



PLANNING REPORT

Planning & Zoning Commission

Thursday, September 7, 2023

TOPIARY PARK - 23-065AFDP

www.dublinohiousa.gov/pzc/23-065

Case Summary

Address	PID: 273-012912
Proposal	Site and landscape improvements at an existing open space parcel in the Bridge Street District.
Request	Request for review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.066.
Zoning	BSD-R: Bridge Street District, Residential
Planning Recommendation	<u>Approval of the Amended Final Development Plan with conditions.</u>
Next Steps	Upon approval of the AFDP, the applicant may file for Building Permits through Building Standards.
Applicant	Sarah Wilson, EMH&T
Case Managers	Rati Singh, Assoc. AIA, Planner I (614) 410-4533 rsingh@dublin.oh.us

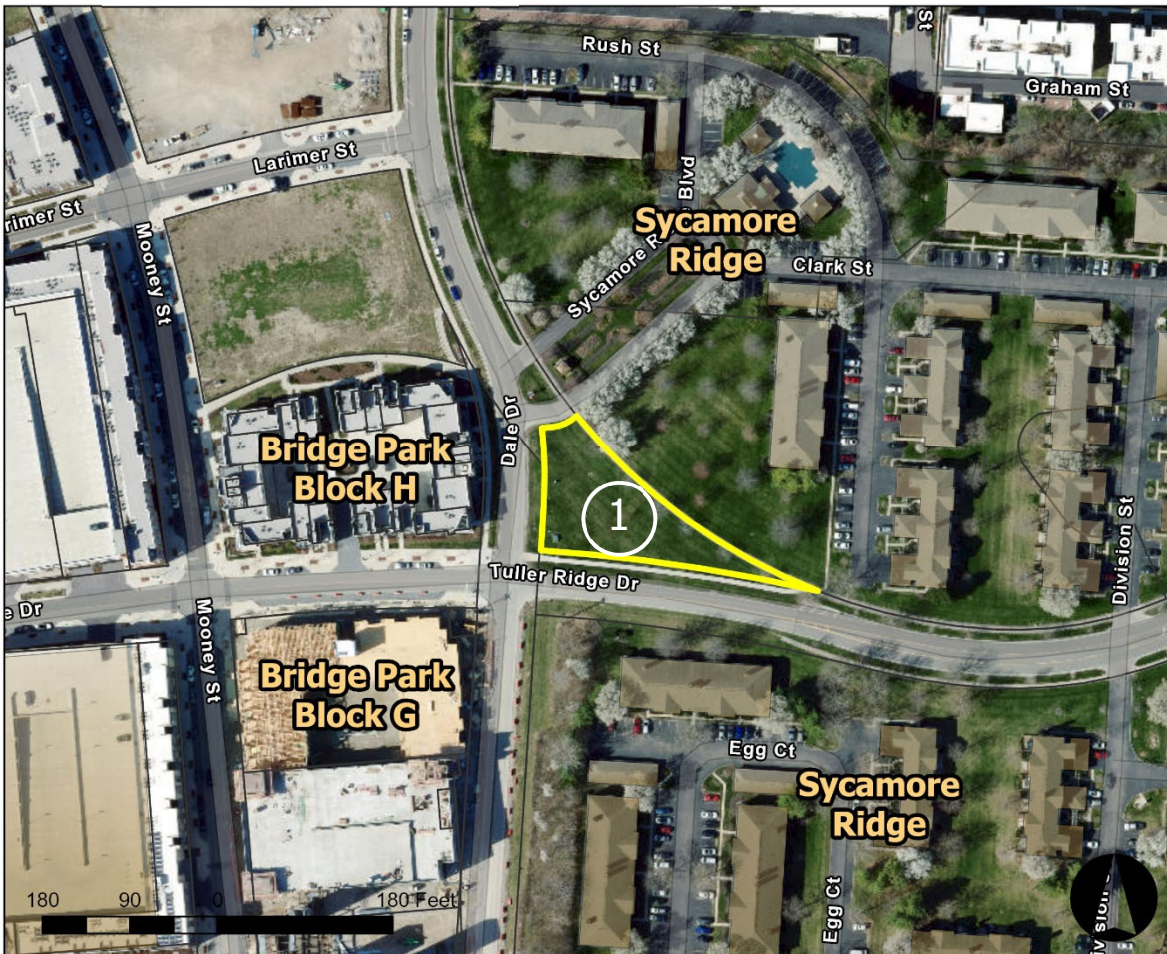
Site Location Map

23-065AFDP | Topiary Park



Site Features

- 1 The Site



1. Overview

Site Summary

The 0.39-acre site is zoned BSD-R, Bridge Street District Residential, located northeast of the intersection of Dale Drive and Tuller Ridge Drive. The site is east of Bridge Park Block H and northeast of Bridge Park Block G. The parcel was created in 2015 with an extension of Tuller Ridge Drive to Riverside Drive as a part of Bridge Street District development. The site is directly south of the main entrance to the Sycamore Ridge apartment complex. The site has a pedestrian walkway along Tuller Ridge Drive and the northeast side connecting to Sycamore Ridge with existing street trees along the sidewalk.

The site has numerous underground and above-ground public utilities and has limitations and constraints with development. Above-ground utilities include:

- An electrical switch cabinet.
- Communication pedestal.
- Communication pull boxes.
- External telephone box.
- A fire hydrant.
- A catch basin located near the center of the site.

Underground utilities include electric lines, storm sewer lines, sanitary sewer lines, water mains, gas mains, and cable TV lines. The site has two existing swales, one along the Dale Drive and one near the northern part of the site.

Site History

April 2021:

The PZC approved a Final Development Plan (FDP) for Bridge Park, Block G. The 0.39-acre site was approved as a dog park, meeting the open space requirement for Block G, and contributing to the overall provision of various open space amenities throughout Bridge Park.

The Board approved a park size Waiver to permit the dog park to be designated as a park where Code requires a minimum park size of 2 acres.

Process

An Amended Final Development Plan (AFDP) is required to be substantially similar to an approved FDP and the record established. All modifications to existing development within the Bridge Street District require approval of an AFDP, unless otherwise eligible under a Minor Project.

The PZC is the reviewing body for an AFDP. Development of a site is generally a three step process with an additional fourth step if amendments to an FDP are required.

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

2. City Plans and Policies

Bridge Street District Code

The BSD Code establishes Neighborhood Districts where special attention to the location and character of buildings, streets, and open spaces is essential to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates critical elements' conceptual layout, including street connections, open spaces, and gateways. The proposal applies the principles defined in the Code for the Residential Neighborhood. The Future Land Use is a Mixed-use Urban Core. The Urban Core accommodates a strong mixture of uses in an active, highly walkable environment. The proposal contributes to the overall provision of various open space amenities throughout Bridge Park.

Interim Land Use Principles

As Envision Dublin, the City's new Community Plan, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not established to supersede Zoning Code requirements. The following principles apply to this request:

1. Start with the Public Realm.
This proposal includes a public park with unique features and experience for the community.
2. Focus Growth.
The project's development will utilize areas to strengthen the character of BSD.
3. Integrate Sustainable Design.
The project will retain the landscape character of the site and with minimal disruption to the Site.
4. Encourage Walkability.
The project encourages human-centric design by providing a public park, pedestrian connections, and bicycle racks.
5. Be Distinctly Dublin.
The proposed park provides a unique addition to Dublin's identity and character.

3. Proposal

Project Summary

The applicant proposes developing the 0.39-acre site as a Public Topiary Park. The proposed Topiary Park will meet some of the public open space requirement of Block G, located diagonally across the site. A total of 0.58 public accessible open space was provided for Block G, of which 0.39-acre is via this site.

Because of the numerous constraints on the site, the dog park, with artificial turf, outer fencing, hard surface paving, benches, and plantings, proved unbuildable. This Topiary Park can be constructed with minimal disturbance to the site.

Crawford Hoying will maintain the topiary park but it will be open to the public to qualify as a publically accessible open space and not simply an amenity for Bridge Park residents. The topiaries will be installed and maintained by Franklin Park Conservatory.

Amended Final Development Plan

Site Design/Layout

The applicant proposes to add three distinctive topiaries on the site, each avoiding utilities and other obstacles. Topiaries will be surrounded by plant beds, with lawns throughout the site.



The proposed sidewalk along Dale Drive and north of the site will connect to the existing pedestrian network. The applicant proposes to create pockets of brick pavers along Tuller Ridge Drive, Dale Drive, and the sidewalk along Sycamore Ridge, along with seating. The applicant offers a 6' wide brick paver path throughout; however, it is reduced to approximately 4' in front of the benches. Staff recommends a continuous 6' wide brick paver path for a comfortable walking and sitting environment.

A compacted gravel walkway along the site's southeast corner and a canopy of trees are proposed. The site design meets the intent and purpose of the Walkability Standards as listed in BSD Code 153.065(I).

Landscaping

The site development standard requires the preservation of trees and creative landscaping to add four seasons of visual interest. The proposal includes topiaries, a mix of plant beds, and canopy trees, exhibiting diversity in tree selection. Staff is supportive of the plant palette. The applicant will continue to work with staff to provide plant selection around the utility structures.

Code Section 153.134 requires the planting of street trees at the time the parcel is developed or redeveloped. Staff recommends street trees along Tuller Ridge Drive and Dale Drive, subject to approval by Engineering. This is included as a recommended condition of approval.

Lighting

Site Development Standards exempt pedestrian walkways and ground lighting from the fixture power and efficiency requirements. Decorative streetscape luminaries with cutoff optics are recommended for landscape lighting with a maximum lamp wattage of 100-watts. The applicant proposes using 1.6-watts LED lights, equivalent to approximately 75 incandescent watts, thus meeting the Code.

Materials

The applicant proposes to use Endicott Clay Pavers in Ironspot Blend by Cleveland Quarries. This is part of the approved streetscape palette per the BSD Streetscape Character Guidelines.

The applicant proposes to use 140" R Piano Key Link Benches around the brick paver path and Loop End Arms Generation 50 Benches near the gravel area. Code requires at least one waste receptacle for each outdoor seating area. The applicant should work with staff to provide trash receptacle, per a recommended condition of approval.

The applicant proposes to use 27" Textured Bollard 12V 11.6W LED Path Light along the brick paver path, gravel walkway, and near the edge of canopy trees. The applicant proposes using Arne S Uplight and Titanium Color fixtures for the Topiary Exhibits. The photometric plan and fixture specifications indicate compliant pedestrian and landscape lighting.

The applicant proposes a Meremac Gravel walkway at the southeast section of the site. For the proposed bike rack along the Tuller Ridge Drive, the applicant will be required to work with staff to choose a design prior to the building permit per a recommended condition of approval. Section 153.065 requires designs of bicycle racks to be decorative, unique, and appropriate to the surrounding area. Bicycle parking design should be coordinated with the design of street furniture when it is provided. The applicant will work with staff on bike rack recommendations.

Stormwater Management and Utilities

The Topiary Park project is proposing to disturb 0.46 acres. There are 0.026 acres of existing impervious cover, and the project proposes to construct an additional 0.025 acres (1089 SF). The applicant has provided a storm report and, if required, will continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer, per a recommended condition of approval at building permit.

4. Plan Review

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved Preliminary Development Plan.	Criteria Met: The design conforms to the original intent of the PDP. The 0.39-acre proposed Topiary Park contributes to the overall open space requirement of Block G.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Criteria Met: The proposal will include sidewalks at the west and north edges of the site and will continue to meet the pedestrian walkability within the Bridge Street District.
3. The development has adequate public services and open spaces.	Criteria Met: The proposed Topiary Park will meet some of the public open space requirement of Block

Criteria	Review
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	G, located diagonally across the site. A total of 0.58 public accessible open space was provided for Block G, of which 0.39-acre is via this site. Criteria Met: The proposal will not disturb the natural topography to the site and creatively provides a place-making element at an otherwise undevelopable location.
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	Criteria Met: The proposal includes public lighting to enhance the site features meeting the Codes.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Not Applicable: No signs are proposed with this request.
7. The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.	Criteria Met with Conditions: The Topiary Park will maintain the existing topography, maintain existing trees and further enhance the site. There are no buildings associated with the site development; however, the use of plantings, topiaries, materials is appropriate. The applicant shall provide streets trees as required by the Code, subject to approval by Engineering. Paving width increase, bike racks, and trash receptacles shall also be provided per conditions.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.	Criteria Met with conditions: There is 0.026 acres of existing impervious cover and the project proposes to construct an additional 0.025 acres (1089 SF) of impervious cover. The applicant has provided a storm report and, if required, will continue to work with Engineering to demonstrate compliance with stormwater at building permit.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.	Not Applicable: The proposed development will not be implemented in phases.

Criteria	Review
10. The proposed development is compliant with other laws and regulations.	Criteria Met: The proposal meets all other applicable laws and regulations.

Recommendations

Planning Recommendation: Approval of the Amended Final Development Plan with following conditions.

- 1) Applicant to widen the brick paver path to 6' throughout at building permit.
- 2) Applicant to provide street trees along Dale Drive and Tuller Ridge Drive, subject to approval by Engineering.
- 3) Applicant to work with Staff for bike rack recommendations at building permit.
- 4) Applicant to provide trash receptacles along with benches, to be reviewed by staff, at building permit.
- 5) The applicant to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances, if required, at building permit.