

## 21-058INF – HYLAND GLEN (GORDEN PROPERTY)

### Summary

A request for informal review and non-binding feedback for development of a Planned Unit Development neighborhood consisting of 102 residential lots with 12.8 acres of open space on a 42.2 acres site.

### Site Location

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

### Property Owners

Roger and Denise Gorden

### Applicant

The Paragon Building Group DBA Virginia Homes

### Applicable Land Use Regulations

Zoning Code Section 153.050-153.056

### Case Manager

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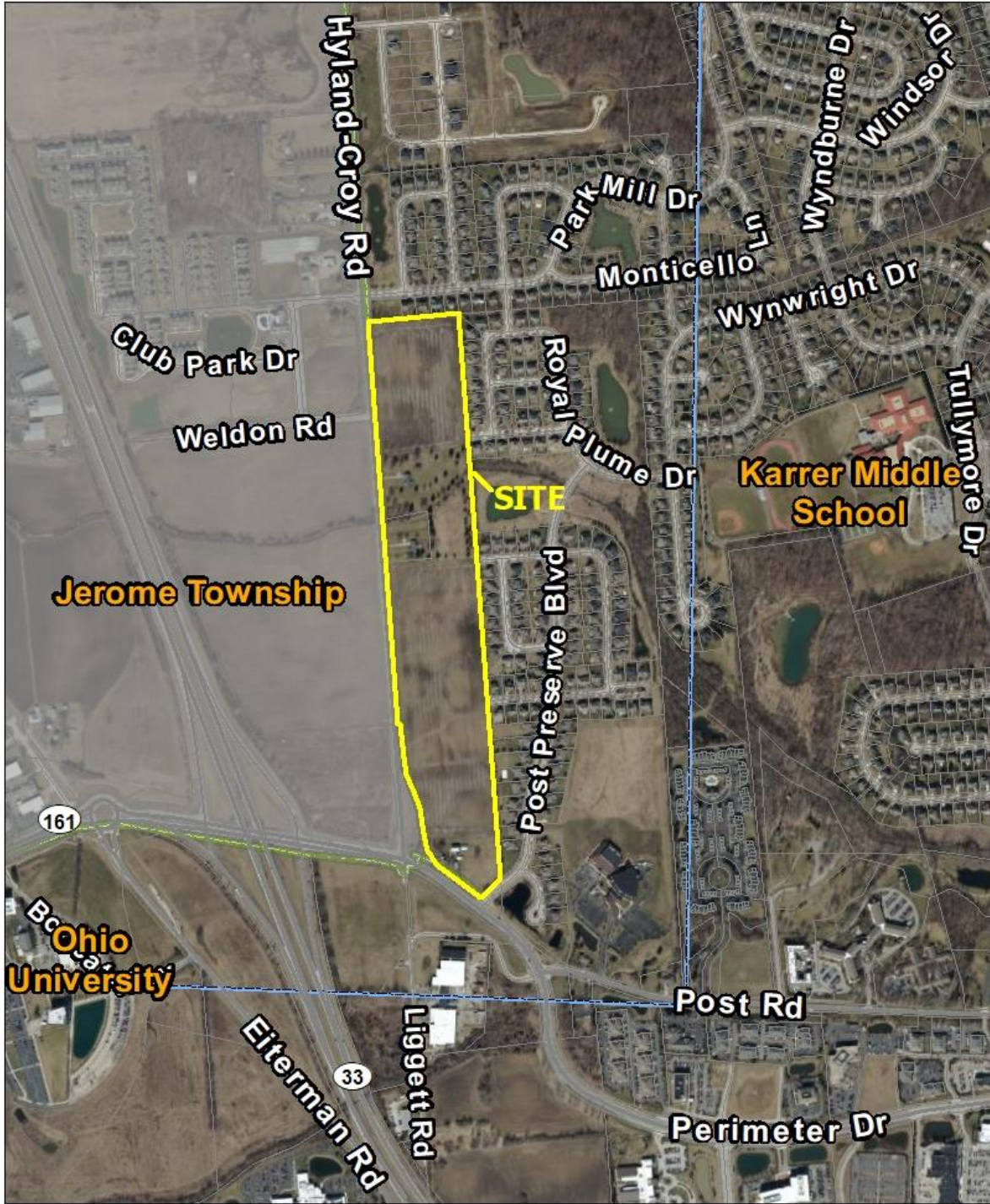
### Next Steps

Following informal review and non-binding feedback, the applicant may file an application for a Rezoning/Preliminary Development Plan and Preliminary Plat to establish a new Planned Unit Development neighborhood.

### Zoning Map



# 1. Context Map



21-058CP  
Concept Plan  
Hyland Glen  
7270 Hyland-Croy Road

0 360 720  
Feet

## 2. Overview

### Background

Proposal for development of a single-family neighborhood containing 102 lots with 12.8 acres of open space on a 42.2 acres site with a density of 2.4 dwelling units per acre.

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, the site contains a historic farmstead 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 one driveway from Post Road for the farmstead and two driveways from Hyland-Croy Road for the existing homes.

### Case History

The site was annexed from Jerome Township to the City of Dublin in 2018 (Ord. 87-17). Previously, a number of development configurations were reviewed by the Planning and Zoning Commission in 2015, 2019, and 2020. Most recently, on December 7, 2020, City Council disapproved a Rezoning request for development of 90 single-family lots and 150 Adult Congregate Living Facility (ACLF) units with 12.4 acres of open space having identified the proposal was inconsistent with the Community Plan and not conforming to the criteria of approval set forth in the Zoning Code.

As part of previous reviews by the Planning and Zoning Commission, the Commission strongly encouraged conformance with the Community Plan recommendations regarding uses, density, and preservation of rural character specifically the historic farmstead. The Commission also requested less intense setbacks and lot coverage, and expressed a preference for age restricted 55+ development.

### Neighborhood Engagement

The applicant has worked to engage the surrounding neighbors by sharing the proposed plan with a representative of the Post Preserve HOA, which was subsequently distributed by the representative. Generally, there is support for single-family in lieu of the ACLF. Single-family lots of comparable sizes to the existing neighborhoods are preferred. A desire to continue to collaborate on landscape buffering, traffic mitigation, and sign locations/designs was expressed should the application move forward.

### Site Characteristics

#### *Natural Features*

The site is bisected by a tributary stream to the South Fork of Indian Run flowing 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. Several mature trees, in good and fair condition, are located around the farmstead and if possible should be preserved.

#### *Historic and Cultural Resources*

The site contains a historic farmstead located at the intersection of Hyland-Croy and Post Roads. The Gorden Farmstead dates to 1859 and reflects the agricultural history of Dublin.

Today, the farmstead is comprised of a farmhouse, a barn with milking parlor and cow shed, a milk house, a tool shed, a steer shed, a granary, and a cellar.

The City's Historic and Cultural Assessment, adopted by Council in 2017, identified the farmstead, as a unit, is 'Recommended Eligible' for the National Register of Historic Places (NRHP). A number of the structures have been modified overtime and/or have fallen into disrepair.

The property has been visited and reviewed by the Preservation Designs, the City's historic preservation consultant. The consultant has determined that it is most desirable to preserve the entire complex of buildings, but that the barn with milking parlor and cow shed is eligible for the National Register on its own given the unique construction type and "excellent craftsmanship".

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

North: PLR: Planned Low Density Residential District (Residential)

East: PLR: Planned Low Density Residential District (Residential)

South: TF: Technology Flex District (Commercial)

West: Jerome Township (Undeveloped)

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

The site has frontage along Hyland-Croy Road and Post Road. Currently three street connections from Post Preserve stub into the undeveloped site: Springview Lane, Stillhouse Lane, and Holbein Drive. Two shared-use paths, not associated with a public street, also 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 would be required with a future development proposal.

### **Process**

An Informal Review is an optional application that allows an applicant to obtain input from the Commission at the formative stage of a project. Subsequent to the Informal Review, the applicant may incorporate the Commission and community feedback prior to submitting a formal application for a Rezoning/Preliminary Development Plan to establish a Planned Unit Development (PUD) neighborhood. Following approval the Rezoning/Preliminary Development Plan by City Council, approval of a Final Development Plan by the Planning and Zoning Commission is required.

## **3. Community Plan**

### **Future Land Use**

The Future Land Use Map in the Community Plan has two land use classifications for the site. The northern third is *Suburban Residential Low Density* (1-2 dwelling units per acre), while the remaining two thirds are *Mixed Residential Low Density* (up to 3 dwelling units per acre).

The *Suburban Residential Low Density* is described as "Modern suburban residential pattern that characterizes most development in Dublin. Residences are primarily composed of single-

family dwellings on lot sizes that commonly average 0.25-acre. Public services are necessary, and larger projects may include a mix of densities that together do not exceed the average density.”

The *Mixed Residential Low Density* is described as neighborhoods that incorporate a “variety of single and multiple family dwelling styles, generally in larger projects. The integration of a broad range of housing within neighborhoods is intended to allow for greater housing choices particularly for younger and older age groups, and provide market flexibility to allow for a wider range of housing choices, consistent with Dublin’s Land Use Residential Principles. 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, and consistent with Special Area Plan recommendations where applicable.”



### **Northwest Glacier Ridge Special Area Plan**

The Hyland-Croy Road Corridor Character Study was completed in 2011 as a refinement to the Northwest/Glacier Ridge Area plan, which was then incorporated into the most recent update to the Community Plan. The Area Plan concepts are general guides to indicate potential development options. Plans are schematic only, and the actual mix of land uses, locations and configurations of buildings, parking areas, streets and access points are to be determined through the public review process for individual development proposals.

The Area Plan for the subject site includes a mix of single family and attached multiple family homes. The Plan states “single-family detached homes should be developed adjacent to the existing lots in the Post Preserve neighborhood, transitioning to a mixture of single-family attached and low-density multiple-family units toward Hyland-Croy Road. The Plan also recommends “preservation of farmstead structures for integration with open space setbacks” at the intersection of Hyland-Croy and Post Roads.

### **Thoroughfare Plan**

The Thoroughfare Plan indicates “Rural Character” as the designation for Hyland-Croy Road. This character results from the cultural and historic use of the region for agricultural purposes. The roadways are typical of unincorporated areas or old township roads and are informal, evoking a sense of the past prior to development.

Specifically, the Plan recommends generous setbacks ranging from 100 to 200 feet, integration of open views and vistas into adjacent development, landscaping that focuses on native plant species and naturalized forms, meandering bike paths and sidewalks that are informally designed, and preservation of historic farmsteads, barns or outbuildings that emphasize the agrarian history of the area.

The Thoroughfare Plan also includes planned right-of-way widths for Hyland-Croy Road and Post Road. Additionally, the Plan contemplates the US 33/Post Road interchange improvements. Coordination between the City of Dublin, Union County, and Ohio Department of Transportation is ongoing to ensure seamless alignment of planned improvements in area. The City of Dublin and Union County Engineer will coordinate with the developer regarding all planned improvements should the proposal move forward.

#### 4. Proposal

The proposal is for development of a Planned Unit Development (PUD) neighborhood consisting of 102 residential lots with 12.8 acres of open space on a 42.2 acres site. The proposed density is 2.4 dwelling units to the acre, which aligns with the Community Plan recommendations.

The plan includes a variable 100-foot setback along Hyland-Croy Road, preservation of one historic barn along Post Road, and the extension of the ML "Red" Trabue Nature Reserve along the South Fork of Indian Run. There are a number of mature trees located in the vicinity of the farmstead as the area immediately adjacent to the structures was not farmed.

Three stormwater management basins are proposed. One along Post Road, in the vicinity of the existing farmstead, and two adjacent to the South Fork of Indian Run. All basins require further study to ensure each is adequately sized and appropriately located. The configuration of the southernmost basin conflicts with several mature trees and the agricultural farmhouse/outbuildings. With further basin design development there may be an opportunity to preserve mature trees, which contribute to the rural roadway character.

The main access into the site is from Hyland-Croy Road onto Hyland Glen Drive, which is the centrally located along the frontage of the site. There are two secondary access points along Hyland-Croy Road: a restricted access point at Springview Lane and full access point at Holbein Drive. A connection is provided through Stillhouse Lane to the Post Preserve subdivision. The street layout is consistent with the intent of the City's 2006 Post Preserve Boulevard closure study, which was contemplated as part of the US 33/Post Road interchange study.

Three pods of development are proposed: 29 lots north of the South Fork of Indian Run, 33 lots south of Springview Lane, and 40 lots in the 'middle' between Springview Lane and the South Fork of the Indian Run. The applicant has indicated that the development is intended to be sensitive to the established character of the surrounding single-family neighborhoods.

Lot sizes along the margins of the site are depicted as similar in size (width and depth) to adjacent lots in Post Preserve and Park Place. Proposed development standards including minimum lot size, minimum setbacks, and maximum lot coverage are not indicated with the plan given the conceptual nature. Generally, lot sizes are proposed to transition from larger in the north and east portions of the site to smaller in the south and west portions of the site. The mix of lot sizes aligns with the Community Plan recommendations.

Given the conceptual nature of the proposal, further development of architectural standards, open space designs, tree preservation/replacement, and traffic impacts/roadway improvements are not required at this stage. Subsequent to incorporating Commission and community

feedback and upon submittal of a Rezoning/Preliminary Development Plan application, the applicant would be required to provide all details of development.

## 5. Discussion Questions

### 1) Is the Commission supportive of the single-family land use and overall density?

Development of 104 single-family lots is proposed. The site is surrounded by established single-family neighborhoods to the north and east. The proposed density is 2.4 dwelling units/acre. The proposal aligns with the Community Plan's Future Land Use designations of *Suburban Residential Low Density* (1-2 dwelling units per acre) and *Mixed Residential Low Density* (up to 3 dwelling units per acre).

### 2) Does the Commission support the conceptual site layout including streets and lots?

The site layout establishes three pods of development each containing a mix of lot sizes. Lot sizes transition from larger in the north and east portions of the site, adjacent to existing single-family, to smaller in the south and west portions of the site, adjacent to Hyland-Croy and Post Roads. The layout of lot sizes aligns with the Community Plan recommendations. Street connections are depicted in alignment with the established street stubs provided with development of Post Preserve (Holbein Drive, Stillhouse Lane, and Springview Lane). The curvilinear street designs are intended to complement the established residential character of the area. One restricted and two full and access points are provided on Hyland-Croy Road in accordance with previous connectivity studies.

### 3) Is the Commission supportive of the conceptual open spaces including preservation of natural feature and cultural resources?

The development includes 12.8-acres of open space which includes a generous 100-foot setback along Hyland-Croy Road, preservation of a historic barn along Post Road, and the extension of the ML "Red" Trabue Nature Reserve along the South Fork of Indian Run. The barn that is proposed to be preserved is part of a historic farmstead. The consultant has determined that it is most desirable to preserve the entire complex, but that the barn with milking parlor and cow shed is eligible for the National Register on its own given the unique construction type and "excellent craftsmanship". There are a number of mature trees located in the vicinity of the farmstead as the area immediately adjacent to the structures was not farmed, which present an opportunity for preservation.

### 4) Other considerations by the Commission.

## 6. Recommendation

Staff recommends the Commission consider the following discussion questions providing informal review and non-binding feedback.

- 1) Is the Commission supportive of the single-family land use and overall density?
- 2) Does the Commission support the conceptual site layout including streets and lots?
- 3) Is the Commission supportive of the conceptual open spaces including preservation of natural feature and cultural resources?
- 4) Other considerations by the Commission.