

## 21-089AFDP – Z21 REALTY – FENCE

### Summary

Installation of a fence for an outdoor recreation area with a proposed learning center on a 0.90-acre site zoned PUD, Planned Unit Development District, Llewellyn Farms.

### Site Location

South of Bradenton Avenue, ±700 feet east of the intersection of Bradenton Avenue and Frantz Road.

### Zoning

PUD, Planned Unit Development District – Llewellyn Farms

### Property Owner

Math Wizard Properties LLC.

### Applicant/Representative

Robert Bolongaita, Z21 Realty

### Applicable Land Use Regulations

Zoning Code Section 153.050

### Case Manager

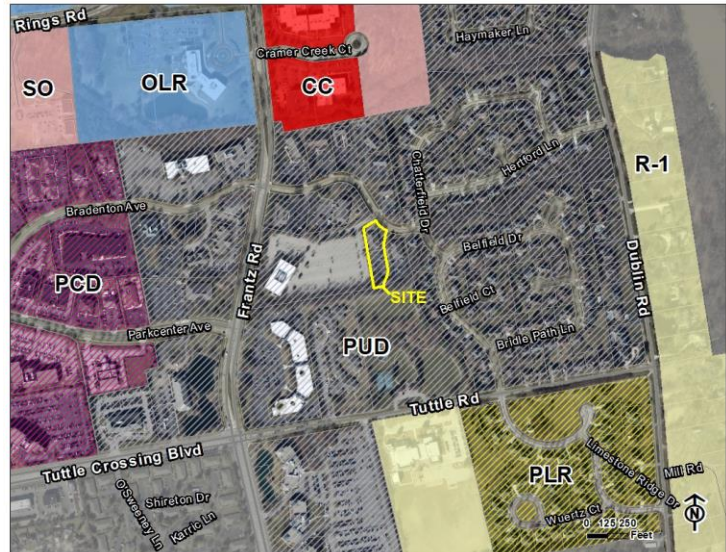
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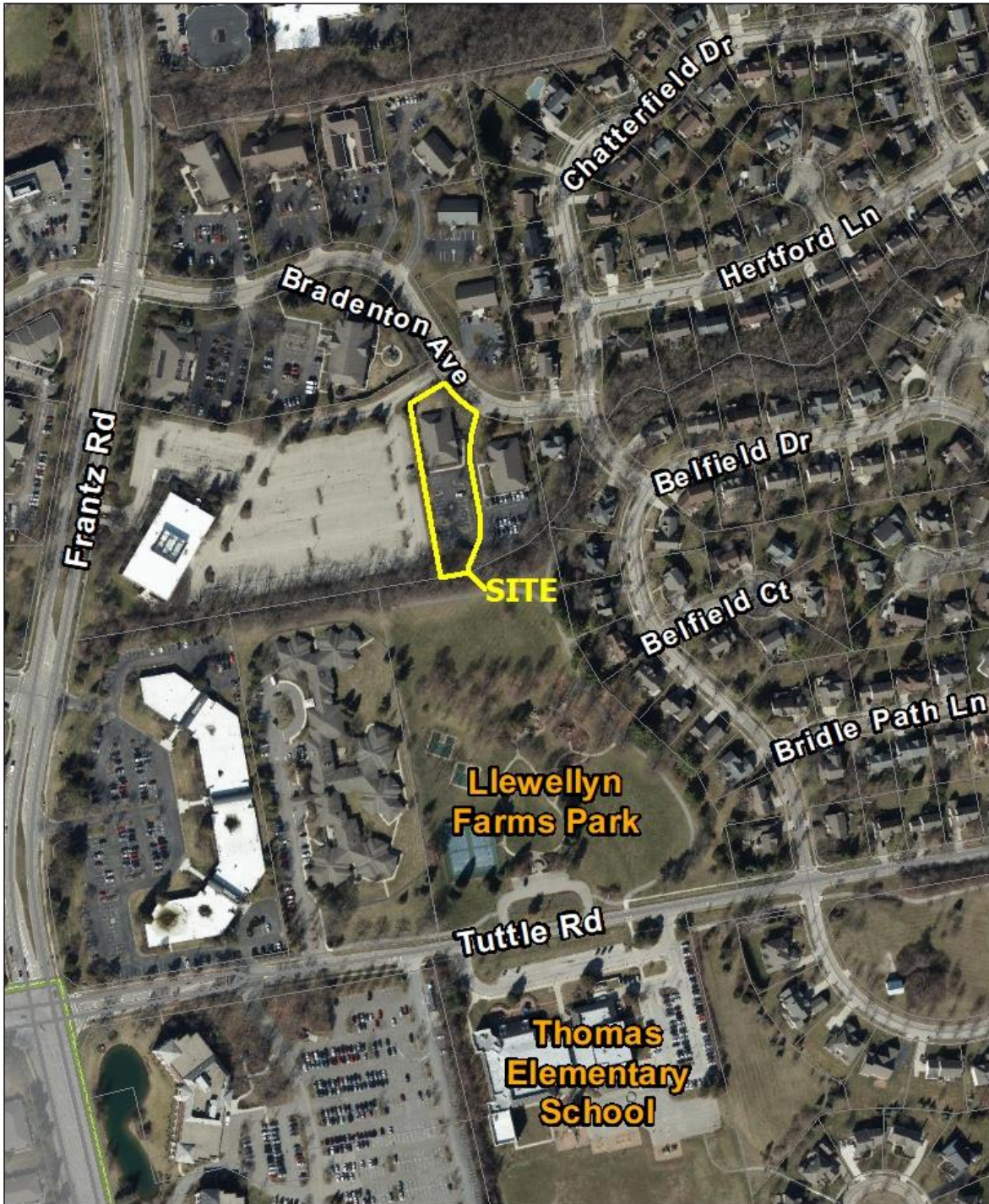
### Next Steps



Pending approval of the Amended Final Development Plan, the applicant may submit for a Certificate of Zoning Plan Approval.

### Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>21-089AFDP Amended Final Development Plan Z21 Realty 211 Bradenton Avenue</p>	<p>0 120 240 Feet</p>	
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## 2. Overview

### Background

The site is located south of Bradenton Avenue, approximately 700 feet east of the intersection with Frantz Road. The site is zoned Planned Unit Development – Llewellyn Farms. The applicable development standards for building modifications, site modifications, parking, and signs are those in the corresponding development text. However, Llewellyn Farms does not have a development text, and thus defaults to the most compatible Zoning Code Section – Suburban Office and Institutional District (SO).

### Site Characteristics

#### *Natural Features*

The site is fully developed. Street trees are existing along the Bradenton Avenue frontage, and additional vegetation is located to the rear of the lot.

#### *Surrounding Zoning and Land Use*

North: PUD, Planned Unit Development District – Llewellyn Farms (Sunny Day Academy)

East: PUD, Planned Unit Development District – Llewellyn Farms (Office)

South: PUD, Planned Unit Development District – Llewellyn Farms (Llewellyn Farms Park)

West: PUD, Planned Unit Development District – Llewellyn Farms (Office)

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

The site has frontage on Bradenton Avenue to the northeast. Sidewalks are provided internally throughout the site. There are sidewalks located along Bradenton Avenue, but not pedestrian access points connecting the site to Bradenton Avenue.

### Proposal

#### *Outdoor Recreation Area*

The applicant is proposing a new approximately 1,040-square-foot outdoor recreation area to accompany a proposed learning center use. The outdoor recreation area is proposed to be located on the north side of the building, behind the front facade of the building. This location is considered the side yard, meeting the location requirements for outdoor recreation areas. The proposed area is setback 30 feet from the front property line, approximately 20 feet from the northwest property line, and approximately 30 feet from the west property line. The outdoor recreation area will be enclosed by a 4-foot tall Ameristar black aluminum fence, with a single gate entrance located on the east side of the recreation area. The proposed outdoor recreation area will not include any playground equipment. The fence is proposed to be screened by 20 Emerald Green Arborvitae, meeting the landscape screening requirement for the outdoor recreation area. Zoning Code Section 153.026(A)(6)(b)(3) requires that a deciduous tree be planted every 30 feet along the outside of the play area fence. The applicant should continue to work with Staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional.

## 3. Criteria

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

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.

Criteria Met. The proposal is consistent with the preliminary development plan and requirements set forth in the Suburban Office and Institution (SO) zoning district.

- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.  
Not Applicable. No modifications to site circulation are proposed.
- 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.  
Criteria Met. 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 site lighting are proposed.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.  
Not Applicable. No signs are proposed with this application.
- 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.  
Criteria Met with Condition. The applicant is providing arborvitaes around the perimeter of the proposed fence; however, additional landscaping is required by the zoning code. The applicant should continue to work with Staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional.
- 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.  
Criteria Met. The proposed site improvements do not negatively impact storm drainage on the site.
- 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.

## 4. Recommendation

Planning recommends **Approval** of the Amended Final Development Plan with condition:

- 1) The applicant work with Staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional.