

17-061PP – DUBLIN GATEWAY (GORDEN DEVELOPMENT)

Summary

A request for review and recommendation of approval to City Council for a Preliminary Plat to subdivide 45.4-acres into a 200-unit Adult Congregate Living Facility (ACLF) and 91 single-family lots.

Site Location

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

Property Owners

Gorden Roger Warren & Denise

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 Manager

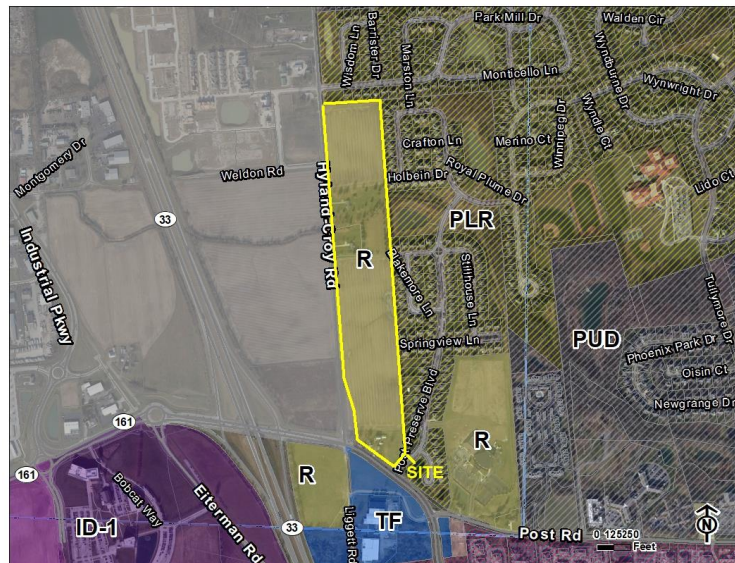
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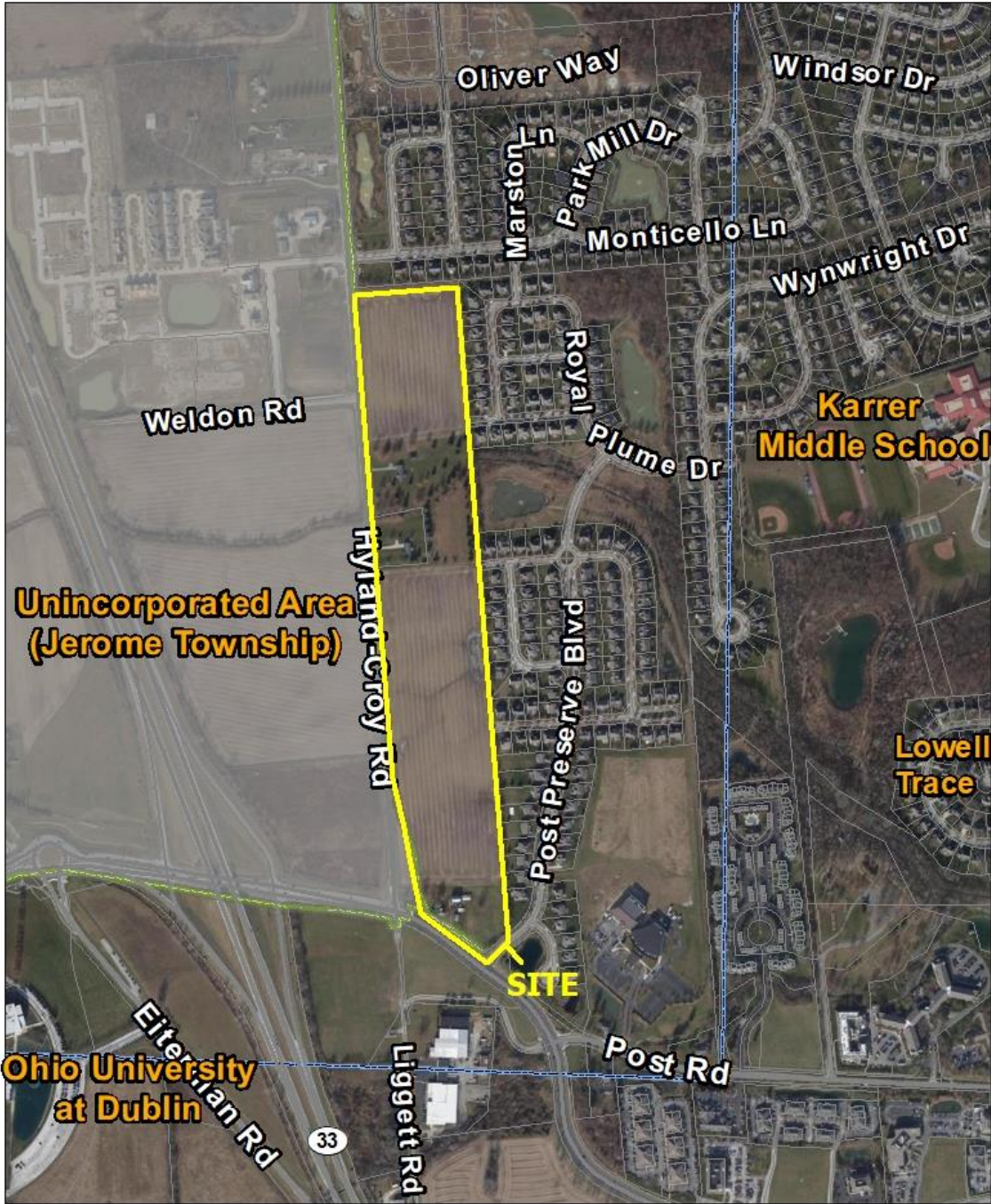
Next Steps



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



 <p>City of Dublin</p>	<p>17-61Z/PDP/PP Rezoning/Preliminary Development Plan/Plat Gorden Development 7270 & 7150 Hyland Croy Road</p>	<p>0 310 620 Feet</p>	
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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.

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 is a proposal for a preliminary plat for the subdivision of 45.4-acres of land and includes the creation of 91 single-family lots, 5 open space reserves, and a 200-unit Adult Congregate Living Facility (ACLF).

Zoning and Lot Details

This plat is reviewed concurrently with the application for rezoning/preliminary development plan for the approximately 45.4-acre site to be developed as 'Dublin Gateway', which will be rezoned to PUD, Planned Unit Development District.

This development will be divided into two Subareas. Subarea A is approximately 9.9-acres and will include the proposed Adult Congregate Living Facility. This Subarea should establish the 1.8-acre reserve of open space along the Hyland-Croy and Post Road frontages. Subarea B is split into two phases with Phase 1 being approximately 19.7-acres and Phase 2 being approximately 15.9-acres. Phase 1 includes 55 single-family lots, Grand Gateway Drive, Freedom Drive, Stillhouse Lane, Springview Lane, and Reserves A and B. Phase 2 includes 36 single-family lots, the extension of Holbien Drive and Woodfield Loop, and Reserves C, D, and E. The applicant should include the two island medians in Subarea B-Phase 1 as reserves on the plat.

The single-family lots range in size with the smallest lot being 5,830-square-feet and the largest lot being 16,374-square-feet. The plat application includes building setbacks and buildable area for lots in Subarea B. The preliminary plat should only include setbacks along right-of-ways throughout the development, not between lots. Additionally, the plans have numerous drafting errors and inconsistencies. All line work and labels should be updated prior to review and approval by City Council.

Lot Sizes and Setbacks

In Subarea A, there will be one buildable lot for the ACLK. The applicant will need to revise the plans and development text to define the lot size and buildable area including two separate building and pavement setbacks. A reserve should be established for an open space that dedicates the 1.8 acres of open space along the Hyland-Croy and Post Road frontages to the City, which should be maintained by the ACLK.

The setbacks within Subarea A are loosely defined with a 100-foot parking and building setback along Hyland-Croy and Post Roads. The proposed development text allows a drive aisle to encroach 30 feet into the Hyland-Croy Road setback. This provision should be eliminated as it conflicts with the recommendations of the *Hyland-Croy Roadway Character Study*. This provision not shown on the plat, but would need to be addressed prior to City Council consideration. The plan labels should be revised to change 'parking' to 'pavement' to align with the development text.

In Subarea B, lots 1, 17, 18, 34, 37, 38, 48, 63, 69, 71, 78, and 79 display side yard setbacks along street frontages in Subarea B. The applicant is proposing that corner lots have a front yard and side yard facing two different public rights-of-way, which will be defined with the final development plan. Consistently, the City has applied the interpretation that corner lots have two front yards, one facing each public right-of-way, and two side yards, one facing each interior property line. This is reflected in recently approved developments. The plat should be revised to require a 20-foot building line along all public rights-of-way. The applicant is proposing corner lots be permitted to have a reduced lot width. Typically, corner lots have a great lot width and larger area to accommodate the two front yards along two public rights-of-way. The applicant should revise the plat to establish a minimum corner lot width equal to or greater than the inline lot minimum.

Streets and Access

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 names have not been verified by emergency services. The applicant will need to coordinate with Engineering to update the plans prior to City Council with the final approved names.

Additionally, pedestrian connections including 4-foot sidewalks and 8-foot shared-use path connections are included to provide connectivity to the regional parks/open space network. The applicant should update their plans to provide sidewalk connections on both sides of Freedom Drive and Grand Gateway Drive to the shared-use path along Hyland-Croy Road.

It is the policy of the City Engineer to require the extension of all existing public streets to have the same street section between the existing and new. The proposed Holbein Drive street section should be revised to reflect a shared-use path along the south side of Holbein Drive. Additionally, a shared-use path connection should be provided from the south side of Holbein Drive, between lots 58 and 59, to the proposed shared-use path in Reserves C and D.

The applicant has shown cluster mailbox units (CBU) as part of the preliminary plat drawings. CBU locations and details are generally determined with the Final Development Plan to allow for adequate review of siting of unit as well as circulation and parking. The CBUs should be removed from the preliminary plat prior to City Council review.

Open Space

The building and parking setback along Hyland-Croy Road is 100 feet and the plan is arranged so that no homes back up to Hyland-Croy Road. This is consistent with the minimum recommendation of the Community Plan – Rural Roadway Character as previously detailed.

The proposal includes five reserves of open space (Reserves A-E) all located in Subarea B. Reserve A provides a .2-acre buffer between the ACLF and single-family homes. Staff recommends Lot 40 (also shown as Lot 35 on some plan sheets) be eliminated to provide a continuous open space buffer between uses. As proposed, there is a 20-foot separation between the two uses provided by two 10-foot setbacks – one on Lot 40 and one on the ACLF

property. As proposed, Lot 40 will be challenging to site a home, and Lot 41 (also shown as Lot 36) does not meet the minimum lot width standards at the building line.

Reserve B is 1-acre in size and is the Hyland-Croy Road setback between west of Stillhouse Lane between Freedom Drive and Grand Gateway Drive. The reserve includes entry features and a shared-use path.

Reserve C is a 4.2-acres open space located north of Grand Gateway Drive and south of the stream. The area includes a stormwater management basin, entry feature, and shared-use paths. The stormwater basin in Reserve C is sited extremely close to the rear property line of lots. As shown, there is not enough space for a maintenance berm. The plans should be revised to allow the City sufficient area to maintain the stormwater basin.

Reserve D is a 4.2-acres open space located north of the stream and south of Holbein Drive. The area includes a stormwater management basin, entry feature, and shared-use paths.

Reserve E is 1.3-acres in size and is the Hyland-Croy Road setback north of Holbein Drive. Staff recommends the applicant revise the plans to establish three new reserves: one for the 1.8-acres located within Subarea A, one for the Freedom Drive median in Subarea B, and one for the Grand Gateway Drive in Subarea B. The plat should be revised to identify these three additional reserves.

The plans should be revised to identify the City as the owner all reserves. The Subarea A reserve should be maintained by the ACLF and the Subarea B medians should be maintained by the HOA. The applicant has provided a maintenance distribution graphic, which does not use physical features as demising lines for maintenance. The plan should be revised to require the HOA maintain the entire Hyland-Croy Road frontage; specifically the area west of Stillhouse Lane and west of Lot 18; and the area west of Lot 64 and west of the Reserve D basin. The proposal indicates the City will maintain the stormwater management basins in Reserves C and D and the stream corridor east of the shared-use path.

According to Dublin Subdivision Regulations regarding land dedication calculations, the applicant is required to provide a minimum of 9.64-acres for open space and a maximum of 11.38-acres for open space on the site. Staff calculated approximately 12.5-acres of open space is provided by the applicant.

Tree Survey

The applicant has provided a preliminary tree survey indicating size and health of existing trees. There are 137 trees on site and another 27 trees immediately adjacent off-site. Of the 164 trees surveyed, there are 9 dead trees. Detailed removal information is required with the final development plan.

Stormwater Management and Stream Protection

The proposal will meet the requirements of the City of Dublin Chapter 53 Stormwater Management and Stream Protection Code by constructing multiple stormwater management retention basins, storm sewer pipes, and associated structures. The applicant has located and sized these facilities based on a stormwater management report that analyzed the existing and anticipated drainage for the area and have provided calculations for the sizing of the retention

basins and storm sewer pipes. It should be noted that the retention basin shown on the ACLF site is conceptual as this time and would need to be further refined prior to finalizing location and size.

A stream corridor protection zone is located near the northern third of the proposed site. This area has been delineated and has been kept free of proposed buildings, stormwater management facilities and other prohibited uses in this zone.

Water

Access to public water for domestic and fire protection use will be available by the construction of new public water main from the south along Hyland-Croy Road. Additionally, this proposal provides for the construction of new public water main within the development, including new fire hydrants.

Sanitary Sewer

New public sanitary sewer is proposed with this development to provide access for the proposed lots and future ACLF. This will connect to existing sanitary sewer located to the east of this development.

3. Criteria Analysis

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

- 1) Plat Information and Construction Requirements
Criteria Not Met. The proposal requires more than just minor technical adjustments. Staff has many concerns. The proposal is missing many pieces of information regarding development standards and still needs to meet the needs of Engineering Staff inquiries. Staff recommends the applicant work to provide the missing pieces of information to proceed with the development.
- 2) Lots, Street, Sidewalk, and Bikepath Standards
Criteria Not Met. This proposal is not consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations. The application lacks clarification on specific sidewalk and bikepath connections that are necessary in portions of the development and provides lots that do not meet minimum lot development standards. Staff has outlined a number of conditions that the applicant could address to remedy these concerns moving forward.
- 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. Additional refinements to reserve designations and maintenance details are required.

4. Recommendation

Staff recommends **disapproval** of the **Preliminary Plat** finding that the proposal does not meet the review criteria as outlined above, without significant revision.

Should the Commission consider a recommendation of approval, Staff recommends the following 14 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 remove building setbacks and buildable area lines not pertaining to the right-of-way building and pavement setbacks.
- 4) For Subarea A, the applicant revise the plat to define the lot size and buildable area including two separate building and pavement setbacks.
- 5) In Subarea A, the applicant establish a 1.8 acres reserve of open space along the Hyland-Croy and Post Road frontages, which should be owned by the City and maintained by the ACLF.
- 6) The applicant revise all references from 'parking setback' to 'pavement setback'.
- 7) The applicant coordinate with Engineering to establish final approved street names and the applicant update the plans prior to Council.
- 8) The applicant update the plat to provide a sidewalk connections on both sides of Freedom Drive and Grand Gateway Drive to the shared-use path along Hyland-Croy Road.
- 9) The applicant revise the Holbein Drive street section to match the existing section; specifically, that there is a shared-use path along the south side of Holbein Drive, which should be extended.
- 10) The applicant revise their plat to provide a shared-use path connection from the south side of Holbein Drive, between lots 58 and 59, to the proposed shared-use path in Reserves C and D.
- 11) In Subarea B, Lot 40 (also shown as Lot 35 on some plan sheets) be eliminated to provide a continuous open space buffer between uses; and Lot 41 (aka Lot 36) be revised to meet minimum lot standards.
- 12) The applicant establish three additional reserves as conditioned in the Staff Report.
- 13) The applicant revise the plans and development text to require the HOA to maintain the entire Hyland-Croy Road frontage; and the City to maintain the portions of Reserves C and D containing the stormwater management basins.
- 14) The applicant revise the plans and development text to clarify the total open space in Subareas A and B, and the total open space in Subarea A and the total open space in Subarea B.