve the development.**
Not Applicable.
- 8) **Adequate traffic and pedestrian safety measures are provided within the proposed development.**
Not Applicable.
- 9) **The relationship of building and site layout provides for integration with the larger community and maintains the image of Dublin.**
Not Applicable.
- 10) **Development layout and intensity contributes to the orderly development of land within the City.**
Criterion met. This proposal meets the criterion for ensuring that the fence is acceptable and will not hinder the orderly development of land within the city.
- 11) **Stormwater management provisions within and through the site are maintained.**
Not Applicable.
- 12) **The proposed development's arrangement and standards are consistent with the community.**
Criterion met. The proposal will provide for a cohesive community through the continuation of fencing throughout the development.
- 13) **The design and appearance of the proposal meets or exceeds the applicable appearance standards.**
Not Applicable.
- 14) **The proposed development phasing is appropriate and sufficiently coordinated.**
Criterion met. The development will be completed in a single phase.
- 15) **The proposal can be adequately serviced by existing or proposed public improvements.**
Not Applicable.
- 16) **The applicant's contributions to the public infrastructure are sufficient to service the new development.**
Criterion met. No contributions to infrastructure are required as part of this proposal

B. Final Development Plan [Section 153.055(B)]

- 1) **The proposal is consistent with the approved preliminary development plan.**
Criteria met. This proposal is consistent with the purpose, intent and applicable development standards of the Zoning Code requirements except as altered in the proposed as part of the Preliminary Development Plan.

- 2) **Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.**
Not Applicable.
- 3) **The development has adequate public services and open space.**
Criteria met. The site provides adequate public open space.
- 4) **The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.**
Criteria met. The proposed Final Development Plan is consistent with the approved plan.
- 5) **The development provides adequate lighting for safe use of the site without emitting light onto adjacent properties.**
Not Applicable.
- 6) **The proposed signs are consistent with the preliminary development plan.**
Not Applicable.
- 7) **The development has appropriate landscaping to enhance, buffer, and soften the building and site.**
Criteria met. The heavily wooded site with paddock fencing creates a sufficient buffer between adjacent properties both within and outside the site.
- 8) **The development is compliant with stormwater management regulations.**
Not Applicable.
- 9) **If developed in multiple phases, all phases comply with the previous criteria.**
Not Applicable.
- 10) **The proposed development is compliant with other laws and regulations.**
Criteria Met. The proposal meets all other applicable laws and regulations.

5. Recommendations

1. Rezoning with Preliminary Development Plan

The proposal is consistent with all of the applicable review criteria contained in the Zoning Code and **Approval** is recommended.

2. Final Development Plan

The proposed Final Development Plan is consistent with all of the applicable review criteria. **Approval** is recommended.