



PLANNING REPORT

Administrative Review Team

Thursday, July 13, 2023

Sycamore Ridge Apartments 23-054MPR

<https://dublinohiousa.gov/art/23-054>

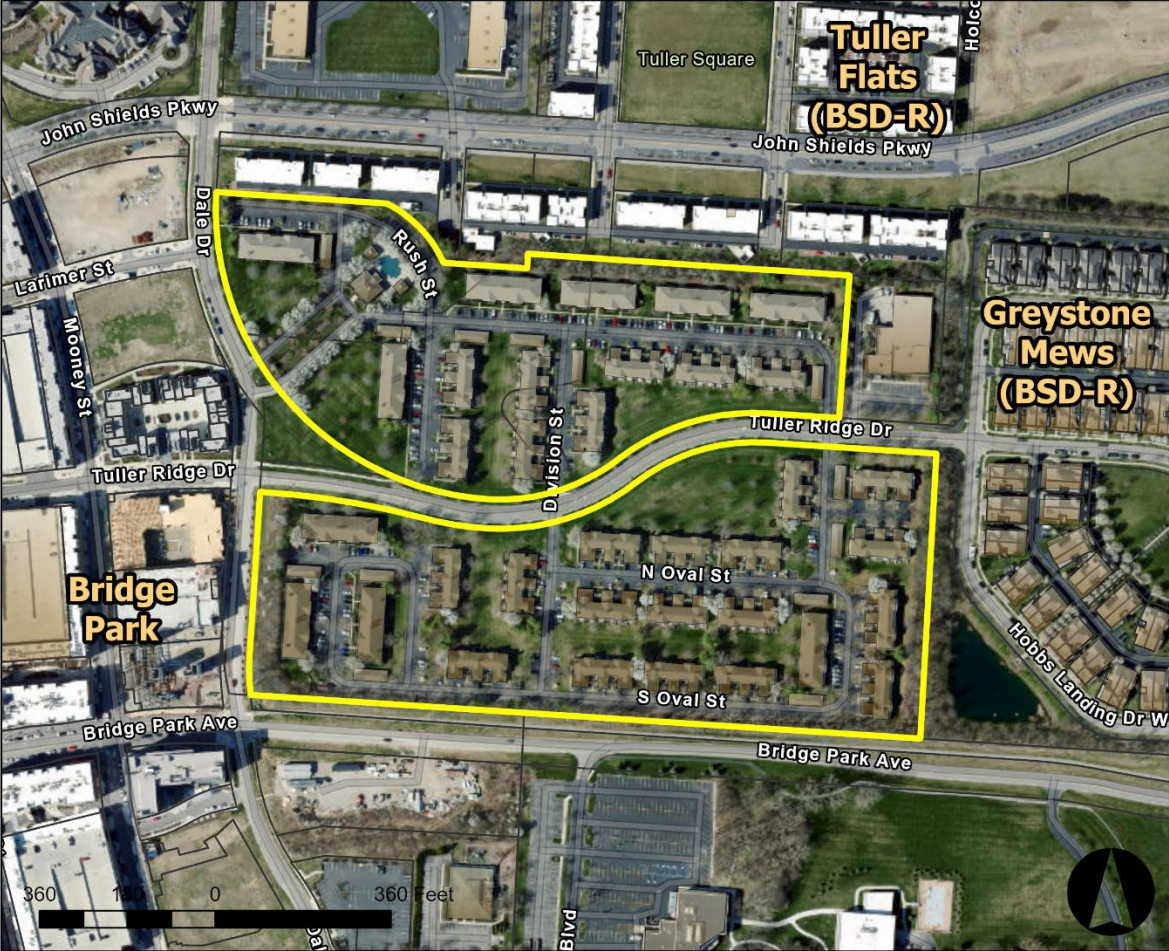
Case Summary

Address	6700 Sycamore Ridge Blvd, Dublin, OH 43017
Proposal	Modifications to fences for 210 units in an existing residential development in the Bridge Street District.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-R, Bridge Street District – Residential
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with conditions.
Next Steps	The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for a fence permit through Building Standards.
Applicant	Jeffrey Madison, Park Street Law Group
Case Managers	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us Jane Peuser, Planning Assistant (614) 410-4675 jpeuser@dublin.oh.us

23-054MPR | SYCAMORE RIDGE



Existing Wooden Dividers



1. Background

The 27.061-acre site is zoned BSD-R, Bridge Street District - Residential and is located southeast of the intersection of Dale Drive and John Shields Parkway. The site has frontage on Dale Drive and Bridge Park Avenue, and Tuller Ridge Drive bisects the site. The site is currently occupied by the Sycamore Ridge apartment complex, with the Greystone Mews Condominium Complex to the East and Bridge Park to the West.

Case History

The Sycamore Ridge Final Development Plan was approved by the Planning and Zoning Commission on September 8, 1994. This was a phased approval and the site was initially developed as a Planned Unit Development. The site was rezoned from PUD to BSD-R in 2015.

2. Zoning Code

BSD-R complements the BSD by accommodating single-family, two-family, townhouse, live-work and multiple-family uses in mid-rise development. The BSD Residential district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development.

Zoning Code Requirements

Sycamore Ridge was built prior to the Bridge Street District Code, and was developed as a Planned Unit Development. The site now adheres to the Bridge Street District – Residential Zoning Code, and Code section 153.065(E) applies to this site for fencing standards.

3. Project

The applicant is requesting approval of a replacement of fencing at 210 units at the Sycamore Ridge Apartment Complex. The purpose of the project is to remove the existing wooden fence dividers and replace them with black aluminum fencing that is fully enclosed, creating individual courtyards.

Site Modifications

The applicant is proposing enclosing the black aluminum fences in the rear of each unit with gates. The typical dimensions provided are 18 feet of fencing perpendicular to the building and 17 feet parallel to the building face. New fencing would enclose a private courtyard for each of the 210 units. Staff recommends new fencing not extend further than the existing wood fence from each building.

Existing Fencing

The existing fencing is composed of wooden picket fence dividers that are not fully enclosed and serve to separate units. There are existing concrete pads that serve as rear patios for residents that will remain.

Proposed Fencing

The applicant is proposing a 4 –foot tall black aluminum fence that will replace the existing wooden fencing, in addition, the proposed fencing will be fully enclosed with a gate in the rear to create individual courtyards. According to Code section 153.065(E)(1)(a), aluminum is an approved material for fencing. The BSD Code section 153.065(E) does not specify a height requirement for fences within the district, and defaults to the maximum fencing height of 4 feet from standard Code section 153.080(A).



Proposed Black Aluminum Fence Example

No utility easements were noted on the submitted materials, but Staff is recommending a condition of approval that the applicant work with Staff to ensure that access to utilities on site is maintained.

4. Plan Review

Minor Project Review Criteria

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	Criteria Met with Condition: The applicant should work with Staff to ensure that no fence will impact any existing utilities for each unit.
2. The Minor Project is consistent with the approved Final Development Plan.	Criteria Met with Condition: New fencing not extend further than the existing wood fence from each building.
3. The Minor Project is consistent with the record established by the Administrative Review Team.	Criteria Met: The proposed modifications are consistent with the record established by the ART.

Criteria	Review
4. The Minor Project meets all applicable use standards;	Not Applicable: The proposal does not impact use standards on the site.
5. The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.	Criteria Met: All modifications within the proposal meet applicable Zoning Code requirements by using suitable materials, appropriate fence height, and are located to minimally impact the intent of the BSD District.

Reccomendation

Planning Recommendation: Approval of the Minor Project with conditions:

- 1) The applicant work with Staff to assure that no fence will impact any existing utilities or utilities access for each unit; and
- 2) New fencing not extend further than the existing wood fence from each building.