

17-061PP – DUBLIN GATEWAY (GORDEN DEVELOPMENT)

Summary

A request for review and recommendation of approval to City Council for a Preliminary Plat to subdivide 45.5-acres into a 150-unit Adult Congregate Living Facility (ACLF) and 90 single-family lots with eight reserves of open space and five public streets.

Site Location

The site is located northeast of the intersection of Hyland-Croy Road and Post Road.

Zoning

R:Rural District

Property Owners

Roger & Denise Gorden

Applicant

Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC

Applicable Land Use Regulations

Subdivision Regulations, Sections 152.085 – 152.092

Case Managers

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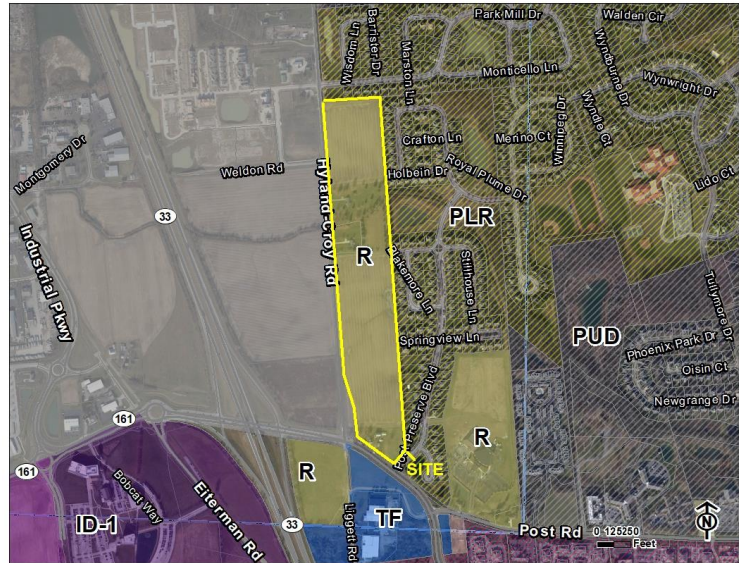
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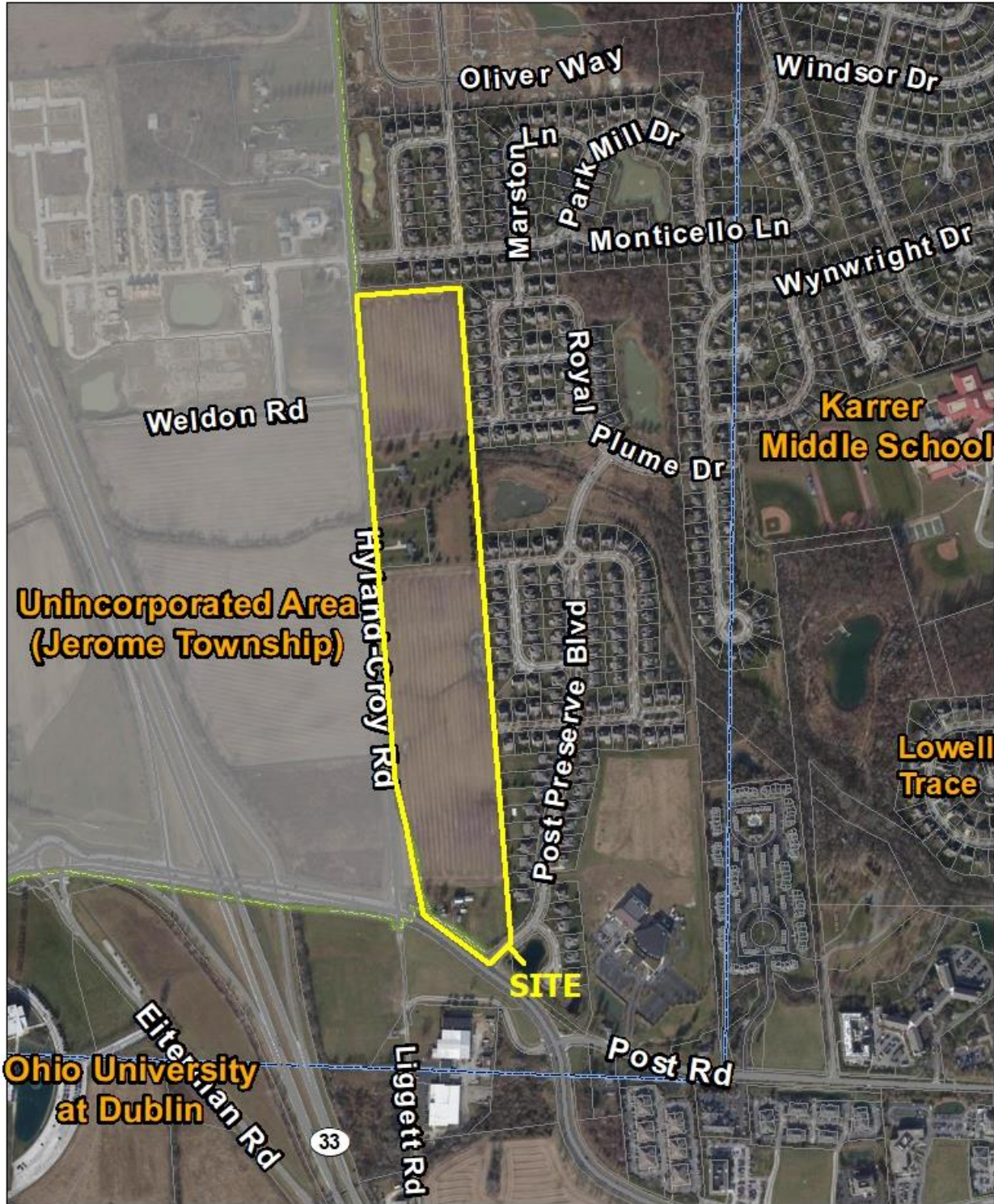
Next Steps

Upon recommendation of approval of the Preliminary Plat by the Planning and Zoning Commission, the plat will be forwarded to Council for their acceptance.

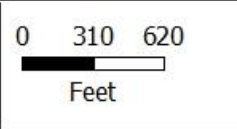
Zoning Map



1. Context Map



17-61Z/PDP/PP
Rezoning/Preliminary Development Plan/Plat
Gorden Development
7270 & 7150 Hyland Croy Road



2. Overview

Background

The site is comprised of two parcels totaling approximately 45.5 acres in size. The site is generally rectangular with 3,300 feet of frontage along Hyland-Croy Road and 500 feet of frontage along Post Road with an average width of approximately 550 feet. As exists today, this is a farm site with a farmhouse and outbuildings located on the south side of the property near Post Road and two houses in the center of the site with access off Hyland-Croy Road. The site currently has two driveways from Hyland-Croy Road for the existing homes and one driveway from Post Road to the south.

The site is surrounded by established single-family neighborhoods to the north and east, Park Place and Post Preserve, respectively. Recently, a new multi-family development, Jerome Grand, has been constructed on the west side of Hyland-Croy Road within the Township.

Case History

March 2020 – Tabled at Applicant Request without Hearing

On March 5, 2020, the application was tabled without hearing at the applicant's request.

January 2020 – Tabled: Preliminary Development Plan/Preliminary Plat – Planning and Zoning Commission

On January 9, 2020, the Commission reviewed a Preliminary Development Plan/Preliminary Plat for the rezoning of approximately 45.4 acres from Rural District to Planned Unit Development District to facilitate the future development of 91 single-family homes and up to 200 living units for an Adult Congregate Living Facility (ACLF). The application was met with opposition from the Commission and adjacent residents concerning the proposed density and size of the ACLF, as well as the setbacks and lot sizes between the proposed residential space and the adjacent neighborhood. The Preliminary Development Plan and Preliminary Plat were tabled at the applicant's request. Since the hearing, the applicant has worked with to revise the plans to address the concerns of the Commission and the adjacent residents.

Process

As provided by the Law Director's Office, when City Council approves preliminary and final plats, the platting process is solely for the subdivision of the properties to identify property lines, establish easements, provide open space dedication, and create public rights-of-way. The site layout, architectural character, and open space design for the development are approved separately by the required reviewing bodies.

This application aligns with the rezoning and preliminary development plan application for this site. The preliminary plat shall be updated in accordance with any modifications and improvements approved with the rezoning and preliminary development plan application.

Site Characteristics

Natural Features

The site is bisected by a tributary stream to the South Fork of Indian Run which flows east into ML "Red" Trabue Nature Reserve. The stream is overlaid with a Stream Corridor Protection Zone (SCPZ). Tree rows align both sides of the stream, while the majority of the site remains open farmland.

Surrounding Land Use and Development Character

North: PLR, Planned Low Density Residential District (Park Place)

East: PLR, Planned Low Density Residential District (Post Preserve and Wyndham Village)

South: TF, Technology Flex District (Vacant Land, across Post Road)

West: Undeveloped land, located within Jerome Township, between Hyland-Croy Road and US 33

Existing Road, Pedestrian and Bike Network

The site has approximately 3,300 feet of frontage along Hyland-Croy Road and 500 feet of frontage along Post Road. Currently there are three street connections from Post Preserve that stub into the undeveloped site: Springview Lane, Stillhouse Lane, and Holbein Drive. There are also two shared-use path connections, not associated with a public street, that stub into the undeveloped site from adjacent open spaces: one from Park Place (Reserve B), and one from Post Preserve (Reserve E).

Utilities

The site is not currently served by public utilities. The extension of public utilities is included with this development proposal. All existing adjacent developments receive public utilities from the City of Dublin.

Proposal

Summary

This plat is reviewed concurrently with the application for rezoning/preliminary development plan for the approximately 45.5-acre site to be developed as 'Dublin Gateway', which will be rezoned to PUD, Planned Unit Development District. The preliminary plat shows existing conditions, proposed development sections, setback requirements, lot depths and widths, and easements. The plat includes the open space acreages, ownership and maintenance responsibilities.

This is a proposal for a preliminary plat for the subdivision of 45.5-acres of land and includes the creation of a remnant parcel for up to a 150-unit Adult Congregate Living Facility (ACLF), 90 single-family lots, eight open space reserves, and five public streets.

Subareas and Phasing

This development will be divided into two Subareas. Subarea A, to the south, is approximately 9.9-acres in size and includes the proposed ACLF and Reserves A and C. Subarea B, to the north, is divided into two phases with Phase 1 being approximately 19.7 acres and Phase 2 being approximately 15.9 acres. Phase 1 includes 54 single-family lots, Grand Gateway Drive, Freedom Drive, Stillhouse Lane extension, Springview Lane extension, and Reserves B and D-F. Phase 2 includes 36 single-family lots, the extension of Holbein Drive and Woodfield Loop, and Reserves G and H.

Lots and Setbacks

In Subarea A, there will be one remnant parcel for the ACLF. Platted building and pavement setbacks are established for Subarea A with a 100-foot setback along Hyland-Croy and Post Roads, a 30-foot setback along the eastern property line, and a 10-foot setback along the north property line.

Subarea B continues the 100-foot setback along the Hyland-Croy Road corridor, and establishes 90 single-family lots all with a platted 20-foot front building lines. Associated utility easements are also platted. The single-family lots range in size with the smallest lot at 5,830 square feet and the largest lot at 16,374 square feet. The minimum lot depth is 110 feet and the largest lot depth is 193 feet. Single-family residential setbacks are not platted, but rather are defined by the development text.

Public Rights-of Way

All proposed streets are public. The main access point, Grand Gateway Drive, is proposed to provide access from Hyland-Croy Road along with two other access points: Freedom Drive and Holbein Drive. The proposal includes the extension of Springview Drive, Stillhouse Lane, and Holbein Drive from Park

Place. Woodfield Loop is proposed to intersect Holbein Drive in two locations. The proposed public streets will provide 50 feet of right-of-way with 28 feet of pavement and be classified as a minor thoroughfare. The proposed street names have not been verified by emergency services. The applicant will need to coordinate with Engineering to update the plat prior to City Council with the final approved street names.

Pedestrian connections, including 4-foot sidewalks and 8-foot shared-use path, are included throughout the development to provide connectivity to the regional parks/open space network.

Open Space

The Subdivision Regulations require land dedication for open space and for recreational facilities. The applicant is required to provide a minimum of 5.86-acres for open space for the site based on the area and number of single-family lots. The proposal is for 12.4-acres of open space of which 10.7-acres should be dedicated to the City.

3. Criteria Analysis

The Zoning Code does not contain specific criteria to guide the review of plats. Planning evaluates the conformance of the plat on the requirements set forth in Chapter 152: Subdivision Regulations of the Code:

- 1) Plat Information and Construction Requirements
Criteria Met with Conditions. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant will be required to make any minor technical adjustments prior to City Council review. Modifications and improvements approved with the rezoning and preliminary development plan should be reflected on this preliminary plat.
- 2) Lots, Street, Sidewalk, and Bike path Standards
Criteria Met with Condition. This proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision Regulations. The proposal connects to all existing street, sidewalk, and bike path infrastructure from Post Preserve to the east and Park Place to the north. The applicant will need to coordinate with the City Engineer to establish final street names, and update the Plat prior to City Council.
- 3) Utilities
Criteria Met. Proposed and existing utilities are shown on the preliminary plat.
- 4) Open Space Requirements
Criteria Met. The proposed open space provision meets the requirements. Open space is required to be dedicated to the City. The plat accurately shows the ownership and maintenance of open spaces.

4. Recommendation

Staff recommends **approval** of the **Preliminary Plat** with 3 conditions:

- 1) The preliminary plat be updated in accordance with any modifications and improvements approved with the rezoning and preliminary development plan application prior to City Council submittal.
- 2) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

- 3) The applicant coordinate with Engineering to establish final approved street names and the applicant update the plans prior to Council.