

CASE 20-92Z/PDP – AYRSHIRE FARMS

Summary

This is a request for informal review and feedback for a proposal to rezone 11.37 acres from R, Rural District to PUD, Planned Unit Development District for the potential future development of 34 single-family homes.

Site Location

At the southeast intersection of Shier-Rings and Cosgray Roads

Zoning

R, Rural

Property Owners

MC Shier Rings, LLC

Applicant/Representative

Todd Foley, POD design

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Managers

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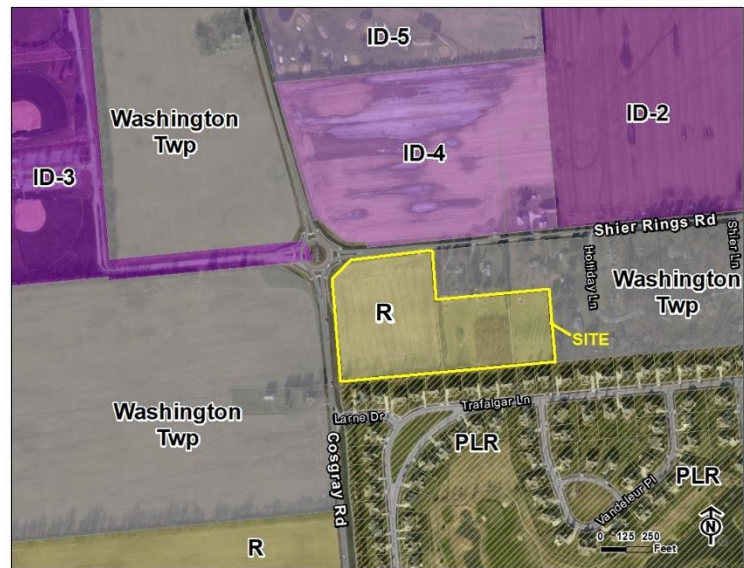
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Next Steps

Upon obtaining feedback from the Planning and Zoning Commission, the applicant may proceed with the formal application for rezoning with preliminary development plan and a preliminary plat.

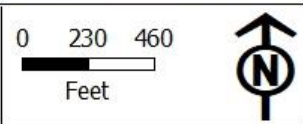
Zoning Map



1. Context Map



20-092Z-PDP
Rezoning/Preliminary Development Plan
Ayrshire Farms
PID: 272-000166



2. Overview

Background

The site was annexed into the City of Dublin on March 11, 2020 (Ordinance 02-20). Upon annexation, the site was automatically zoned R, Rural District pursuant to the Zoning Code.

Site Characteristics

Natural Features

The western portion of the site is being farmed and contains no natural features except for fence rows of trees along the southern and eastern boundaries. The eastern portion of the site is comprised of the rear portion of two rural, residential parcels that were not annexed to the City. Both parcels include trees and other vegetation.

Surrounding Land Use and Development Character

North: ID-4, Vacant

East: Unincorporated, Washington Township, vacant

South: PLR, Planned Low Density Residential District (Ballantrae)

West: Unincorporated, Washington Township, single-family homes

Road, Pedestrian and Bike Network

The site has 580 feet of frontage along Cosgray Road, which includes a bike path. The site has 450 feet of frontage along Shier-Rings Road, which currently includes no pedestrian or bicycle facilities. The applicant will be required to extend bike path along this frontage.

Utilities

Utilities will be extended to the site as part of this proposal.

Proposal

This is a request for informal review and feedback on a proposal for 34 single-family lots along three new public streets with 2.25 acres of open space. The applicant has stated that the intended target market for this proposal are empty nesters.

Layout

The applicant is proposing a single entry street into the development from Shier-Rings Road, which terminates in culs-de-sac roads to the east and the west of the north-south entry road. All roads are proposed to be public streets. The proposed lots are located along the roads in the development with open space reserves in the southeast portion of the site and the northern portion of the site. The two largest reserves accommodate stormwater management ponds. Bikepath will be extended along the Shier-Rings Road frontage. Staff is concerned that



Lots 1, 2, 18, 19 and 20 accessed from the culs-de sac may not have sufficient cumulative frontage

to allow for adequate drive spacing and may impede maneuverability. In addition, Lots 11 and 12 are located at the terminus of Ayrshire Farms Drive and will experience light trespass from vehicles entering the neighborhood.

Use

The site was zoned R, Rural District at the time of annexation, which permits residential development on lots of a minimum size of 40,000 square feet, or 11 lots for this site. A rezoning is required for any development proposal differing from current zoning.

Community Plan

The Community Plan Future Land Use Map designates this site as 'Mixed Residential - Low Density', defined as: *Areas intended to provide a mix of housing options and transition from existing single-family neighborhoods at a typical density of 3.0 du/ac.* The Mixed Residential land use is described as: *"Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding development context [...]."*

This proposal is for a density of 2.99 units per acre. Staff has concerns that the density of Ayrshire Farms is not appropriately scaled to the surrounding development of Ballantrae – Subarea E (2 unit per acre). Typically, the Planning and Zoning Commission has taken surrounding densities under strict consideration when reviewing development proposals and has rarely permitted the maximum permitted density.

Development Standards

Lot sizes proposed vary from 0.15-acre (Lots 28 and 29) to 0.4-acre (Lot 7). Proposed side yard setbacks are 6 feet minimum and rear yard setbacks are required to be 20 feet for lots on the south, east and north property lines and 45 feet for lots backing up to Cosgray Road. Proposed lot coverage is 60%.

Recent development proposals for residential housing have received a lot of discussion at the Commission and Council level, particularly in areas where smaller lots were proposed with the potential to build large homes. The perception of building to the maximum allowed setback and therefore creating an intense layout has been met with concern. Additionally, narrow side yard setbacks have been a particular concern among the Commission and Council. During the recent review of this subject, the Commission offered that these concerns may potentially be alleviated through the provision of quality open spaces in development proposals.

Open Space

The applicant is proposing three open spaces. Reserve A is 1.29 acres and consist of the Shier Rings Road frontage. A stormwater retention pond is located within the reserve and that plans accommodate the required roadway setback for a water feature. Reserve B is 0.16 acre and is located east of the entry drive. Reserve C is 0.86 acre and is proposed in the southeast portion of the site and will also accommodate a stormwater retention pond. The plans include details regarding the proposed pond landscaping with stone boulders and a mix of formal and informal plantings similar to Ballantrae. All reserves are proposed to be dedicated to the City and maintained by a forced and funded HOA.

There is a streetscape character/landscape buffer along Cosgray Road established and platted with Ballantrae, which will be required to be extended with this proposal.

Architecture

The applicant has provided architectural reference images to illustrate the intended character of the development. Homes are one- or two stories and a majority have a three-car garage. The general style is farmhouse with board and batten siding, decorative garage doors and trim and beam accents.

4. Recommendation

The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal with respect to the Community Plan in terms of use, and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.

- 1) Are the proposed land use, density and development details appropriate?
- 2) Is the proposal appropriate to the character of the surrounding development pattern?
- 3) Does the Commission support the proposed architecture?
- 4) Does the common open space provide a functional and usable space for future residents?
- 5) Other considerations by the Commission.