

18-079AFDP – BALLANTRAE WOODS, SUBAREA A

Site Location

South side of Churchman Road, approximately 800 feet southeast of the intersection with Cosgray Road.

Proposal

An Amended Final Development Plan (AFDP) and Minor Text Modification to modify the lot coverage requirement maximum.

Zoning

Planned Unit Development, Ballantrae Woods, Subarea A

Property Owner

Schottenstein Homes

Applicant/Representative

Hanna Coppel, Schottenstein Homes

Applicable Lane Use Regulations

Zoning Code Section 153.050

Staff Recommendation

- A. Approval of the minor text modification
- B. Approval of the AFDP

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Case Managers

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Summary

The applicant is proposing to modify the development text to increase the permitted maximum lot coverage for Subarea A, single-family lots, of the Ballantrae Woods PUD.

Zoning Map



Next Steps

Upon approval from the Planning and Zoning Commission for the Amended Final Development Plan the applicant will be eligible to submit for building permits.

1. Context Map

This site is located south of Churchman Road, approximately 800 feet southeast of the intersection with Cosgray Road.



18-079AFDP
Amended Final Development Plan
Ballantrae Woods, Subarea A
5514-5691 Ballantrae Woods Drive

0 250 500
Feet

2. Overview

A. Background

The Planning and Zoning Commission reviewed and approved case 17-013AFDP on March 16, 2017 for modifications to the development text in Subarea B, the condominium units, to permit side yard patios for select units in the subdivision.

The Planning and Zoning Commission reviewed and approved case 15-119FDP/FP on March 10, 2016 for the development of 45 single-family lots, 90 detached condominium units, 18.2 acres of open space, and associated site improvements within the Ballantrae Woods PUD.

City Council approved Ordinance #50-15 for the rezoning of approximately 49.6 acres to allow for the future development of a residential community on September 8, 2015.

B. Site Characteristics

1) Natural Features

The site contains single-family residential lots to the north with condominium units to south, adjacent to the Village of Amlin. A wooded area is preserved in the northwest corner of the development with an open space buffer along the western edge.

2) Historic and Cultural Facilities

There are no historic or cultural features on the site.

3) Surrounding Land Use and Development Character

- North: PLR, Planned Low-Density Residential, Ballantrae, Subarea R (Attached and detached condominium units)
- East: PUD, Planned Unit Development, Links at Ballantrae (Single-family residential)
- South: Village of Amlin (Single-family residential)
- West: Village of Amlin (Single-family residential)

4) Road, Pedestrian and Bike Network

The development has frontage along the entire length of Churchman Road and contains one public road, Ballantrae Woods Drive, servicing the single-family lots. Private drives provide access to the condominium units with sidewalk connections throughout the development connecting to Churchman Road.

5) Utilities

The site is served by public utilities with water and sewer provided along Churchman Road.

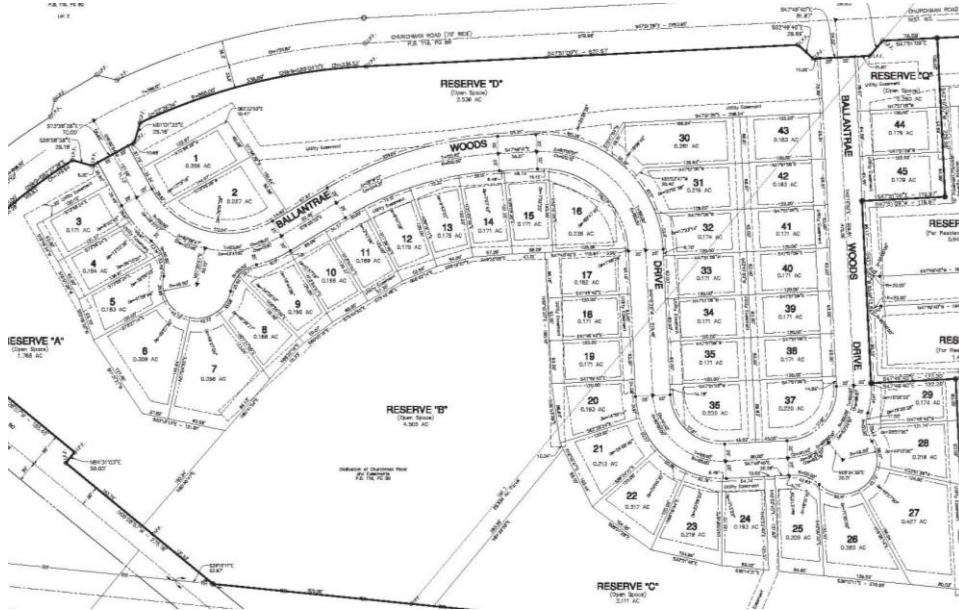
C. Summary

This proposal is to increase the permitted maximum lot coverage from 45% to 60% for the single-family lots in Subarea A of the Ballantrae Woods subdivision.

D. Lot Coverage Details

Code permits a maximum lot coverage of 45% for single-family lots. Given the smaller lot size and more intense development of each lot, the applicant is requesting an increase in the allowable lot coverage to a maximum of 60%, which has previously been approved in other areas of the City with larger homes on smaller lots.

3. Site Plan



4. Criteria Analysis

A. Minor Text Modification [§153.053(E)(2)(b)(4)(b)]

- i. **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;**
- ii. **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;**
- iii. **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);**
- iv. **The principles of §153.052(B) are achieved; and**
- v. **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. To modify the development text to permit an increase of the allowable lot coverage from 45% to 60% to allow for patios/outdoor amenity areas.

Criteria met. The proposed text modification does not violate or create inconsistencies in the recommendations of the Community Plan and allows the development to operate in an orderly and efficient manner.

B. Amended Final Development Plan Analysis [§153.055(B)]

- 1) The proposal is consistent with the approved preliminary development plan.**
Criteria met with Text Modification. The proposal, with the approved text modification, is consistent with the preliminary development plan and requirements of the development text.
- 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.**
Not Applicable.
- 4) The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.**
Not Applicable.
- 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 coordinated within the PUD and with adjacent development.**
Not Applicable.
- 7) The development had appropriate landscaping to enhance, buffer, and soften the building and site.**
Not Applicable.
- 8) The development is compliant with stormwater management regulations.**
Criteria met. The proposal will continue to comply with stormwater management regulations as defined in Chapter 53.
- 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 complies with all other known applicable local, state, and federal laws and regulations.

5. Recommendation

The proposed Minor Text Modification is consistent with all applicable review criteria.

Approval is recommended for the following text modification:

- 1) To modify the development text to increase the maximum allowable lot coverage for Subarea A from 45% to 60%.

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