

19-060CP – OAK PARK

Summary

This is a concept plan as the first step in the PUD rezoning process to enable the discussion on whether this proposal to rezone the site for the future construction of 12 single-family homes and associated site improvements is generally appropriate and consistent with the Community Plan. Staff and the applicant are requesting feedback on the proposal to rezone the site from PUD to a new PUD to accommodate the proposed use. The approximately 3.5-acre site is currently zoned PUD, Planned Unit Development – Oak Park and encompasses Subarea E.

Site Location

The site is located on the west side of Hyland-Croy Road, approximately 650-feet southwest of the intersection of Hyland-Croy Road and Mitchell-Dewitt Road.

Zoning

The site is currently zoned PUD – Oak Park, Subarea E.

Property Owners

Oak Park Dublin, LLC

Applicant/Representative

Christopher Cline – Attorney - Haynes, Kessler, Myers and Postalakis

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Manager

Chase J. Ridge
(614) 410-4656
cridge@dublin.oh.us

Next Steps

Upon consideration of the Planning and Zoning Commission comments on this concept plan, the applicant may proceed with an application for rezoning with preliminary development plan and preliminary plat.

Zoning Map



1. Context Map



2. Overview

City Council approved Ordinance 52-17 for the rezoning and preliminary development plan at the second reading/public hearing on September 11, 2017. City Council also approved the preliminary and final plats at this hearing.

Background The Planning and Zoning Commission reviewed and provided informal feedback for three options to convert 36 townhome units to single-family lots within Subareas D & E on November 10, 2016. The Commission supported the conversion to single-family homes and encouraged the applicant to pursue developing this and the commercial properties together. With the subareas under different ownership, it was determined that this was not possible at the time. The Planning and Zoning Commission formally approved the rezoning and final development plan to convert 36 townhomes to 20 single-family lots at the July 13, 2017 meeting.

The Planning and Zoning Commission reviewed and approved an amended final development plan to modify the development text to allow a one-foot front yard setback for the townhome units located in Subarea D on August 7, 2008.

The Planning and Zoning Commission reviewed and approved a final development plan and final plat for the subdivision and development of 108 residential units on a ±60 acre site on March 15, 2007.

City Council reviewed and approved Ordinance #74-06 to rezone approximately 61 acres from R, Rural District to PUD, Planned Unit Development District (Oak Park) for the development of 108 residential units, approximately 40,000 square feet of mixed-use space, and 31 acres of open space on November 20, 2006.

Site Characteristics

Natural Features

The site is currently undeveloped and contains no significant natural features.

Historic and Cultural Facilities

The site is not located within the Historic District and does not contain any known historically contributing structures or artifacts.

Surrounding Land Use and Development Character

North: PUD: Oak Park (Single-Family Residential)

East: PLR: Planned Low Density Residential District (Single-Family Residential)

South: PUD: Oak Park (Single-Family Residential)

West: PUD: Oak Park (Single-Family Residential)

Road, Pedestrian and Bike Network

The site is situated between four private drives and is bisected by Oak Park Boulevard, which is a public street. A shared use path exists along the eastern portion of the site and runs north and south along Hyland-Croy Road.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

Proposal

This is a proposal for the potential zoning and development of 12 single-family lots, two new greenspaces and associated site improvements. The site is currently zoned PUD – Oak Park, Subarea E which allows for commercial development including small-scale retail and restaurant uses, among others.

Site, Lots and Density

The proposed site is rectangular in shape and consists of two vacant parcels with little vegetation and no significant natural features. The parcels are separated by the existing Oak Park Boulevard. The site is located west of Hyland-Croy Road and is bound by Acorn Lane and Bur Oak Lane on the north and south sides, respectively.

The proposal is for 12 single-family lots on 3.47 acres and two green/open spaces, accounting for 0.52 acres of the site. The lots surround the green spaces on two sides, while the existing street network binds the other sides of the greenspaces.

Two lot sizes are proposed. Eight of the lots will be approximately 0.16-acre in size while the remaining four lots are 0.19-acre in size. The larger lots front Oak Park Boulevard, while the smaller lots will front Oak Tree Drive. The smaller lots are 55 feet in width and 130 feet in depth. The larger lots are 65 feet in width with the same depth of 130 feet. All of the proposed home sites can accommodate either court-loaded or side-loaded garages.

The proposed gross density of the site is approximately 3.5 dwelling units per acre.



Access

The main access to the site is from Hyland-Croy Road along Oak Park Boulevard. At the intersection of Oak Park Boulevard and Oak Tree Drive, vehicles can continue straight to access six of the twelve homes, or can navigate north and south to reach the remaining six homes. Two of the homes will have driveway access from the existing Acorn Lane and Bur Oak Lane (one on each).

Twelve on-street parking spaces are proposed on Oak Tree Drive, across from the homes fronting the same street. A landscaped median on Oak Park Boulevard is to remain. Sidewalks are proposed along the Oak Tree Drive and Oak Park Boulevard frontages. Staff has indicated to the applicant that there is a need for additional connectivity throughout, including along the alleyways that lead to the proposed greenspaces.

Neighborhood Contact

Staff has been in contact with residents of Oak Park regarding this proposal and has been made aware of concerns. Resident concerns have focused around the financial burden of maintaining additional private drives and the smaller lots proposed. Staff has encouraged the residents to attend any public meeting for this application and also requested the applicant meet with the neighborhood.

Community Plan

The Community Plan shows the future land use for this site as a Mixed-Use Neighborhood center. This designation is intended to provide daily retail uses and personal services for the convenience of neighborhoods in which they are located. Integrated residential uses are highly encouraged, and neighborhood centers should coordinate with surrounding Low and Medium Density Mixed Residential uses to provide support and pedestrian activity. This proposal necessitates a rezoning to allow for a change in permitted uses from commercial to residential uses. Additionally, this proposal would result in less impactful uses on the area than what for the current zoning allows.



Thoroughfare Plan

The Thoroughfare Plan recommends 100 feet of right-of-way and generous setbacks ranging from 100 to 200 feet along Hyland-Croy Road. The creation of meandering shared use paths is encouraged and curb cuts should be minimized as to maintain openness and the rural character of the roadway. This proposal is consistent with these plans and does not impact the existing Hyland-Croy frontage for the overall Oak Park development.

Architecture

The Oak Park development is unique in its detailed architectural requirements and the neighborhood theme, which is inspired by English and Irish garden cities with a park-like ambience and sense of quality. The applicant has indicated that the previously approved elevations will continue to be used throughout this subarea, and that the architecture will be indistinguishable from the existing homes in Oak Park. A majority of the homes in this Subarea will include a side-loaded garage.

The plans depict the hedgerow feature that is a unique character element being continued with this proposal.

3. Concept Plan Discussion

The Zoning Code includes a three-step process for the establishment of a Planned Unit Development District. A concept plan review with the Planning and Zoning Commission is required for projects over 25 acres, complex projects and projects that do not comply with the Community Plan. As stated above, the Community Plan was updated since the zoning was approved for Oak Park and includes the land uses that were permitted at the time in the development text.

No discussion, opinions or suggestions provided on any aspect of the concept plan shall bind the applicant, or the city, or be relied upon by the applicant to indicate subsequent approval or disapproval by the city.

4. Recommendation

Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, architecture, and site details.

- 1) Does the Commission support the request to pursue the conversion of the commercial area to single-family lots?
- 2) Does the Commission find the proposed site layout and design harmonious with the existing Oak Park neighborhood?
- 3) Does the Commission support Staff's preference that there be additional connectivity throughout, including along the alleyways that lead to the proposed greenspaces.
- 4) Other considerations by the Commission.