

20-192FDP/20-193FP—OAK PARK, SUBAREA F

Summary

This is a request for review and approval of a Final Development Plan and a recommendation of approval to City Council of a Final Plat for a ±3.5-acre site within the Oak Park neighborhood.

Site Location

The site is located on the west side of Hyland-Croy Road, approximately 650 feet southwest of the intersection of Hyland-Croy Road and Mitchell-Dewitt Road.

Property Owners

Oak Park Dublin, LLC

Applicant

Christopher Cline, Attorney – Haynes, Kessler, Myers and Postalakis

Applicable Land Use Regulations

Zoning Code Section 153.050-153.056

Case Manager

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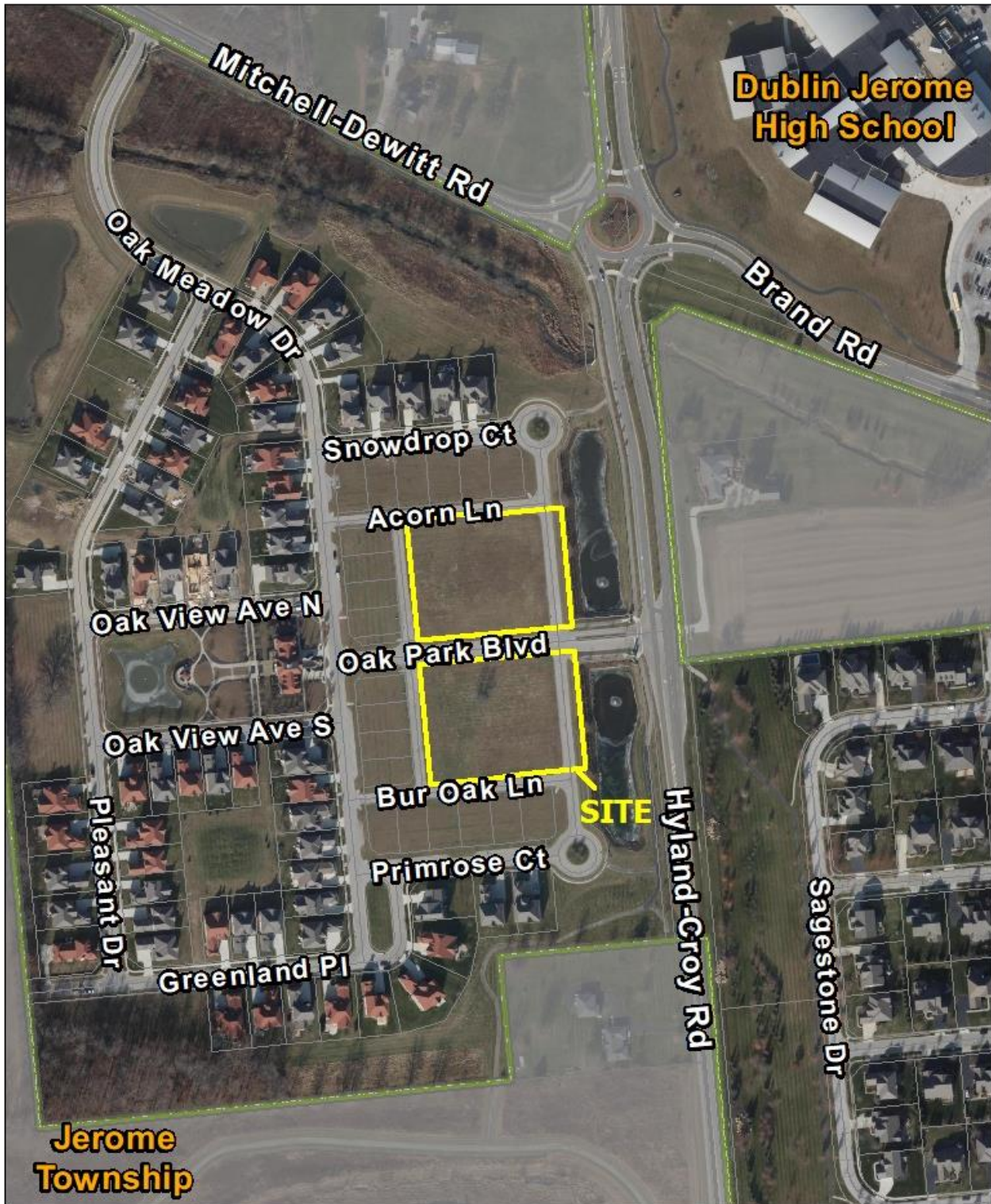
Next Steps

The Planning and Zoning Commission is the final reviewing body for the Final Development Plan. City Council is the final reviewing body for the Final Plat, pending a recommendation of approval from the Planning and Zoning Commission.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-192FDP Final Development Plan Oak Park 7050 & 7055 Oak Park Boulevard</p>	<p>0 115 230 Feet</p> 
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2. Overview

Case History

The Planning and Zoning Commission approved the Preliminary Development Plan/Rezoning and Preliminary Plat at the December 12, 2019 meeting. City Council approved the PDP/Rezoning and Preliminary Plat in June, 2020 with seven conditions. All conditions of approval that can be satisfied up until this point have been satisfied by the applicant team. Several of the conditions cannot be fully satisfied until recording of the final plat and turnover of the final lot. The applicant has submitted a narrative outlining the steps taken to satisfy these conditions for the Commission's review.

The Planning and Zoning Commission reviewed and provided informal, non-binding feedback on a concept plan for a portion of Subarea E in Oak Park, on August 22, 2019 for the potential development of 12, single-family homes where commercial development is currently permitted. The Commission was generally in support of the request to rezone the area to allow for a change in use. The Commissioners expressed concerns regarding existing private streets, including maintenance and current conditions. The Commissioners discussed the potential future cost burden to the HOA and the residents, and the extent to which the HOA would be responsible for maintenance and upkeep of the private drives. The Commission discussed the proposed layout of the site, as well as their desire to see increased connectivity to the proposed open spaces. The Commission suggested that the applicant work with neighborhood residents to find a plan that worked for both the applicant and the residents.

A representative of Oak Park gave a presentation outlining the issues the neighborhood had with the proposal at the time, including the future costs to the HOA of maintaining the private drives and the general layout of the site. Any additional costs to maintain the private drives has been addressed in the Declarations, and the City has agreed to take over Oak Tree Drive North and Oak Tree Drive South.

City Council approved Ordinance 52-17 for the Rezoning with a Preliminary Development Plan to convert an area previously approved for 36 townhome units to single-family lots within Subarea D on September 11, 2017 based on a recommendation of approval by the Planning and Zoning Commission on July 13, 2017. Prior these approvals, the Planning and Zoning Commission reviewed and provided informal feedback for three options to convert the 36 approved townhome units to single-family lots within Subareas D on November 10, 2016. The Commission supported the conversion to single-family homes and encouraged the applicant to pursue developing this and the commercial properties together. With the subareas under different ownership, it was determined that this was not feasible to do so at the time.

The Planning and Zoning Commission reviewed and approved an Amended Final Development plan to modify the development text that allows a one-foot front yard setback for the townhome units located in Subarea D on August 7, 2008.

The Planning and Zoning Commission reviewed and approved a Final Development Plan and Final Plat for the subdivision and development of 108 residential units on a 61-acre site on March 15, 2007.

City Council reviewed and approved Ordinance 74-06 to rezone 61 acres from R, Rural District to PUD, Planned Unit Development District (Oak Park) for the development of 108 residential units, approximately 40,000 square feet of mixed-use space, and 31 acres of open space on November 20, 2006.

Site Characteristics

Natural Features

The site is currently undeveloped and contains no significant natural features.

Historic and Cultural Facilities

The site is not located within the Historic District and does not contain any known historically contributing structures or artifacts.

Surrounding Land Use and Development Character

North: PUD: Oak Park (Single- Family Residential)

East: PLR: Planned Low Density Residential District (Single-Family Residential)

South: PUD: Oak Park (Single-Family Residential)

West: PUD: Oak Park (Single-Family Residential)

Road, Pedestrian and Bike Network

The site consists of two reserves, located between four private drives and divided by Oak Park Boulevard, which is a public street. A shared use path exists along the eastern portion of the site and runs north and south along Hyland-Croy Road.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

Proposal

This is a proposal for a Final Development Plan and Final Plat facilitating the development of 12 single-family lots and associated site improvements. Prior to rezoning in 2019, the site was zoned PUD – Oak Park, Subarea E which allowed for commercial development including small-scale retail and restaurant uses, among others, up to 39,700 square feet.

Neighborhood Contact

Since the City Council approval of the PDP/Rezoning and Preliminary Plat in June, 2020, Staff, the applicants representatives, and the neighbors have worked on the conditions approved by City Council. This includes modifying the declarations, which has been a primary task of the applicant and neighborhood representatives.

Prior to City Council approval of the PDP/Rezoning and Preliminary Plat, Staff had been in contact with the residents of Oak Park throughout the process including meeting with residents at the proposed site in October of 2019. The residents made Staff aware of several concerns with the proposal including the financial burden of maintaining private drives, the general site layout and the proposed side yard setbacks. Staff has encouraged the residents to attend any public meetings to express these concerns.

Final Development Plan Details

Layout

The proposed site is rectangular in shape and consists of two vacant parcels with no significant vegetation or natural features. The parcels are separated by the existing Oak Park Boulevard. The site is located west of Hyland-Croy Road and is bound by Acorn Lane and Bur Oak Lane on the north and south sides, respectively.

The proposal is for 12 single-family lots on 3.47 acres. Eight of the lots will front Oak Tree Drive North and Oak Tree Drive South which includes portions of road that will be dedicated to the City of Dublin. The remaining four homes will face Oak Park Boulevard which is a public road, but have access from the private drives. The lots range in size from 0.17-acre to 0.37-acre in size with widths ranging from 55 feet to approximately 67 feet. Lot depths range from 132 feet to 243 feet. Sidewalk connections are proposed along Oak Park Boulevard and Oak Tree Drive North and South.

Traffic/Access

The main access to the site is from Hyland-Croy Road along Oak Park Boulevard, which provides access to the homes through the various private drives and streets adjacent to the site. A portion of the homes have driveway access on a private drive in the development.

The applicant provided a Trip Generation Analysis that shows the proposed 12 detached, single-family homes significantly reduce the trip generation compared to the original projections of the rezoning application. Therefore, the change is not expected to impact the public infrastructure.

Stormwater Management/Utilities

A series of detention basins were constructed as part of the original Oak Park development to accommodate both water quantity and water quality per the requirements as defined in Chapter 53. The proposal is encompassed within the East Subarea as defined in the original Oak Park stormwater management report, which drains to the existing east basins along Hyland-Croy Road. The applicant has demonstrated the proposed 12 single-family lots will add less impervious area than originally anticipated as part of the original Oak Park development. The applicant will need to continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53.

Existing sanitary and water mainline has been constructed as part of the original Oak Park development. The proposed improvements include abandoning existing water and sanitary services that are no longer needed in addition to new services that were not originally constructed in order to provide water and sanitary service for all 12 proposed single-family lots.

Development Text

The development text, approved by City Council as part of the rezoning of this subarea, is the regulating document that outlines the development standards for the site including uses, lot requirements, architecture details, and materials.

Uses

Detached single-family homes and open space reserves are the only permitted uses in the proposed development text. Unless otherwise specified in the submitted drawings or in the

written development text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this area.

Development Standards

Twelve single-family lots are proposed with a minimum lot depth of 130 feet. The lots will have a minimum width of at least 55 feet. Lot sizes range from 0.17-acre to 0.37-acre. These requirements are largely consistent with the rest of Oak Park; however, these lots are deeper than those in Subarea D.

Lot coverage is limited to 60% of the total lot area for lots 129-132 and lots 137-140. This is the same lot coverage permitted for all single-family lots within Oak Park. Lots 133-136 are allowed a maximum lot coverage of 45% given their larger sizes.

Front yard setbacks are a minimum of 20 feet, rear yard setbacks are a minimum of 15 feet, and side yard setbacks are a minimum of 6 feet.

Window wells may encroach into the required side yard setback with a maximum of 3.5 feet, provided that the side yard is at least six feet and there is a minimum of eight feet of separation between these permitted encroachments on adjoining lots, as measured from the nearest corners of the window wells. Air conditioners and other HVAC or service structure units may encroach into side yard setback a maximum of 2.5 feet, provided the side yard is at least 6 feet and the structure is screened to meet the requirements of the City of Dublin Zoning Code.

Landscaping

Four trees are proposed to be removed from the site. A Tree Replacement Plan was provided with the submission of the FDP, which shows the replacement inches being installed in the existing open spaces near the clubhouse and outlying open spaces.

Fencing and landscape hedge requirements are unchanged from the original Oak Park development text for consistency.

Architecture

The Oak Park development is unique in its detailed architectural requirements and the neighborhood theme, which is inspired by English and Irish garden cities with a park-like ambience and sense of quality.

The newly created lots shall conform to the same architectural standards as the remaining portions of Oak Park. Exterior materials in this area will remain consistent with the existing community and four-sided architecture shall be required. The architecture of these twelve homes will be indistinguishable from the existing homes in the neighborhood.

The proposed text includes language that would permit mirror image versions of the same model of home if located at Oak Park Boulevard and either Oak Tree Drive North or South. This is proposed to create an entry feature into the neighborhood when entering from Hyland-Croy Road.

The applicant has indicated a potential location for the combined mail unit box, which is a

requirement of the United States Postal Service (USPS). Staff recommends that the applicant continue to work with Staff to ensure the combined mail box is appropriately located and subjected subject to Staff approval.

Final Plat Details

Summary

The proposed final plat includes 12 new single-family lots ranging in size from 0.17-acre to 0.37-acre. The Final Plat includes open space ownership and maintenance, setback requirements, easements, and shows the existing infrastructure including public streets and private drives.

Lot Details

The Oak Park PUD development text for this Subarea requires a minimum lot width of 55 feet and a minimum lot depth of 130 feet. The smallest proposed lot is 7,260 square feet and the largest lot is 16,245 square feet. The required setbacks are included on the plat.

Streets/Sidewalks

Access to the proposed lots will be provided from existing public streets and private drives. Oak Park Boulevard is an east-west road directly adjacent to the proposed lots. Portions of Oak Tree Drive North and Oak Tree Drive South are to be dedicated to the City following approval of the Final Development Plan. The remaining drives are private. The private drives are characterized by their inverted crown and lack of curb and gutter and sidewalks. The proposal utilizes the existing infrastructure and does not make any significant changes to the public streets and private drives.

Stormwater Management and Utilities

A series of detention basins were constructed as part of the original Oak Park development to accommodate both water quantity and water quality per the requirements as defined in Chapter 53. The proposal is encompassed within the East Subarea as defined in the original Oak Park stormwater management report, which drains to the existing east basins along Hyland-Croy Road. The applicant has demonstrated that the proposed 12 single-family lots will add less impervious area than originally anticipated as part of the original Oak Park development. The applicant will need to continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53.

Existing sanitary and water mainline has been constructed as part of the original Oak Park development. The proposed improvements include abandoning existing water and sanitary services that are no longer needed in addition to new services that were not originally constructed in order to provide water and sanitary service for all 12 proposed single-family lots.

3. Criteria Analysis

Subdivision Regulations

- 1) Plat Information and Construction Requirements.

Criteria met with Condition. 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 minor technical adjustments prior to Council review.

- 2) Street, Sidewalk, and Bikepath Standards.
Criteria Met. The modification does not affect the street, sidewalk, or bike path standards for the subdivision. The applicant is proposing new sidewalk connections around the entirety of the site.
- 3) Provision of utilities are in accordance with approved standards.
Criteria Met. The final plat establishes or identifies necessary easements for the construction or maintenance of utilities.
- 4) Open Space Requirements.
Criteria Met. All previously met standards are maintained with this request.

Final Development Plan Analysis [§153.055]

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
Criteria Met. The Final Development Plan is consistent with the approved Preliminary Development Plan.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
Criteria Met. The proposal maintains existing roadways and sidewalks and expands sidewalks through Subarea F.
- 3) The development has adequate public services and open spaces;
Criteria Met with Condition. The proposal does not significantly impact public services and provides more open space than is required. However, Staff recommends that the applicant continue to work with Staff to ensure the CMU box is appropriately sited, subject to Staff approval.
- 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 this Code;
Criteria Met. The development is to be located on a site originally slated for commercial construction. The proposed development is less intense and is compatible with the existing land uses.
- 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. Lighting will be consistent with the existing conditions of the neighborhood.
- 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;

Not Applicable. No signs are proposed with this application.

- 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. Four trees are being removed for the development of this site. The inches are being replaced on site which complies with the regulations of the City of Dublin Zoning Code.
- 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 with Condition. A series of detention basins were constructed as part of the original Oak Park development to accommodate stormwater management. The applicant will need to continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53.
- 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; and
Not Applicable. The proposal is not to be carried out in phases based on the limited development proposed with this application
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations
Criteria Met. The proposal is believed to be in compliance with all laws and regulations.

5. Recommendations

The Final Plat is consistent with all of the applicable review criteria and **Approval** is recommended with the following conditions:

- 1) Any minor technical modifications be made prior to submittal to City Council for final approval.

The Final Development Plan is consistent with all of the applicable review criteria contained in the Zoning Code and **Approval** is recommended with the following conditions:

- 1) The applicant continue to work with Staff to ensure the Combined Mail Unit box is appropriately located.
- 2) The applicant continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53.