

PLANNING REPORT

Planning and Zoning Commission

Thursday, January 9, 2025

6350 Post Road 24-149INF

<https://dublinohiousa.gov/pzc/24-149/>


Case Summary

Address	6350 and 6344 Post Road and 6810 Avery-Muirfield Drive
Proposal	Informal review and feedback on a future development of 10 single-family residential homes.
Request	Request for an Informal Review and non-binding feedback on a future development application.
Zoning	R-1, Restricted Suburban Residential District
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Concept application.
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Community Planning and Development



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Site Location Map

24-149INF - 6350 Post Road



Site Features

- 1 Indian Run S. Fork and Floodway
- 2 Mature Vegetation



1. Request and Process

Key Takeaways

The following includes key considerations of the proposed Informal application.

- The 3.6-acre site wraps around an existing lot, 6800 Post Road, that is not part of the proposed application.
- The proposal includes ten single-family, residential lots that are internally oriented to the new roadways and includes one area of open space.
- Frontage on two public rights-of-way, Avery Road and Post Road, a prominent intersection.
- Proposal transitions to existing residential neighborhoods to the north and east, with existing commercial development to the west and south.
- Incorporates existing curb cuts from Avery-Muirfield Road and Post Road to provide internal access to the site. Engineering will require additional analysis of these access points, as well as a traffic study if this proposal proceeds.
- Significant vegetation is located on-site directly south of the Indian Run. Minimal open space is provided with the proposal.
- Proposed lots are internally situated with side and rear elevations located along the public right-of-way.

Application Type

An Informal Review is an optional first step in the development review process. Below are the standards to be considered at the time of Informal.

- The proposed land use recommendations are consistent with Envision Dublin.
- The proposal aligns with the Neighborhood Design Guidelines.
- The proposal has the appropriate design layout, open space, access management and internal circulation, and preservation of natural features.

Process

An Informal Review (INF) provides the applicant with non-binding feedback from the PZC on a development concept. Following an INF, the applicant may submit a Concept Plan for formal review by PZC, which is required prior to a rezoning application.

0) Informal Review (INF)

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

2. Background

Site Summary

The 3.6-acre site is zoned R-1, Restricted Suburban Residential District, located northeast of the roundabout at Post Road and Avery-Muirfield Drive. The R-1 District is a low-density residential district that requires a minimum lot size of 40,000 square feet and would permit three residential lots. This is prompting the applicant to rezone the property to a Planned Unit Development.

Case History

February 2008

The Planning and Zoning Commission reviewed an informal application for a 30,000-square-foot office development and associated site improvements. The Commission noted that the proposal did not meet the Future Land Use recommendations within the Community Plan.

October 2003

The City of Dublin initiated a city-sponsored rezoning application that rezoned 26 parcels from Washington Township zoning classifications, zoning varied by parcel, to a City of Dublin zoning classification. This site was part of the rezoning process and was zoned to the current zoning, R-1, Restricted Suburban Residential District.

Neighborhood Engagement

The City of Dublin strongly encourages developers to meet with surrounding communities to discuss development projects prior to submitting a formal application to the Planning and Zoning Commission. In previous discussions with the surrounding neighbors, residential development has generally been supported, as opposed to non-residential uses, and residents have supported a variety of housing options. For this proposal, the applicant has distributed information to the neighborhood representatives and they expressed interest in providing feedback. No other information has been provided.

3. City Plans and Principles

Envision Dublin

The Future Land Use Plan identifies the properties as Residential Suburban Density. The classification intends to allow traditional single-family neighborhoods with consistent housing types and lower densities to be located together. The Residential Suburban Density allows 1 to 4 units per acre, and the proposal is within the highest density recommended by the plan at approximately 3 units/acre. In this density range, quality development and design standards are utilized to warrant the maximum density. The Community Plan also recommends a range of housing options for the area along Avery-Muirfield Drive to transition to the existing single-family residential lots to the east.

The Community Plan also highlights the importance of preserving natural features, which is especially applicable to the site as it abuts the Southfork of the Indian Run and has significant vegetation throughout the eastern and western portions of the site.

Thoroughfare Plan

The Thoroughfare Plan classifies road types based on traffic demand and identifies future character improvements to handle the increased activity. The site maintains access from two public roads, Post Road and Avery-Muirfield Drive. Post Road has been classified as a Collector Road, and Avery-Muirfield is a Minor Arterial.

4. Neighborhood Design Guidelines

The city adopted the Neighborhood Design Guidelines in March 2023 to ensure that residential PUD developments achieve the expectations outlined by the Code. These guidelines highlight the expected design for a neighborhood's public and private realms. Based on the early stages

of the project, our analysis focuses on the public realm criteria and will provide additional comments for the private realm if the proposal proceeds.

Existing Natural/Cultural Features

The Neighborhood Design Guidelines suggest that preservation areas should be embraced as focal points of neighborhoods rather than remaining space isolated on private lots. The site contains significant vegetation and abuts the Indian Run. The proposed site design indicates the removal of the natural vegetation and includes hardscape elements adjacent to the Indian Run.

Conservation Design Ordinance or Open Space Framework Analysis

The Guidelines highlight the importance of open space and suggest that homes front open space or along public rights-of-way to enhance the public realm. The Guidelines also recommend that open spaces be appropriately sited within the neighborhood with amenities that allow convenient walking distance. The proposal includes one open space internal to the site within an island with a water feature.

The Guidelines also suggest that development along collector or arterial roads should be oriented with front-facing elevations on the public right-of-way and include landscaping and shared use path paths that create linear, park-like settings along the frontage. This recommendation aims to enhance the experiences of both vehicular and pedestrian movement along these roadways and allows homes to accentuate and interact with the public realm. The proposal indicates several lots are side or rear-oriented along the public rights-of-way.

Initial Community Theme

The proposal indicates an arrangement of potential architectural themes, including European style architecture with a mixture of building materials including stone and stucco. The architecture includes features such as column entranceways, rotundas, and dormers. The information provides a wide range of options for potential themes for the community so further enhance of the intended character of the neighborhood should progress if the proposal proceeds to a formal application.

5. Project

Site Layout

The proposal includes ten single-family, residential lots that are located along two new roadways extending from Avery Muirfield Road and Post Road. In the eastern portion of the site, the proposal includes five single-family homes that have front facades facing a north/south road that runs parallel to Avery Muirfield Road. The western portion of the site contains four single-family homes that face a curvature road with side and rear elevations facing Avery Muirfield Road. The site has a small area of green space along the northern portion of the site buffering the adjacent property, 6800 Post Road, which is not part of the application.



Open Space and Natural Features

The proposal includes a .06 acres of open space located within a proposed roadway island. The open space contains a water feature and is directly accessible for four of the ten lots. There are also natural vegetation primarily along the periphery of the site.

Access

The proposal includes an internal roadway system that has a primary road that is oriented north to south with a small curvature road that is in the center of the site. The site utilizes two existing curb cuts that currently provide access for the three existing homes. Engineering has expressed concerns about the proximity of the curb cuts in relationship to the roundabout, ability to provide left turn lanes to the site specifically along Post Road, and stated that all right-of-way is required to be within the boundaries of the site. Should the proposal proceed, it will expand this access to ten homes and require additional analysis, including a traffic study.

The proposal also does not indicate sidewalks along any of the roadways, which are required if the proposal advances and if the road are to be public roadways, must contain sixty feet in width.

6. Questions For Discussion

- 1) Does the Commission support the proposed land use, including the type of residential units, development intensity and density?
The Future Land Use Plan identifies this site as Residential Suburban Density, which recommends traditional single-family residential development with consistent housing types and lower densities located together with a density range of 1-3 units/acre. The proposal includes ten single-family residential lots on a 3.6 acre of land, at approximately 3 units/acre. The proposed single-family development is intended to provide a transition to the residential uses east of Post Road and north along Avery Muirfield Road.

- 2) If the proposed land use is supported, does the Commission support the open space layout and concepts?

The Neighborhood Design Guidelines provide standards that highlight the importance of open space that is strategically placed on sites and allow efficient access to ensure the area is beneficial to the neighborhood as a whole. One open space is proposed within the center portion of the site surrounded by hardscape. The proposal is required .44 acres of open space and the applicant has indicated open space containing .06 acres. There applicant will also be required a tree survey, if the proposal proceeds, to assess requirements for tree replacement.

- 3) If the proposed land use is supported, does the Commission support the proposed site design and how it relates to the public rights-of-way, existing uses, and natural resources?

The Neighborhood Design Guidelines suggest that for sites located along collector or arterial roads, the homes should be oriented along the frontage and include landscaping and shared-use paths that create linear, park-like settings along the frontage to enhance the experience of the public realm. The proposal does include space along the roadways; however, as proposed, this is the side and rear elevations of homes. This design orientation also allows the side and rear elevation to natural features to the north and existing residential uses to the east.

- 4) Any other discussion from the Commission.