

19-010FP— THE HAMLET

Reviewing Board

Planning and Zoning Commission & City Council

Site Location

Southwest of Jerome Road, approximately 1,000 feet south of the intersection with McKittrick Road.

Proposal

Rezoning with Preliminary Development Plan and Preliminary Plat

Zoning

PUD, Planned Unit Development District

Property Owner

Melissa Lorenz

Applicant

Dan Lorenz

Representative

Todd Foley, Principal, POD Design

Applicable Land Use Regulations

Subdivision Regulations

Staff Recommendation

A. Approval of FP

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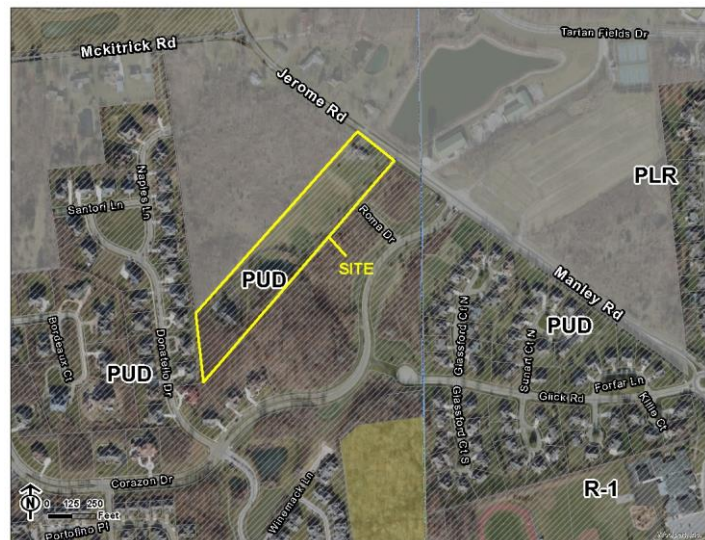
Case Manager

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Summary

Subdivision of 8.68 acres into 17 single-family Cluster Lots and one Estate Lot as well as the provision of right-of-way for two public streets and two acres of open space.

Zoning Map

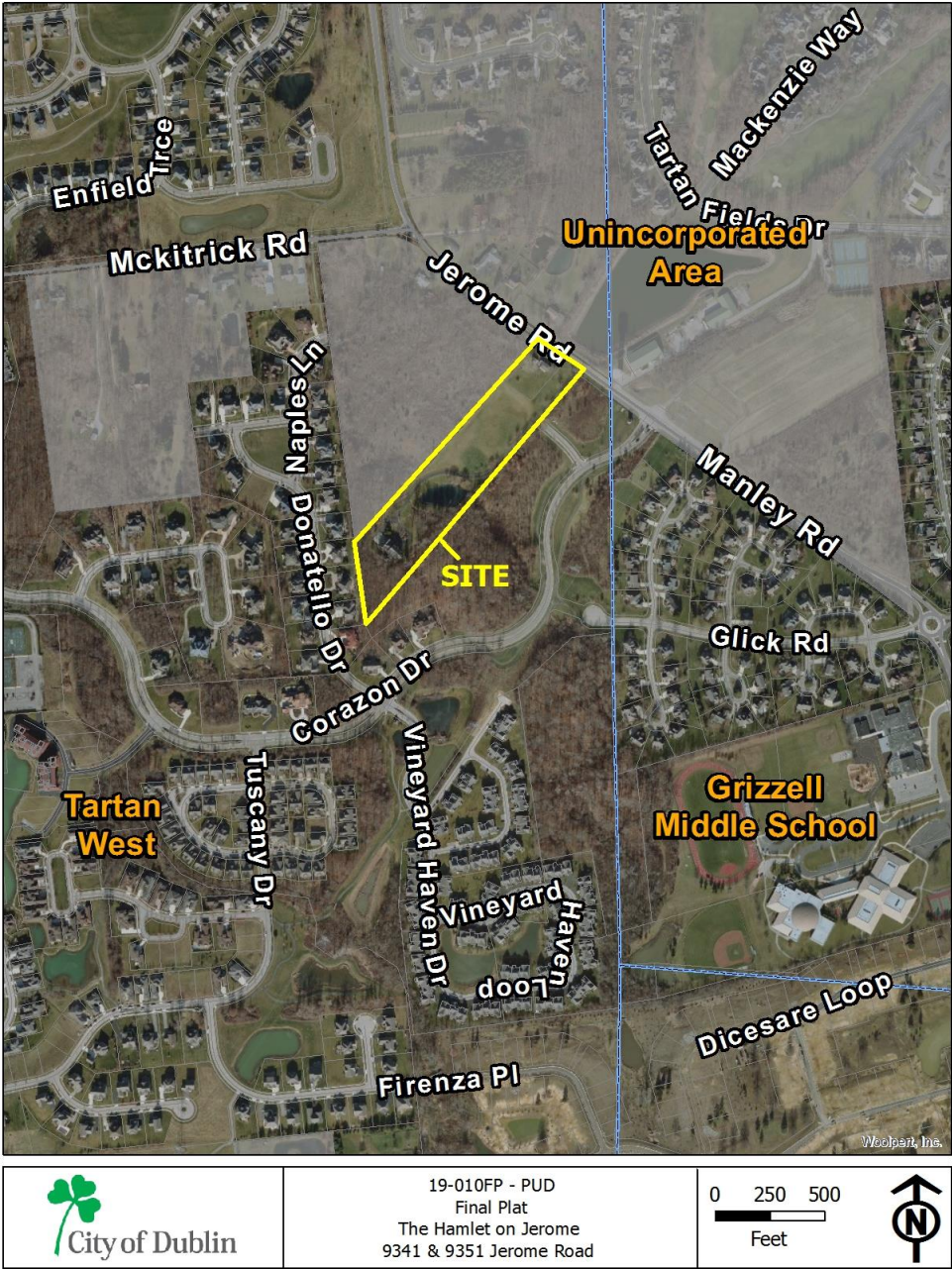


Next Steps

Upon approval a recommendation from the Planning and Zoning Commission the final plat will be forwarded to City Council for review and final approval.

1. Context Map

Southwest of Jerome Road, approximately 1,000 feet south of the intersection with McKittrick Road.



2. Overview

A. Case Summary

The site consists of ±8.7 acres with approximately 270 feet of frontage along Jerome (Manley) Road. The proposal is for 17 new single-family lots on two new public streets, Hamlet Court and Roma Drive, with approximately two acres of open space and one estate lot accommodating an existing single family home pursuant to the recent rezoning of the site from R, Rural District to PUD, Planned Unit Development District.

B. Background

On October 11, 2018, Planning and Zoning Commission recommended approval of the rezoning and preliminary plat. On December 3, 2018, the first reading of this Ordinance was held and on January 8, 2019, the applicant requested that the second reading be postponed. The second reading occurred on January 22, 2019. Council members commented on the proposed open space, density, and maintenance. Council was generally supportive of the density and welcomed the proposed housing type for this site, but had concerns about the maintenance costs of the storm water pond and the functionality of the open spaces. Council approved the preliminary plat at this hearing as well as the rezoning ordinance accompanying this request.

C. Site Characteristics

1) Natural Features

The site consists of two lots with approximately 270 feet of frontage along Jerome Road. The site slopes moderately from the western and eastern boundaries towards the center of the property. A pond is located in the center of the site and the rear of the site is wooded.

2) Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3) Surrounding Land Use and Development Character

- North: Unincorporated, Jerome Township (Residential)
- East: Unincorporated, Jerome Township (Residential and Tartan Fields pond)
- South: Planned Unit Development, Open Space (Tartan West)
- West: Planned Unit Development Residential (Tartan West, Subarea D)

4) Road, Pedestrian and Bike Network

The existing parcels have frontage on Jerome Road. A public road, Roma Drive extends from Corazon Drive in Tartan West north to the site boundary. A shared-use path is located to the south within the Tartan West open space.

5) Utilities

All utilities, including sanitary sewer, water, electric, and gas are available at this site. Both existing homes are served by a septic system. The septic system as well as the home on the eastern portion of the site will be removed.

D. Proposal

The proposed final plat depicts the extension of Roma Drive (public) from Corazon Drive, in Tartan West, north toward the adjacent parcel. A new public road, Hamlet Court will provide access to all proposed lots, including the estate lot with the existing home to the rear of the property. Hamlet Court is proposed to be a cul-de-sac. Open space with associated landscaping is shown adjacent to Jerome Road to the east and between the new lots and the existing home. The existing pond will be modified to accommodate stormwater management for the proposal.

1) Final Plat

The proposed plat is for the subdivision of 8.7 acres of land and includes the creation of 18 single-family lots, two open space reserves and rights-of-way for the extension of Roma Drive and the creation of Hamlet Court. Lots 1 through 17 are proposed within Subarea B. The Estate Lot is Subarea A is included as a platted lot as part of the subdivision. The plat includes street sections and easements, as well as open space ownership and maintenance, and setback requirements.

2) Lot requirements

The Estate Lot is a parcel in the final plat. The lot is within Subarea A on the western portion of the site and will be approximately 3.09 acres. Setbacks and development standards for future modifications are regulated as an R-1 designated property, according to the Zoning Code. A front building setback is indicated for this lot on the final plat.

The Cluster Lots in Subarea B are to be a minimum lot size of 5,000 square feet. The final plat indicates this requirement is met. The minimum lot width is 45 feet and the minimum lot depth is 100 feet. The development text requires a front build zone ranging from ten to 20 feet and requires the home to be within or at the build zone. Front-loaded garages must be located a minimum of 20 feet from the right-of-way. The final plat indicates the front setback regulations. The required rear yard is ten feet unless the lot contains a drainage easement in which case it requires a 20-foot rear yard setback, as indicated by the final plat.

3) Open Space

The Subdivision Regulations require the provision of 1.16 acres of open space based on the 18 units on 8.7 acres of land. A total of 2.01 acres (23%) of open space is proposed in two reserves.

Reserve A (1.157 acres) includes the storm water management pond and is located in the center of the development.

Reserve B (.858 acres) is a passive open space adjacent to Jerome Road.

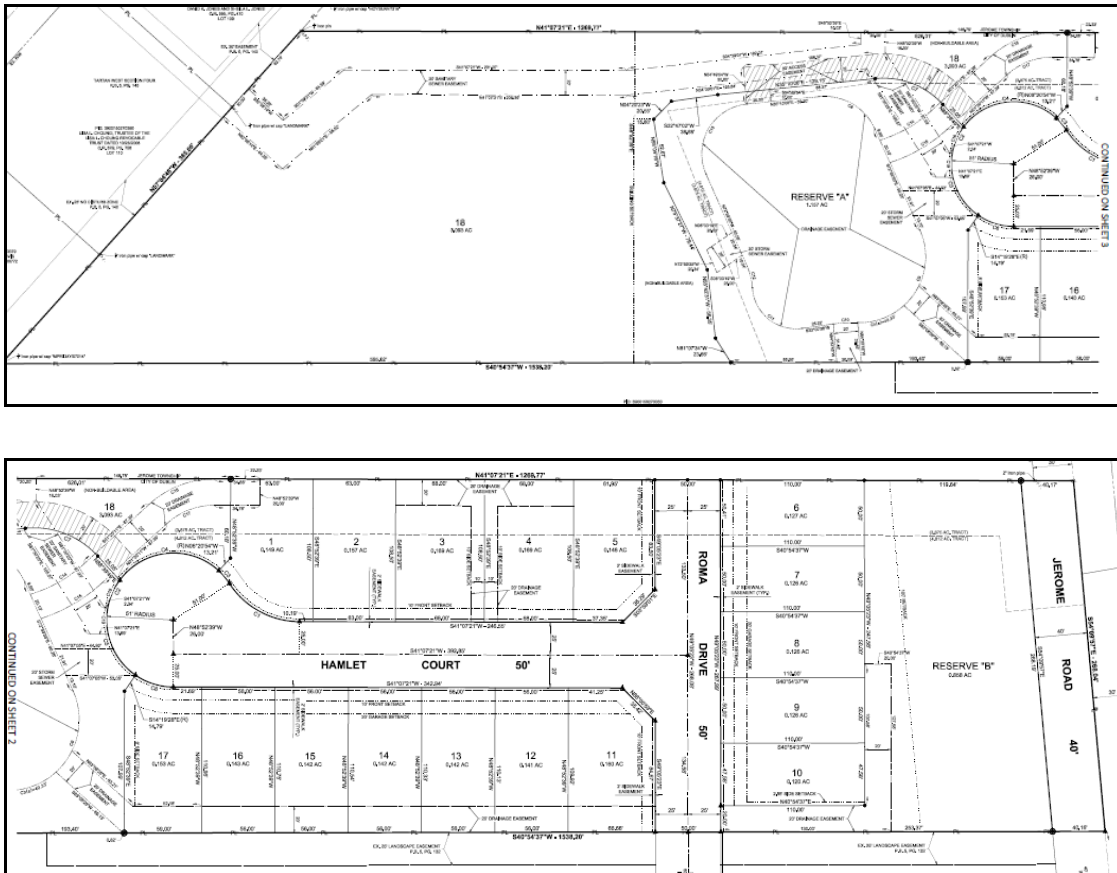
4) Utilities

Public sanitary sewer is proposed along the new streets within the development and connects into the existing eight-inch public sanitary sewer that was constructed as part of the Tartan West Section 4 subdivision. The existing septic system will be removed upon the completion and acceptance of the public sanitary sewer as well as the private sanitary service to existing single family home within Subarea A in accordance with City of Dublin, City of Columbus, and other regulatory standards. The applicant has met with Engineering and the residents within Tartan West Section 4 that is adjacent to this

development to provide an acceptable sanitary sewer connection and alignment behind the existing single family home within Subarea A. The public sanitary sewer connection and alignment behind the existing single family home as shown within the application represents the agreed upon location by all parties.

Public water main is proposed along the new streets within the development and connects into the existing eight-inch water main that was constructed as part of the Tartan West Section Phases 1 & 2 development. All utilities are required to be designed and constructed in accordance with the City of Dublin Standards, which includes requirements of the City of Columbus.

3. Final Plat



4. Criteria Analysis

Final Plat Analysis [Subdivision Regulations]

- 1) **The plat document contains all applicable information and construction requirements.**

Criterion met with Condition. This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The applicant will be required to make any other minor technical adjustments prior to Council review. The plat includes street sections and easements. Any necessary minor technical adjustments must be made prior to submission to City Council.

- 2) **Street, sidewalk, and bikepaths are in accordance with standards for improvement and maintenance.**
Criterion met. All necessary standards have been provided as part of the proposed final plat.
- 3) **The proposal includes provisions for all utilities in accordance with approved standards.**
Criterion met. The plat establishes or identifies necessary easements for the construction and maintenance of all utilities in accordance with applicable standards.
- 4) **The proposal complies with all applicable open space requirements.**
Criterion met. Two private open space reserves are platted as part of this application.

5. Recommendations

Final Plat

The proposal is consistent with all of the applicable review criteria contained in the Zoning Code and **Approval** is recommended with the following conditions:

Conditions

- 1) That any minor technical adjustments to the final plat be made prior to submission to City Council