

## PLANNING REPORT

# Planning & Zoning Commission

Thursday, September 19, 2024

## Avondale Woods, Section 3 24-008FDP/24-009FP

[www.dublinohiousa.gov/pzc/24-008](http://www.dublinohiousa.gov/pzc/24-008)

[www.dublinohiousa.gov/pzc/24-009](http://www.dublinohiousa.gov/pzc/24-009)

### Case Summary

Address	5215 Avery Road, Dublin, Ohio 43016
Proposal	Development of Avondale Woods - Section 3 consisting of 26 single-family lots, three public right-of-ways, and three reserves.
Request	Review and approval of a Final Development Plan (FDP) under the provisions of Zoning Code Section 153.055, and review and recommendation of approval for a Final Plat (FP) under the provisions of Code Chapter 152.
Zoning	PUD, Planned Unit Development District, Avondale Woods
Planning Recommendation	<u>Approval of Final Development Plan with a Text Modification and Conditions.</u> <u>Recommendation of Approval of a Final Plat with Condition.</u>
Next Steps	Upon approval of the FDP, the applicant may work with staff to meet conditions of approval. Subsequently they may apply for permits through Building Standards.  Upon recommendation of approval to City Council for the FP, the applicant will be eligible to proceed to City Council for FP acceptance.
Applicants	William Moorhead, Homewood Corporation Kyle Shreves, EMH&T John Bruno, EMH&T Carlos Luna, EMH&T James Watkins, Verdantas
Case Managers	Taylor Mullinax, AICP, Planner I (614) 410-4632 <a href="mailto:tmullinax@dublin.oh.us">tmullinax@dublin.oh.us</a>



### Community Planning and Development



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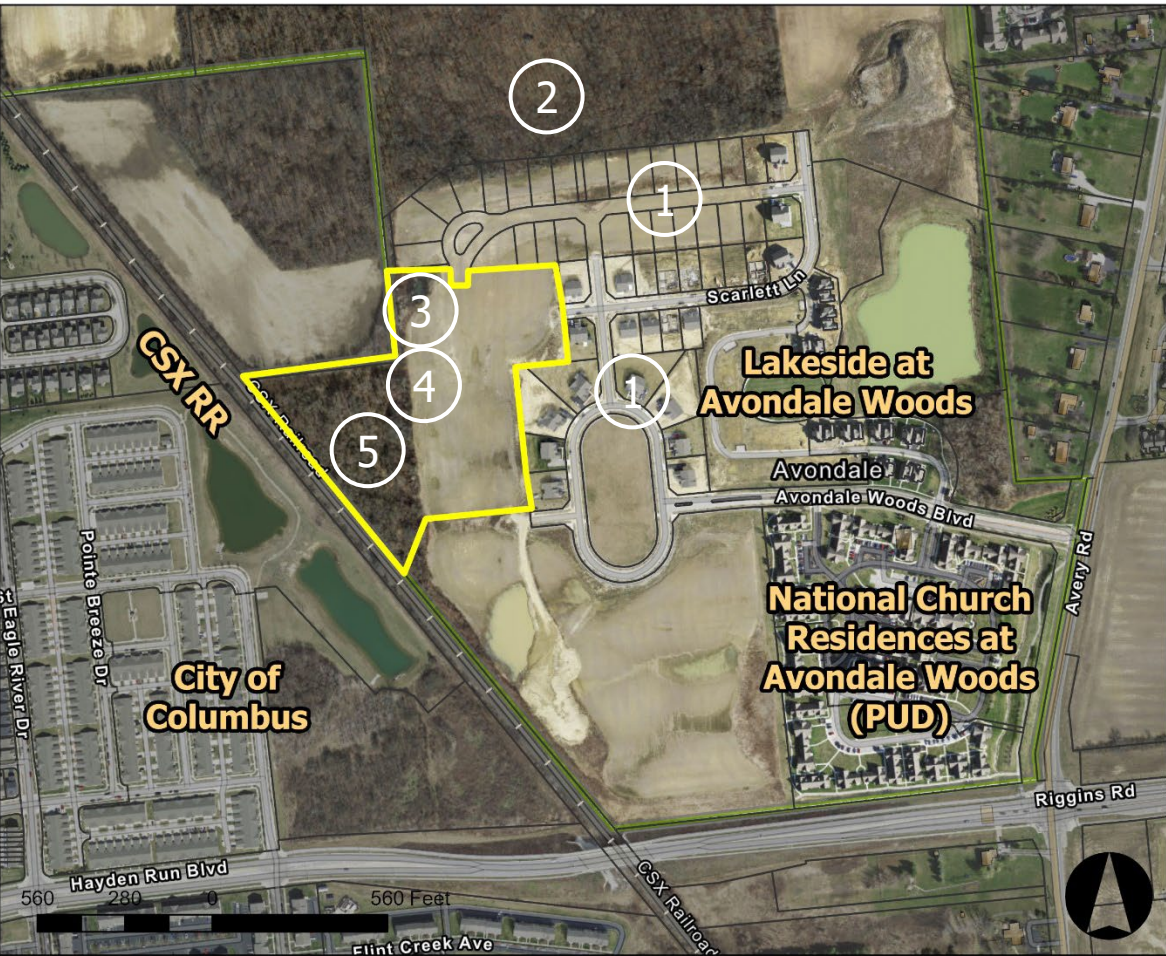
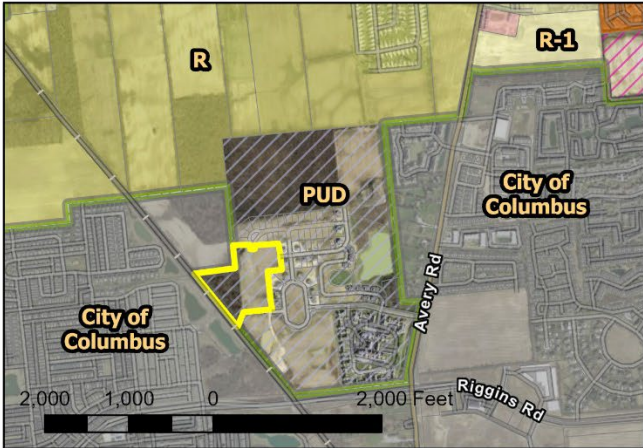
Sustainable | Connected | Resilient

**Site Location Map**

**24-008FDP/24-009FP | Avondale Woods**



- Site Features**
- 1 Avondale Woods, Subarea C, Sections 1 and 2
  - 2 Reserve F
  - 3 Reserve H
  - 4 Reserve I
  - 5 Reserve G



# 1. Background

## Site Summary

Avondale Woods is a 120-acre residential development in the southernmost part of Dublin, surrounded by the City of Columbus on three sides and adjoining other Dublin properties to the north. Section 3, a 12.60 acre vacant site, is west of Langley Drive and Scarlett Lane. The west part of the site has mature woods and borders the CSX Railroad.

Subarea C of the development contains three phased sections of single-family housing: Sections 1 and 2 are under construction, and Section 3 is the subject of this request. Section 1 is east of Section 3, and Section 2 is to the north. The site is accessible from Avondale Woods Boulevard, which connects to Avery Road. Existing sidewalks and pedestrian trails are in the process of being constructed within Sections 1 and 2. Future phased sections of the development will contain multi-family housing in different subareas.

## Development History

### *February 2023*

The Planning & Zoning Commission (PZC) approved a FDP for Avondale Woods, Section 2 of Subarea C, and made a recommendation of approval of a FP to City Council. The proposal included 27 single family homes and 3 reserves.

### *August 2016*

PZC approved a FDP for Avondale Woods, Section 1 (Subarea C), Lakeside at Avondale Woods (Subareas A), and Subarea E, and made a recommendation of approval of a FP to City Council. The approval included 48 condominium units in 24 buildings within Subarea A, 24 single-family lots within Subarea C, stormwater management and an entry feature in portions of Subarea E, and associated reserves.

### *October 2014*

City Council approved Ordinance 99-14 for a Rezoning of approximately 120 acres from R: Rural District to PUD: Avondale Woods, a Preliminary Development Plan (PDP), and a Preliminary Plat (PP). The proposal included a maximum of 360 dwelling units, single and multi-family, along with 37 acres of reserves.

## Process

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning/Preliminary Plat
- 3) Final Development Plan (FDP)/Final Plat

The PZC is the reviewing body for a FDP, which is the final step for development of a PUD. The PZC makes a determination based on conformance with the PDP and the approved development text. Minor modifications to the approved development text may be requested to address minor alterations due to further design development. This application is accompanied by a Final Plat which requires a recommendation to City Council for acceptance of a Resolution.

## PUD: Avondale Woods Development Text

The approved development text establishes numeric development standards in conjunction with the preliminary site layout. Site development standards are confirmed with the FDP while building development standards are confirmed at building permitting for each home. Subarea C

of the development text outlines standards for single-family lots, the minimum lot requirements are described in the table below. The FDP proposal is in compliance with all numeric standards, except for the front yard building setback for lots 58-66 as described later in the report.

<b>Minimum Lot Requirements</b>	
Front Yard Building Setback	15' from the ROW
Side Yard Building Setback	6'
Side Yard Pavement Setback	3' (Except where two properties share a common driveway)
Rear Yard Setback	25' (5' encroachment permitted for patios/decks)
Lot Width	55' minimum at the building line
Lot Depth	65' minimum depth

## 2. Project

### Project Summary

This is a request for the construction of 26 single-family lots, three public right-of-ways, and three reserves. A text modification accompanies this request.

### Site Layout, Access, and Circulation

The site layout remains consistent with the approved PDP. The proposal includes extending three public streets: Tanseyclose Lane, Scarlett Lane, and Avondale Woods Boulevard. Section 3 will connect to Section 1 through existing access points on Scarlett Lane and Avondale Woods Boulevard, and to Tanseyclose Lane in Section 2. The primary frontage for Section 3 lots is on Scarlett Lane and Avondale Woods Boulevard.

An Infrastructure Agreement (IA) associated with Avondale Woods outlines development thresholds, infrastructure details, and contributions towards the future infrastructure. While the IA details do not fall under PZC's purview, staff recommends a condition of approval that the IA contributions are made after PZC approval of the FDP and before any other approvals to ensure the coordinated timing of such approvals for Section 3.

Details for pedestrian paths and sidewalks are shown on the Pedestrian and Bike Path Plan. An 8-foot pedestrian path will connect to an existing pedestrian trail in Section 2, along the east side of lots 41-42 and south of lot 42, then southwest through Reserves I and G, wrapping along the south side of lot 66 to connect to an existing pedestrian trail in Section 1. Four-foot sidewalks will be provided along Tanseyclose Lane, Scarlett Lane, and Avondale Woods Boulevard.

Section 3 includes three reserves: Reserve H (0.095-acres) behind lots 41 and 42, Reserve I (0.446-acres) north of lot 58, and Reserve G (4.874-acres) west of lots 58-66, aligning with the PDP. Cluster mailbox units for Section 3 are located within Reserve I along Avondale Woods Boulevard.

### Text Modification

The applicant is proposing a Minor Text Modification to the development text:

- To change the reserve naming across the development and add the associated subarea and plat name to the Reserve Ownership and Maintenance table under Section I, Overall Development Standards.

During plan review, staff found that the reserve names on the Section 3 FDP were not consistent with the approved PDP. The applicant proposes to correct this to align with the approved names on the Avondale Woods Section 1, Section 2, and the Lakeside at Avondale Woods plats. This change does not affect reserve ownership or maintenance. Staff support this text modification.

To meet a condition of approval from the PDP, a portion of the development text for Subareas F and G will be modified to eliminate a fence as an option to indicate demarcations between open spaces and rear lot lines and require approval of the demarcation method at the FDP stage.

### Architecture/Materials

The FDP aligns with the approved Craftsman architectural theme for the development. An approved single-family exhibit is included in the Commission's packet for reference which outlines architectural details, and the development text outlines primary and secondary material requirements for homes within Subarea C.

### Landscaping and Tree Preservation

The Tree Preservation Plan and Survey indicates the removal of 10 caliper inches of protected trees, which will be replaced with 12 caliper inches (4 trees, each with a minimum of 3 caliper inches), meeting Code requirements. The wooded areas in Reserves G and H will be preserved and protected with tree protection fencing during construction.

The Street Tree and Tree Replacement Plan adds 19 deciduous trees and 28 ornamental trees across all three reserves. Subareas F and G require a delineation between private lots and reserves, achieved with a row of ornamental trees along the edge of lots 41-42 and 58-66. Approximately 52 street trees are planned for this section, continuing the established tree species on Scarlett Lane, Tanseyclose Lane, and Avondale Woods Boulevard.

All Code and development text requirements are met. Staff supports the proposed trees and the tree line delineation. Landscape plans for single-family properties in Subarea C will be submitted at the building permit stage for each home.

### Stormwater Management & Utilities

Stormwater management for this section was constructed with the previous sections of the development. The proposed controls are consistent with previously provided documentation and will meet all City requirements. The extension of water and sanitary sewer lines is consistent with previously provided documentation and will meet all City requirements.

## 3. Final Plat

### Summary

The Final Plat includes the expansion of three public streets: Tanseyclose Lane, Scarlett Lane, and Avondale Woods Boulevard. Each street provides a 50-foot right-of-way with 28 feet of pavement. Pedestrian connections include 4-foot sidewalks and 8-foot pedestrian paths throughout the development, connecting to other sections. The public right-of-way will provide necessary infrastructure and site access. Easements for utilities, drainage, paths, and sidewalks are included on the plat.

Three reserves are established: H (0.095-acres), I (0.446-acres), and G (4.874-acres). A 20-foot Tree Preservation Zone is located along the rear of lots 41-42 in Reserve H. All reserves will be owned and maintained by the City of Dublin.

Changes were made since the PDP regarding lot numbering, reserve naming, and lot widths. As a condition of PDP approval, a single-family lot (formerly labeled as Lot 58) has been replaced with a reserve (Reserve I). This has resulted in an adjustment to the lot numbering. Reserve naming has been updated to align with the names in Avondale Woods Sections 1 and 2, and the Lakeside at Avondale Woods plats. A Subarea and Reserve Map is included with the plan to show these changes. On the map, Reserve C should be revised to Reserve F to align with the proposed text modification and approved plats, addressed by a condition of approval. The proposed reserve locations and acreages align with the PP.

Single-family lots 41-42 and 54-57 range from 0.201 acres to 0.330 acres; lots 58-66, are 0.170 acres or 0.232 acres; and lots 67-77 range from 0.195 acres to 0.287 acres. The plat depicts final lot dimensions, front building lines, and lot depths. Single-family residential setbacks are not platted but are noted in the FDP plans. A 15-foot front building line is established along the public rights-of-way, except for lots 41 and 42 which shall have a 5-foot setback from the easement edge, and lots 58-66. The developer is requesting to change the front building line from 15 feet to 25 feet for lots 58-66 due to grading constraints. The developer shall modify the development text to accurately reflect the front building line for lots 58-66 in Section 3, per a recommended condition of approval. All other development text requirements are met, and the proposed plat aligns with the PP. The applicant shall make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

## 4. Plan Review

### Minor Text Modification: Section 153.053 (E)(2)(b)(4)(b)

#### Criteria

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request	Review
1. To modify the Avondale Woods Development Text, Reserve Ownership and Maintenance table under Section I, Overall Development	<b>Criterion Met:</b> The request creates consistencies between the FDP and the reserve naming in the approved plat sections: Avondale Woods Section 1, Section 2, and the Lakeside at Avondale Woods. The

Standards: to change the reserve naming across the development and add the associated subarea and plat name.

changes do not affect reserve ownership or maintenance responsibilities designated on the plat and in the development text.

## Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved preliminary development plan.	<p><b>Criterion Met with Conditions:</b> The FDP is consistent with the approved PDP with conditions and a minor text modification.</p> <p>A minor discrepancy on the plans regarding reserve naming on the subarea map needs addressed, and the developer shall modify the development text to accurately reflect the front building line adjustment for lots 58-66, per recommended conditions of approval. Additionally, a minor text modification corrects reserve naming across the development.</p>
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	<p><b>Criterion Met with Condition:</b> The FDP provides safe pedestrian and vehicular circulations throughout the site. The improvements connect seamlessly with other existing sections of the development and will continue to be coordinated in future phased sections. The applicant should continue to work with staff to meet the terms of the Infrastructure Agreement, per a recommended condition of approval.</p>
3. The development has adequate public services and open spaces.	<p><b>Criterion Met with Condition:</b> The site has access to utilities; the extension of water and sanitary sewer lines are consistent with the approved plans. Open space dedication meets the requirements and details outlined in the PDP. A recommended condition of approval addresses a minor reserve naming modification as described above.</p>
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.	<p><b>Criterion Met:</b> Due to the former agricultural use of the site the majority of the property was cleared of any natural features. The features that exist today are large, wooded areas that the applicant will preserve through the course of this development. The proposal ensures that the natural resources on the site will be preserved during all phases of construction and properly maintained thereafter.</p>
5. The development provides adequate lighting for safe and convenient use	<p><b>Not Applicable:</b> Streetlights are not provided within residential neighborhoods.</p>

Criteria	Review
<p>of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.</p> <p>6. The proposed signs are coordinated within the PUD and with adjacent development.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>10. The proposed development is compliant with other laws and regulations.</p>	<p><b>Not Applicable:</b> Signs and entry features are not provided for this section.</p> <p><b>Criterion Met:</b> The tree preservation plan and survey, and landscape plan are consistent with previous development sections.</p> <p><b>Criterion Met:</b> Stormwater management for this section was constructed with the previous sections of the development. The proposed controls are consistent with previously provided documentation and will meet all City requirements.</p> <p><b>Criterion Met with Conditions:</b> The proposed Section 3 meets all applicable requirements of the development text and Zoning Code. The proposal provides the necessary roadway extensions for this phase and other infrastructure to complete future phases of the Avondale Woods subdivision. All recommended conditions of approval, previously described, shall be met prior to starting the next phase.</p> <p><b>Criterion Met:</b> The FDP meets all other applicable laws and regulations.</p>

Final Plat	
Criteria	Review
<p>1. Plat Information and Construction Requirements</p>	<p><b>Criterion Met:</b> The FP is consistent with the requirements of the Subdivision Regulations and the PP.</p>



2. Street, Sidewalk, and Bikepath Standards

**Criterion Met:** The FP is consistent with the Subdivision Regulations, the PP, and the development text requirements regarding street, sidewalk, and bikepath standards.

3. Utilities

**Criterion Met:** The proposed utility extensions are depicted on the FP and meet all City requirements.

4. Open Space Requirements

**Criterion Met:** All open space dedication, ownership, maintenance responsibilities are identified on the FP. Reserves H, I, and G are to be dedicated to the City as open space and will be maintained by the City.

## Recommendations

**Planning Recommendation:** Approval of a text modification: To change the reserve naming across the development and add the associated subarea and plat name.

**Planning Recommendation:** Approval of Final Development Plan with conditions:

- 1) That the terms of the Infrastructure Agreement are met, and payments are made upon Planning & Zoning Commission approval of the Section 3 Final Development Plan and before any further approvals are granted.
- 2) That the Subarea and Reserve Map is revised to replace Reserve C with Reserve F to align with the proposed text modification and approved plats, prior to building permitting.
- 3) That the developer modifies the development text to accurately reflect the front building line for lots 58-66 in Section 3.

**Planning Recommendation:** Approval of Final Plat with condition:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.