

## 20-170/171FDP/FP – Overlook at Tartan

### Summary

A request for review and approval of a Final Development Plan for the development of a residential community consisting of up to 56 single-family lots and 7.9 acres of open space on an approximately 24 acre site. Additionally, this is a request for review and recommendation of approval to City Council for an associated Final Plat.

### Site Location

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

### Property Owners

DVC 6700 Associates LLC; The Shoppes at Tartan Ridge LLC

### Applicable Land Use Regulations

Zoning Code Section 153.050-153.056

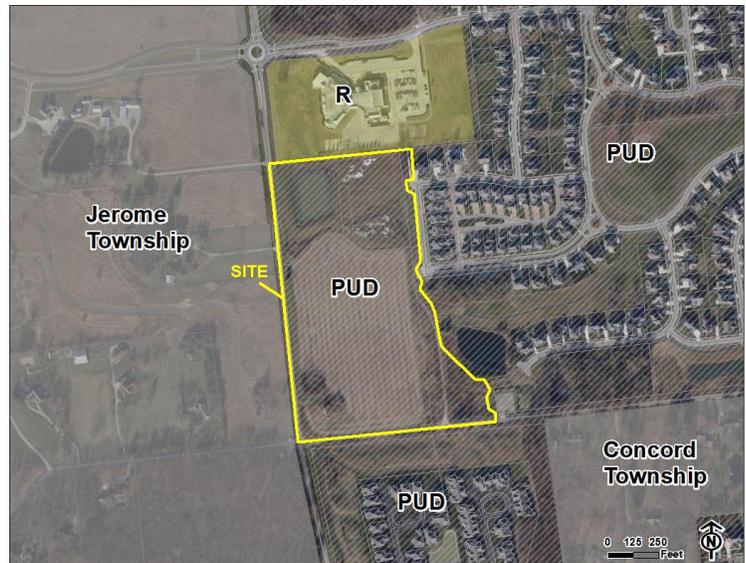
### Case Manager

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### Next Steps

Upon approval by the Planning and Zoning Commission for this Final Development Plan, the Final Plat (case #20-171FP) will be forwarded to City Council for final review prior to recording with the County. Subsequent to recording, the applicant will be able to submit building permits.

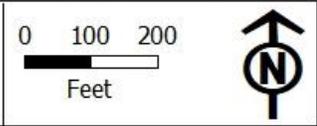
### Zoning Map



1. Context Map



20-170FDP  
Final Development Plan  
The Overlook at Tartan Ridge



## 2. Overview

### Case History

The approximately 24-acre site was annexed into the City of Dublin in 2002 (Ord. 71-02) and originally rezoned in 2007 (Ord. 16-07) to PUD, Planned Unit Development District, Tartan Ridge. The zoning for this subarea originally called for a mix of housing and commercial development.

The Planning and Zoning Commission provided non-binding feedback on a concept plan for this site in July of 2019.

The Planning and Zoning Commission reviewed and recommended approval to City Council of the request to rezone the site from PUD, Tartan Ridge to PUD, The Overlook at Tartan in December 2019.

City Council approved the rezoning and preliminary development plan as well as the preliminary plat for this site in February 2020 (Ord. 07-20).

### Site Characteristics

#### *Natural Features*

The site is undeveloped, except for a stormwater management pond that was installed as part of a previous phase of the Tartan Ridge development. There are trees and an abandoned silo located in the southwest portion of the site. A stream runs west to east in the northern portion of the site.

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

North: R: Rural District (Educational – Glacier Ridge Elementary)

East: PUD: Tartan Ridge (Single-Family)

South: PUD: Tartan West (Single-Family)

West: Jerome Township (Park and Recreation – Glacier Ridge Metro Park)

#### *Road, Pedestrian and Bike Network*

The site has frontage on Hyland-Croy Road to the west ( $\pm 1,365$  Feet) and McKitrick Road to the south ( $\pm 975$  Feet). A shared use path exists along the eastern portion of the site with runs north off McKitrick Road.

### Process

Approval for the development of a PUD is a three-step process, outlined below:

- Concept Plan
- Rezoning/Preliminary Development Plan
- Final Development Plan

The final development plan is the final review stage for approval of a PUD. At this stage of review, the PZC makes a determination based on conformance with the PDP and the approved development text.

## **Final Development Plan**

### *Site Layout and Access*

The site is rectangular in shape and is situated west of the Tartan Ridge neighborhood and south of Glacier Ridge Elementary School. The proposal extends Brenham Way to the south to connect to McKitrick Road, and extends Enfield Trace to the west to connect to Brenham Way. Emmet Row Lane is also to be extended on the north end of the site and will curve to the south connecting to a new stubbed public street, Overlook Drive. Two additional public streets are proposed to provide access to the center and southern portions of the site, Highland Lane and Claymore Drive. Primary access to the lots will be from McKitrick Road via Brenham Way.

A left turn lane will be constructed from McKitrick Road to the new public roadway connection of Brenham Way. This improvement will serve to fulfill the existing Tartan Ridge Infrastructure Agreement that lists the improvement as 'required' with the new street connection. This proposed development will eliminate a previously approved street connection from Hyland-Croy Road to Tartan Ridge and therefore will not require any improvement to Hyland-Croy Road, which is also listed as an improvement to be made with any new street connection in the Infrastructure Agreement.

Sidewalks are proposed throughout the entirety of the site, including along all frontages and leading to a proposed overlook amenity in Reserve A (northwest portion of the site). An eight-foot wide shared use path is proposed along McKitrick Road, turning north along the entire length of Hyland-Croy Road.

A future roundabout is proposed for the intersection of Hyland-Croy Road and McKitrick Road. As this development will likely be constructed prior to this capital improvement being completed, the applicant is developing and connecting to the existing pedestrian and bikepath system at Hyland-Croy and McKitrick Roads to provide safe connections and crossings.

### *Development Details*

The development text is the regulating document that outlines the development standards for the development including uses, lot requirements, and architecture and materials. City Council approved the development text for the site and the request to rezone in February, 2020.

### *Uses*

Per the approved development text, the permitted uses in Subarea F are limited to single-family homes.

### *Development Standards*

The proposal includes 56 single-family lots generally separated into two different sizes. Courtyard lots are a minimum of 60 feet wide at the building line and a minimum of 125 feet deep. These lots are primarily located on the perimeter of the site.

Patio lots are a minimum of 52 feet wide at the building line and require a minimum lot depth of 125 feet. Patio lots are primarily located in the interior of the site.

The smallest lots are +/-6,500 square feet and the largest lot is +/-12,545 square feet in size. Lot coverage is limited to 60 percent for all lots, including structure and driveway.



and evergreen trees within this reserve. This is consistent with other developments along the corridor and provides screening and privacy for the new homes. At the request of Staff, the applicant has provided a section plan showing how the trees and mounding screen the homes from Hyland-Croy Road. Since the PDP, the applicant has adjusted utilities and grading in Reserve A to help preserve some trees.

The applicant is proposing to replace all 626 inches removed from the site with 271 trees located in the reserves. The development text buffer requirements prescribe the number of deciduous, evergreen and ornamental trees adjacent to the proposed homes along Hyland-Croy and McKitrick Roads. The buffering requirement is a requirement on its own, as is the street tree requirement and the tree replacement requirement in the Code; therefore, staff has determined that the tree replacement inches should not be used to fulfill portions of the buffering requirements. Staff recommends that the applicant continue to work with Staff on fulfilling each individual landscape requirement, or that a fee-in-lieu be paid for the remaining inches. Staff also recommends that no more than 1/3 of the required replacement inches be utilized to fulfill buffer requirements.

The applicant has added street trees along the frontages of both Hyland Croy and McKitrick Roads, as required by Code. These trees stagger the new paths and will be located within the reserve maintained by the master HOA.

Along the northwest portion of the site, the applicant is proposing a less dense cluster of trees and no mounding so that a vista of the existing pond is possible from the west. Staff recommends shifting some of the trees in front of the pond to open views from Hyland-Croy Road to this amenity and the overlook, subject to Staff approval.

Plant species for the hedges in front of the new homes have been narrowed down to boxwood, gray juniper and vintage gold false cypress. A detail for the stone veneer pillars at the sidewalk entries to each home is also included in the landscape package. The pillars will incorporate a brick band at the top to match the driveway materials and be topped with limestone or concrete cap. The proposed height of the pillars (5' 4") is taller than those in Tartan Ridge. Staff is recommending that the height of these pillars be reduced to match those in Tartan Ridge. Front yard trees will be required at each home per Code, and the applicant has provided a list of suggested trees. Pear trees will not be permitted.

Proposed for the southeast portion of the site is an entry feature surrounded by low and mid-height plantings with taller evergreens behind. The pond overlook and shelter in the northwest portion of the site will also include low and mid-height plantings as well as some ornamental trees. All of the cluster box unit locations will be landscaped using a mix of plantings including evergreen trees, deciduous trees, and low and mid-height plantings.

### *Architecture*

The Tartan Ridge development is unique in its detailed architectural requirements, which prohibit overlapping forms, particularly for roofs and require symmetry in design and window placement. In addition, diversity of architecture is strictly enforced. The Overlook at Tartan will have a decidedly different feel to it, but incorporates many of the same elements found elsewhere in Tartan Ridge. The applicant has indicated that the character of the Overlook at Tartan neighborhood will be identified by European Country and Midwestern Vernacular

architectural styles.

Key massing principles outlined in the development text include a prominent street presence, appropriate proportions, clean intersections and purity of form. These principles intend to provide the same high-quality architecture as is found elsewhere in Tartan Ridge. Massing issues such as continuous walls and awkward proportions shall be prohibited in this subarea.

Permitted exterior materials include stone, manufactured stone, stucco, wood or cementitious fiberboard. The primary building materials on the front elevation of a home are required to be represented on all elevations, similar to what already exists in Tartan Ridge. A masonry water table, a minimum of 30 inches high or to the height of the window sill is required on all elevations. No walls are permitted more than two cladding materials unless otherwise approved by the Architectural Review Committee.

The applicant has identified 17 lots that are considered highly visible throughout the development. These homes are primarily on corner lots or along Brenham Way, where side elevations are highly visible. For these homes, additional cladding requirements exist as to ensure a high-quality aesthetic throughout the neighborhood. These homes must be rendered with a constant cladding material on all sides exposed to view. This requirement will also ensure consistency throughout the entirety of Tartan Ridge.

Shutters, when used, are to be used consistently on all elevations and to be sized to fully cover the associated window. Shutters must be a flat panel or board and batten style.

Permitted roof materials include an architectural grade asphalt shingle, wood shake, wood shingle, or natural or synthetic slate. Metal standing seam materials are permitted on porches, hyphens, and dependencies.

Permitted garage configurations include street loaded/front oriented and street loaded/courtyard oriented. Double bay overhead doors and garages containing three or more bays are permitted. However, garages shall comprise no more than 45 percent of the total linear width of the front elevation. Driveways are to be constructed of brick pavers.

As part of this proposal, the applicant has indicated that the HOA declarant shall form an Architectural Review Committee (ARC) to review all architecture to ensure that all dwellings and accessory structures comply with or exceed the architectural standards set forth in the development text.

#### *Entry Sign*

The proposal includes one rectangular ground sign identifying the neighborhood at Brenham Way and McKittrick Road. The sign is an engraved cast stone sign, 25 square feet in size. The lettering is proposed to be black, and the sign sits atop a stone-clad monument. The monument is capped with a four-inch cast stone cap. The sign will be approximately five feet in height at its tallest point.

### *Overlook Amenity*

The overlook amenity proposed for the northwest portion of the site provides a unique opportunity for the residents and general public to spend time, with several seating options and tables proposed on the patio and under a covered pavilion. A two-sided fireplace is proposed on the north side of the pavilion. The pavilion, 24 feet in width and 28 feet in length, is constructed primarily of cedar beams and columns, stone veneer, and is sheathed with a dimensioned asphalt shingle. Furniture for the overlook patios and pavilion include white polywood picnic tables and white Adirondack chair and table sets. The patio is a decorative aggregate material and the overlook amenity is clad in a ProVia Ohio Vintage Limestone veneer. All products associated with the overlook amenity are as proposed or are to be an “owner approved equal”. Should the applicant desire to utilize an alternative material, Staff recommends that the applicant provide the alternatives to Staff prior to obtaining building permits to ensure a product of equal or greater quality, subject to Staff approval.

### *Stormwater Management*

The proposal includes the use of two stormwater management facilities. Along with the construction of new public storm sewer and drainage structures. The existing stormwater pond in the northwest portion of the site is proposed to be slightly altered with this proposal and is situated within Reserve A. A dry basin originally proposed in the southeast portion of the site has been removed and replaced with landscaping. The existing pond in Tartan Ridge (southeast portion of the site, east of Brenham Way) will be modified to accommodate the proposed development. The existing stormwater management pond east of Brenham Way is owned by the City of Dublin and is proposed to continue to be owned and maintained by the City of Dublin.

### *Utilities: Water*

This site will gain access to public water for domestic and fire protection service by the proposed construction of water mains and fire hydrants extended from an existing eight-inch water main in the immediate area.

### *Utilities: Sanitary Sewer*

Sanitary sewer will be available to the development by means of the proposed construction of new public sanitary sewer mains, structures and associated sanitary sewer services to each proposed lot. Engineering analysis was submitted that demonstrated that the anticipated sanitary sewer flow from this development would be less than what would be expected from the currently approved zoning.

## **Final Plat**

### *Overview*

The final plat is for the subdivision of an approximately 24-acre site into 56 single-family lots with rights-of-way for four new public streets and open space reserves. The plat includes open space ownership and maintenance, setback requirements, and easements.

### *Lot Details*

The final plat includes 56 single-family lots generally separated into two different sizes. Based on the development text that is proposed for this development, courtyard lots are required to be a minimum of 60 feet wide at the building line with a minimum depth of 125 feet.

Patio lots are required to be a minimum of 52 feet wide at the building line and require a minimum lot depth of 125 feet.

The smallest lots are +/-6,500 square feet and the largest lot is +/-12,545 square feet in size. Lot coverage is limited to 60 percent, including structures and driveways.

#### *Open Space*

The Subdivision Regulations require the provision of 3.56 acres of open space based on the 56 units on 24 acres of land. A total of approximately 7.9 acres (32.2%) of open space is proposed in five reserves.

Reserve A (7.4 acres) is located along McKittrick Road and Hyland-Croy Road. This reserve contains a majority of the proposed open space and includes a stormwater management pond in the northwest portion of the site. The existing stormwater management pond is to be slightly modified with this application.

Reserves B, C, and D (0.4-acre total) serve to separate the new homes from Brenham Way and the existing homes to the east. Reserve E (0.1-acre) is located in the northeast portion of the site and serves to separate lot 26 (proposed) from the existing lot 225 in Tartan Ridge.

#### *Streets/Sidewalks/Shared Use Paths*

All streets are to be constructed with a width of 28 feet from back-of-curb to back-of-curb. Right-of-way widths are 50 feet. There are 15 on-street parking spaces proposed in the development, five on each of the three north-south oriented streets.

Sidewalks are proposed throughout the entirety of the site, including along all frontages and leading to a proposed overlook in Reserve A (northwest portion of the site). An eight-foot wide shared use path is proposed along McKittrick Road, turning north along the entire length of Hyland-Croy Road.

Since the Preliminary Plat, the applicant has revised the right-of-way dedication at the corner of Hyland-Croy Road and McKittrick Road to include a typical chamfer, as required by Code.

#### *Stormwater Management and Utilities*

The existing stormwater pond in the northwest portion of the site is to be slightly altered with this proposal and is situated within Reserve A. The existing pond in Tartan Ridge (southeast portion of the site, east of Brenham Way) will be modified to accommodate the proposed development. The plat states that Reserve A is to be owned by the City and maintained by the lots in the Tartan Ridge Subdivision(s). The overlook structure and associated path are to be maintained by The Overlook at Tartan Ridge homeowners sub-association. The existing stormwater management pond east of Brenham Way is owned by the City of Dublin and is proposed to be maintained by the City of Dublin.

Public utilities will be provided through public easements and/or right-of-way as shown on the final plat.

### 3. Criteria Analysis

Final Development Plan [153.055(B)]

- 1) *The proposal is consistent with the approved preliminary development plan.*  
Criteria Met. The Final Development Plan is largely consistent with the approved Preliminary Development Plan.
- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.*  
Criteria Met. The plan allows for safe and efficient pedestrian and vehicular circulation. The applicant is proposing sidewalks throughout the development, as well as a shared-use path on the perimeter of the site. The applicant has continued to work with engineering staff to ensure the street layout and design is adequate, as well.
- 3) *The development has adequate public services and open spaces.*  
Criteria Met. This development provides adequate public services and provides more open space than is required.
- 4) *The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.*  
Criteria Met. This development is proposed on a site that is largely vacant, flat, and not heavily wooded.
- 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.*  
Criteria Met. The development provides adequate lighting without emitting onto adjacent properties.
- 6) *The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;*  
Criteria Met. The proposal calls for a routed cast-stone sign, approximately 25 square feet in size. The sign sits atop a stone clad base, which is topped with a stone cap. The sign is appropriately designed and is compatible with surrounding development.
- 7) *The landscape plan will adequately enhance the principal building and site; maintain 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;*  
Criteria Met with Conditions. The applicant is proposing to install fewer inches than Staff calculates is necessary to meet each tree replacement or planting requirement. The applicant should continue to work with Staff to ensure these requirements are met, or pay a fee-in-lieu for the remaining inches. The applicant should also shift trees away from the northwest stormwater facility to create a more open vista from Hyland-Croy Road, subject to Staff approval. The applicant should plant no more than 1/3 of the required replacement inches to fulfill buffer requirements, subject to Staff approval. The

applicant should reduce the height of the driveway pillars to better align with the existing pillars in Tartan Ridge, subject to Staff approval.

- 8) *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;*

Criteria Met. The applicant has worked with staff to ensure adequate infrastructure is provided.

- 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. The development is not proposed in stages.

- 10) *The City believes the project to be in compliance with all other local, state, and federal laws and regulations.*

Criteria Met. The proposal appears to be in compliance with all local, state and federal laws and regulations.

#### Subdivision Regulations

- 1) *Plat Information and Construction Requirements.*

Criteria Met. 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 other minor technical adjustments prior to Council review.

- 2) *Street, Sidewalk, and Bikepath Standards.*

Criteria Met. All necessary standards have been provided as part of the proposed final plat.

- 3) *The proposal includes provisions for all utilities in accordance with approved standards.*

Criteria Met. The final plat identifies or establishes all necessary easements for the construction and maintenance of all utilities.

- 4) *Open Space Requirements.*

Criteria Met. Open space reserves are platted as part of this application, providing more open space than required for this proposal.

## 5. Recommendations

**Approval** of the **Final Plat** is recommended with the following condition:

- 1) That the applicant make any minor technical adjustments prior to submittal to City Council.

**Approval** of the **Final Development Plan** is recommended with the following conditions:

- 1) The applicant reduce the height of the proposed pillars to match the existing pillars in Tartan Ridge, subject to Staff approval.

- 2) The applicant continue to work with Staff to fulfill each of the tree replacement requirements, or that the applicant pay a fee-in-lieu for the remaining inches.
- 3) The applicant plant no more than 1/3 of the required tree replacement inches to fulfill buffer requirements.
- 4) The applicant shift a portion of the trees surrounding the stormwater facility in the northwest portion of the site to allow for a more open vista from the west, subject to Staff approval.
- 5) The applicant provide Staff with any alternative materials or furniture selections pertaining to the overlook amenity area prior to obtaining building permits to ensure materials of equal or greater quality are utilized, subject to Staff approval.