

19-101PP – Oak Park, Subarea E – Preliminary Plat

Summary

This is a request for review and recommendation of approval to City Council for a preliminary plat of a ±3.5-acre site within the Oak Park neighborhood to facilitate the future construction of up to 12 single-family homes and 0.66-acre of open space in two reserves.

Next Steps

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

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.

Property Owners

Oak Park Dublin, LLC

Applicant

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

Applicable Land Use Regulations

Zoning Code Section 153.050-153.056

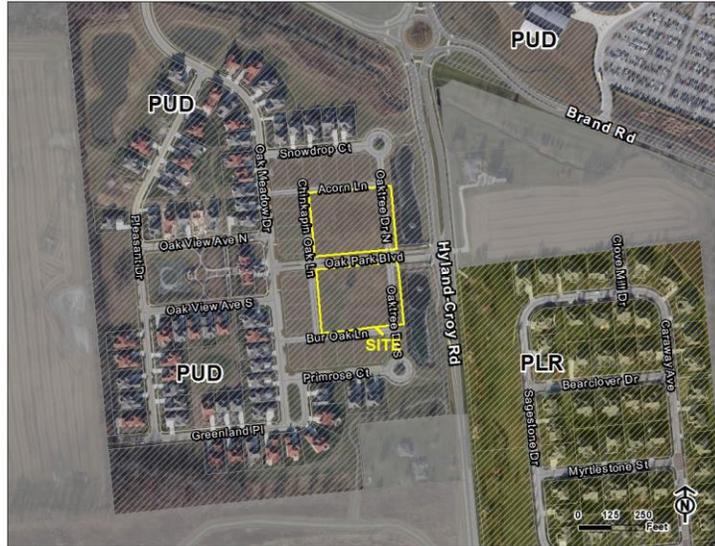
Case Manager

Chase J. Ridge, AICP Candidate, Planner I

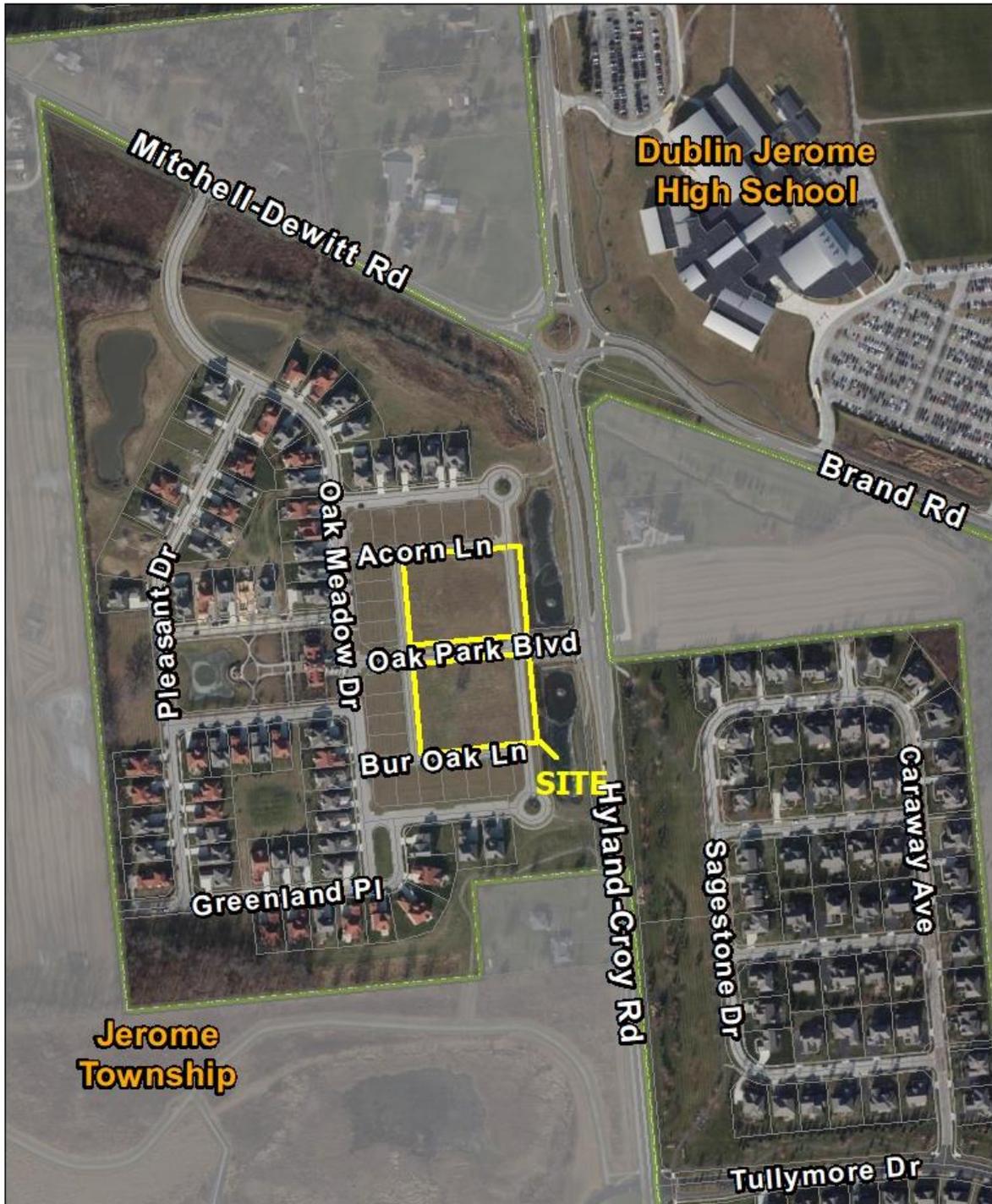
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Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-101PP Preliminary Plat Oak Park, Subarea E 7050 & 7055 Oak Park Boulevard</p>	<p>0 155 310 Feet</p> 
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2. Overview

Background

Current Application

The Planning and Zoning Commission reviewed and provided informal, non-binding feedback on a concept plan for a portion of Oak Park, Subarea E on August 22, 2019 for the potential development of 12, single-family homes where commercial development is currently permitted. The Commissioners expressed their concerns with the private streets, including maintenance and their current conditions. The Commissioners discussed the future cost burden to the HOA and the residents, and the extent to which the HOA would be responsible for maintenance and upkeep of the private drives. The Commission discussed the proposed layout of the site, as well as their desire to see increased connectivity to the proposed open spaces. The Commission suggested that the applicant work with neighborhood residents to find a plan that worked for both the applicant and the residents. A resident of the Oak Park neighborhood also gave a presentation outlining the issues the neighborhood has with the current proposal, including the future costs to the HOA of maintaining the private drives and the general layout of the site.

Previously Approved Applications

City Council approved Ordinance 52-17 for the rezoning and preliminary development plan to convert 36 townhome units to single-family lots within Subarea D at the second reading/public hearing on September 11, 2017. City Council also approved the preliminary and final plats at this hearing. Council's approval followed a recommendation of approval for the rezoning/preliminary development and plats, and approval of the final development plan by the Planning and Zoning Commission on July 13, 2017. Prior these approvals, 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 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.

Summary

The site consists of approximately 3.5-acres within Subarea E of the Oak Park PUD. The proposal is for 12 new single-family lots, utilizing existing public streets and private drives. Approximately 0.66-acre of open space is proposed in two reserves.

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

Summary

The proposed preliminary plat includes 12 new single-family lots and two open space reserves (P and Q). Each reserve is approximately .033-acre in size for a combined total of 0.66-acre.

Zoning

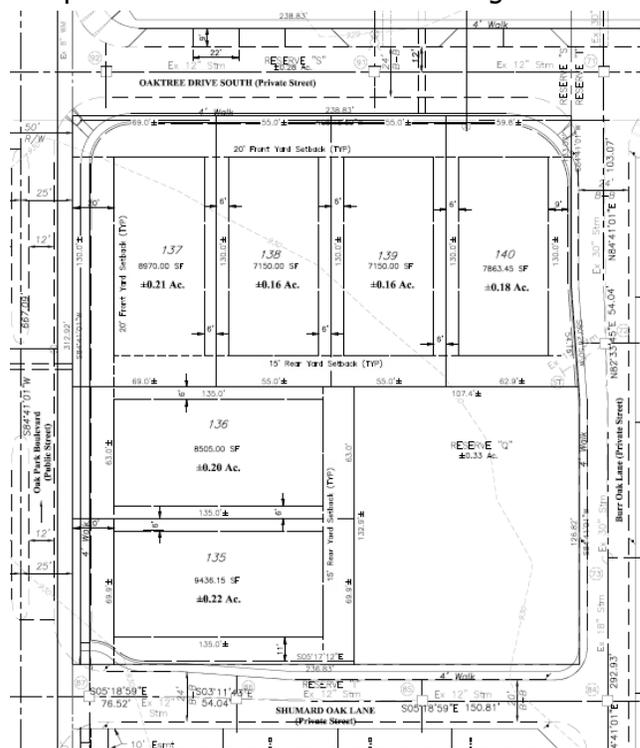
The proposed single-family subarea is currently zoned PUD: Oak Park, Subarea E, and is subject to development standards set forth in the PUD development text. Staff recommends the accompanying rezoning and preliminary development plan for this 3.5-acre site be designated its own subarea for clarity and consistency.

Preliminary Plat

The proposal includes the subdivision of an approximately 3.5-acre site, currently in the form of two separate parcels, into 12 single-family lots. The plat includes open space ownership and maintenance, setback requirements, easements, and shows the existing infrastructure including public streets and private drives.

Lot Details

The preliminary plat includes 12 single-family lots. The Oak Park PUD development text for this Subarea requires a minimum lot width of 55 feet and a minimum lot depth of 130 feet.



The smallest proposed lot is 7,150 square feet and the largest lot is 9,436 square feet. Setbacks are indicated on the plat. Front yard setbacks are a minimum of 20 feet, rear yard setbacks are a minimum of 15 feet, and side yard setbacks are a minimum of 6 feet. The proposed side yard setbacks are consistent with the rest of Oak Park. The proposed rear yard setbacks are smaller than the rear yard setbacks for most of Oak Park, with the exception of Subarea D. Most of Oak Park has 25 feet rear yard setbacks, whereas Subarea D has 10 feet rear yard setbacks. The proposed rear yard setback is to accommodate the 20 feet minimum front yard setback, where most of the neighborhood - with the exception of Subarea D, has a front yard setback that ranges from a minimum of 13 feet to a maximum of 20 feet.

Streets/Sidewalks

Access to the proposed lots will be provided from existing public streets and private drives. Oak Park Boulevard (east-west) is the sole public street directly adjacent to the proposed lots; the remaining drives are private. The private drives are characterized by their inverted crown and lack of curb and gutter, as well as a lack of sidewalks. The proposal utilizes the existing infrastructure and does not make any significant changes to the public streets and private drives.

The applicant is proposing 12 new parallel parking spaces on the east side of Oak Tree Drive North/South. These parking spaces do not meet Code with regard to length/width and staff recommends the drawings be revised to reflect the correct dimensions prior to review and determination of the Preliminary Plat by City Council. The proposal is for 9-foot by 22-foot spaces, where 10-foot by 23-foot spaces are required.

The applicant proposed sidewalk improvements outside of the boundaries of the plat. Staff recommends that the applicant continue to work with staff to ensure that all improvements are made within the geographic boundaries of this plat prior to the final plat.

Open Space

The proposal contains two open space reserves for a total of 0.66-acre of open/green space. The Oak Park PUD is characterized by its conservation-style development pattern, with a cluster of densely built homes and approximately 50-percent open/green space existing.

Reserve P (0.33-acre) is situated in the northwest corner of the northern parcel. Reserve Q (0.33-acre) is situated in the southwest corner of the southern parcel. Both green space reserves are bound by new single-family lots on two sides and the existing private drives on the other two sides.

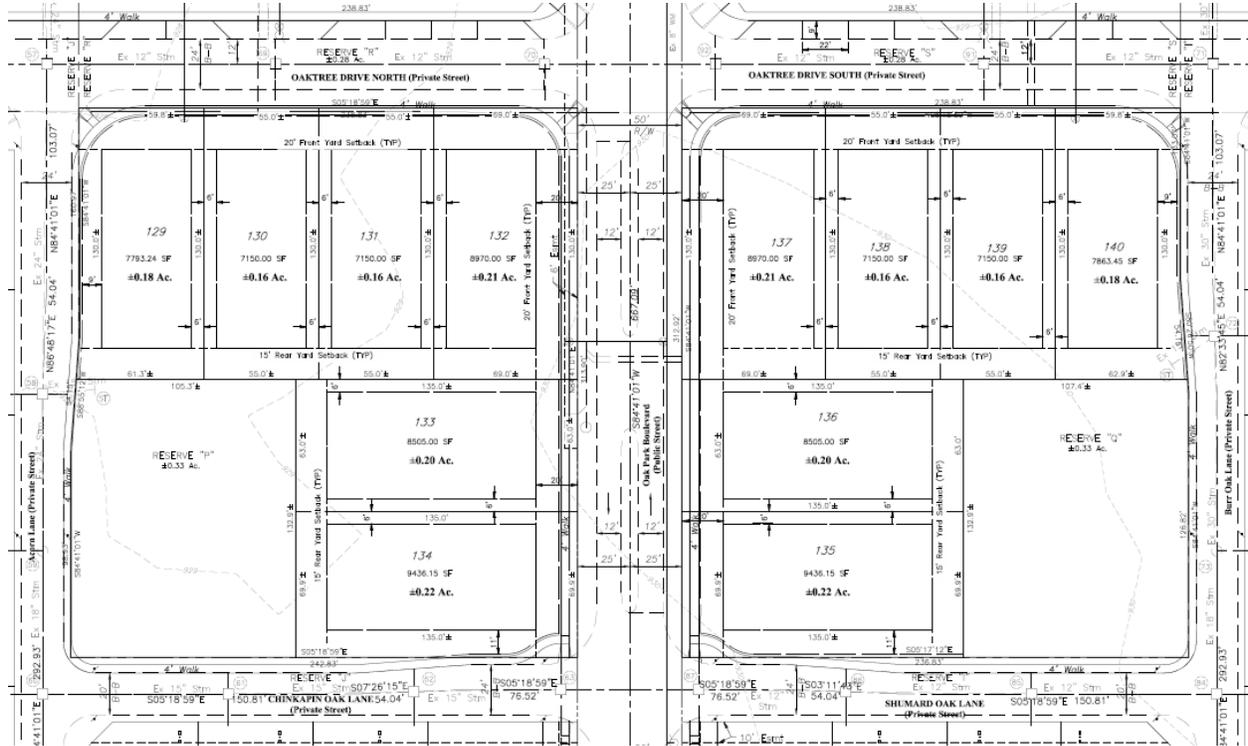
Stormwater Management and Utilities

A series of detention basins were constructed as part of the original Oak Park development to accommodate both water quantity and water quality per the requirements as defined in Chapter 53. The proposal is encompassed within the East Subarea as defined in the original Oak Park stormwater management report, which drains to the existing east basins along Hyland-Croy Road. The applicant has demonstrated that the proposed 12 single-family lots will add less impervious area than originally programmed as part of the original Oak Park development and has demonstrated compliance with stormwater management requirements as defined in Chapter 53.

Existing sanitary and water mainline has been constructed as part of the original Oak Park development. The proposed improvements include abandoning existing water and sanitary

services that are no longer needed in addition to new services that were not originally constructed in order to provide water and sanitary service for all 12 proposed single-family lots.

Site Plan



3. Criteria Analysis

Subdivision Regulations

- 1) Plat Information and Construction Requirements.
Criteria met with Condition. The proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The applicant will be required to revise the plat to make any minor technical adjustments prior to Council review.
- 2) Street, Sidewalk, and Bikepath Standards.
Criteria Met. The modification does not affect the street, sidewalk, or bikepath standards for the subdivision. The applicant is proposing new sidewalk connections around the entirety of the site.
- 3) Provision of utilities are in accordance with approved standards.
Criteria Met. The preliminary plat establishes or identifies necessary easements for the construction or maintenance of utilities.
- 4) Open Space Requirements.
Criteria Met. All previously met standards are maintained with this request. Two new open space reserves are proposed to be platted as part of this application.

4. Recommendation

Planning Staff have determined that the application complies with all applicable review consideration and existing development character of the area. Staff is recommending **approval** with the following conditions:

- 1) The applicant ensures that any minor technical adjustments and updates to the plat in accordance with the accompanying Preliminary Development Plan are made prior to City Council submittal; and,
- 2) That the applicant continue to work with Staff to ensure that all improvements are made within the geographical boundaries of this plat prior to review and recommendation of the Preliminary Plat by City Council; and,
- 3) That the applicant revise the drawings to reflect the correct on street parking dimensions prior to review and determination of the Preliminary Plat by City Council.