

# 20-160AFDP – INDIAN RUN MEADOWS FENCING

## Summary

Request for review and approval of an Amended Final Development Plan and a Minor Text Modification to revise the development text to allow 4-foot tall split rail fences throughout the subdivision.

## Site Location

This site is located northwest of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue.

## Zoning

Planned Unit Development District, Indian Run Meadows

## Property Owner/Applicant

Indian Run Meadows HOA

## Representatives

Steve Schmitt

## Applicable Land Use Regulations

Zoning Code Section 153.050

## Case Manager

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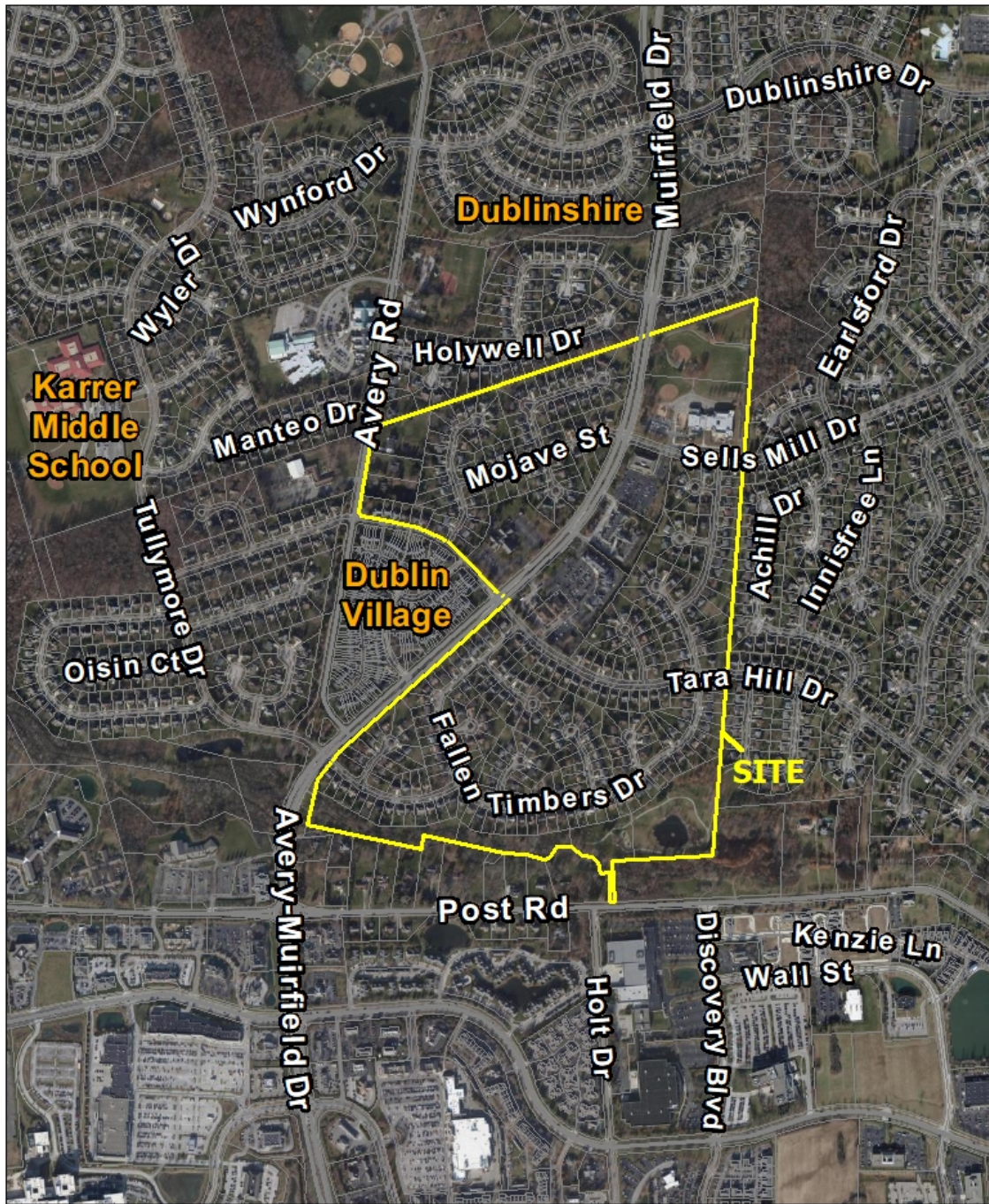
## Next Steps



Upon approval from the Planning and Zoning Commission of the Amended Final Development Plan, the residents of the subdivision will be able to construct 4-foot tall fencing with a Certificate of Zoning Plan Approval.

Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>20-160AFDP Amended Final Development Plan Fencing Modification Indian Run Meadows Subdivision</p>	<p>0 385 770 Feet</p> 
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## 2. Overview

### Background

The Indian Run Meadows Planned District was approved in 1986 and includes a variety of housing and commercial uses throughout the development. For residential sites within this development, the development text was established to allow only split rail fencing with a maximum height of 3 feet – 6 inches, posts at an 8-foot distance from each other, and backed with black welded wire mesh. The Homeowner’s Association of Indian Run Meadows is requesting to adjust the fencing requirements with this application.

### Site Characteristics

#### *Natural Features*

The subdivision is fully developed with single-family lots, multi-family lots, and commercial lots. The subdivision includes Indian Run Meadows Park located on the southern portion of the subdivision, and Scottish Corners Park located at the northern portion of the subdivision.

#### *Surrounding Land Use and Development Character*

North: PLR, Planned Low Residential District (Dublinshire)

South: R-1, Restricted Suburban Residential District

East: PUD, Planned Unit Development District (Dublinshire)

West: PUD, Planned Unit Development District (Lowell Trace, Dublin Village)

#### *Pedestrian and Bike Network*

The subdivision is connected by Muirfield Drive, which splits the subdivision into two sections. The residential streets are fitted with standard public sidewalks, with a bike path along Muirfield Drive and through Indian Run Meadows Park.

#### *Utilities*

The site is served by public utilities.

### Process

Planned developments are intended to allow for a coordinated mix of compatible uses with negotiated development standards, at the time of development, that may be altered in the future with a Minor Text Modification. An approved Final Development Plan including architecture, landscaping, fencing, and signs may be altered in the future with an Amended Final Development Plan.

### Proposal

The applicant is proposing to modify the Indian Run Meadows Development Text to allow for a 4-foot tall split rail fence within the subdivision. The existing development text specifies the following for fencing: “a split rail fence, not to exceed 3.5 feet in height may be installed on any single-family lot.” The existing text also states that posts of the split rail fence shall be 8 feet in separation and may be backed with black-welded wire mesh between the rails.

The applicant is proposing to adjust the development text to allow the height of the fencing from 3.5 feet to 4 feet, as well as allow the posts to have a maximum of 10 feet in distance and have the black wire mesh backing established from grade to the top horizontal board of the fence. The proposed modifications do not alter the permitted locations of fencing on a lot, which requires fencing to be built within the buildable area of the lot, identical to zoning code.

The proposed modifications are provided through the minor text modification and a modification of the exhibit for the split rail fence located in the development text.

### 3. Criteria Analysis

#### *Amended Final Development Plan [§153.055(B)]*

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.  
Criteria Met with Text Modification. The proposal, with the approved text modifications, is generally consistent with the preliminary development plan and requirements of the development text.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.  
Not Applicable. This proposal does not affect pedestrian or vehicular circulation.
- 3) The development has adequate public services and open spaces.  
Not Applicable. No modifications to public services or open spaces are proposed.
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.  
Not Applicable. The site is developed. No modifications are proposed to the existing development pattern.
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.  
Not Applicable. No modifications to lighting are proposed.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.  
Not Applicable. No modifications to signage are proposed.
- 7) The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.  
Not Applicable. No modifications to landscaping are proposed.
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria

established by the city or any other government entity which may have jurisdiction over such matters.

Not Applicable. No modifications are proposed to the site layout that impact storm drainage.

9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.  
Not Applicable. Phasing is not proposed as part of this application.

10) The proposed development is compliant with other laws and regulations.  
Criteria Met. The proposal meets all other applicable laws and regulations.

*Minor Text Modification [§153.053(E)(2)(b)(4)(b)]*

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

## 4. Recommendation

The proposed **Amended Final Development Plan** is consistent with all applicable review criteria. **Approval** of this application is recommended with no conditions.

The proposed **Minor Text Modifications** are consistent with all applicable review criteria. **Approval** is recommended for the following item:

- 1) To modify the development text; under Development Plan for Indian Run Meadows, Section (C)(a): A split rail fence, not to exceed **four** feet in height may be installed on any single-family lot. Said fence shall be constructed in accordance with the specification appearing on page 8 of said document.