

21-147INF – R-2 BREMLEE ESTATES

Summary

Informal Review seeking non-binding feedback on a proposed plat facilitating the development of 4.7-acres into four single-family lots and a 0.51-acre reserve.

Zoning

R-2, Limited Suburban Residential District

Property Owner

Nature Drive, LLC

Applicant/Representative

Ron and RJ Sabatino, T&R Properties

Applicable Land Use Regulations

Subdivision Regulations

Case Manager

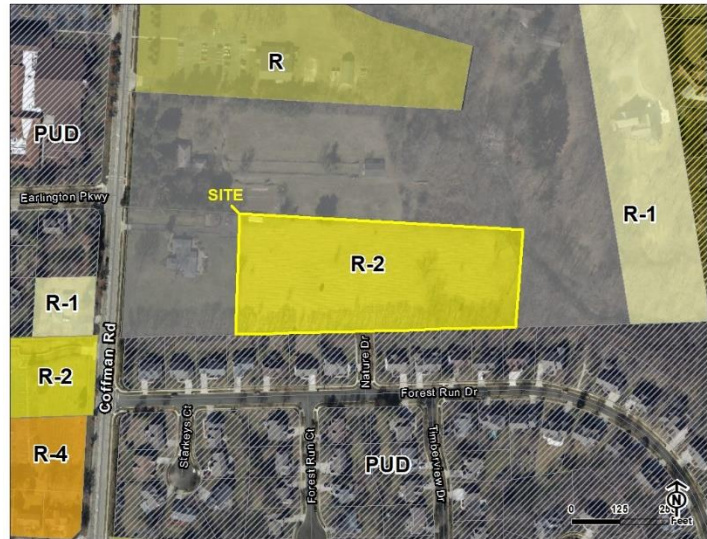
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Next Steps



Following Informal Review, the applicant may submit an application for formal consideration by the Planning and Zoning Commission (PZC).

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-147INF Informal Review PID: 273-012584</p>	<p>0 155 310 Feet</p>	
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2. Overview

Background

The 4.7-acre site is located north of the intersection of Nature Drive with Forest Run Drive, and is zoned R-2: Limited Suburban Residential. A Rezoning with Preliminary Plat for this site was approved by City Council in 2014 (Ord. 21-14), rezoning the site from R-Rural district to R-2 – Limited Suburban Residential district. The Preliminary Plat established four single-family lots and right-of-way for the extension of Nature Drive, which was proposed to continue to the northern property line with the intent to extend access to the large parcels to the north, as redevelopment opportunities occur.

The Community Plan recommends Suburban Residential – Low Density development for this site. This classification accommodates a 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. The proposal is within the recommendations of the Community Plan.

Site Characteristics

Natural Features

The site is undeveloped and contains a number of mature trees. There is a negative change of grade of approximately 12 feet from west to east, as well as stream and floodplain in the northeast corner of the site.

Surrounding Zoning and Land Use

North: Washington Township (Residential)

East: Washington Township (Residential)

South: PUD: Planned Unit Development – Woods of Indian Run (Residential)

West: Washington Township (Residential)

Road, Pedestrian and Bike Network

The site is located north of the intersection of Nature Drive with Forest Run Drive, and immediately north of the current terminus of Nature Drive, a stubbed street. There are pedestrian facilities on both Forest Run Drive and Nature Drive.

Utilities

Sanitary

The site is served by the 24-inch public sanitary sewer running east-west along the rear yards of the Indian Run lots adjacent to the subject parcel. The developer will be required to extend public sanitary sewer to and through the site to the north property line in order to provide sanitary sewer access to the property to the north.

Water

The site is served by the 8-inch public water main located along the east side of Nature Drive. The developer will be required to extend public water main to and through the site within right-of-way to the north property line in order to provide water main access to the property to the north.

Proposal

This is a request for an Informal Review providing non-binding feedback on a potential future development application for a Preliminary Plat. The proposal is for a plat establishing four single-family lots, an open space reserve, and right-of-way for an extension of Nature Drive, which the developer is proposing to terminate via a cul-de-sac bulb roughly midway through the site, without any connectivity to the parcels to the north.

Details

The proposed plat establishes four single-family lots, which vary in size from approximately 0.5-acre (22,013 square feet) to 1.38-acres (60,292 square feet). The lots are provided access via an extension of Nature Drive, which the developer is proposing to terminate via a cul-de-sac bulb near the center of the 4.7-acre site, without vehicular, pedestrian or bicycle access to any future redevelopment to the north. The applicant is proposing to retain the existing R-2 – Limited Suburban Residential zoning, therefore items such as minimum lot size, lot width, and setbacks are regulated by the R-2 section of Code. The R-2 section of Code permits single-family dwelling structures, schools, and parks. Lots are required to be a minimum of 20,000 square feet in size, shall be a minimum of 100 feet in width at the front building line, and shall have access to and abut a public right-of-way for a distance of 60 feet or more. The proposal meets these minimum requirements. Additionally, the R-2 zoning district establishes minimum required setbacks. Side yard setbacks are required to be a minimum of eight feet on one side, with a combined sum of 20 feet or more. Rear yard setbacks are required to be 20-percent or more of the lot depth, except that a rear yard of more than 50 feet shall not be required. A consistent front building line of 30 feet is shown for Lots 1-3, with Lot 4 requiring a minimum front building line distance of 82 feet. A 20-foot wide tree preservation zone is provided along the southern property lines of Lots 1 and 5.

The proposal also accommodates a 0.51-acre open space reserve, labeled as Lot 4 on the plans. Per the Subdivision Regulations, approximately 0.215-acre of open space is required. The applicant is proposing this be a passive open space, without amenities. Should this move forward in a formal capacity, Lot 4 should be labeled an Open Space Reserve. The proposed reserve is 20 feet in width abutting right-of-way, providing access to a stormwater management basin in the northeast corner of the site. The developer will need to continue to work with Engineering to provide an open space reserve configuration that allows for adequate space for maintenance of the stormwater management basin. Additionally, the reserve area contains all of the 100-year floodplain on the site, creating an irregularly shaped Lot 5.

The applicant will be required to continue to work with Staff to ensure adequate stormwater management facilities are provided with a formal application. Additionally, the applicant will need to continue to work with the City on ownership and maintenance responsibilities of the reserve, should this move forward in a formal capacity.

To provide access to the newly established lots, the applicant is proposing to extend Nature Drive to the center of the 4.7-acre site, terminating via a cul-de-sac bulb, without an opportunity to provide bicycle, pedestrian or vehicular access to the north, where large lots have the potential to redevelop in the future. With residential development proposals, Planning and Engineering Staff recommends that site layouts accommodate future internal street connections in order to promote connectivity, trip distribution, and preserve capacity of main thoroughfares. Providing multiple connections helps to balance the number of trips on each

route, keeping roadway sizes more manageable for bike and pedestrian crossings. This also minimizes the number of conflict points on main thoroughfares to enhance safety. When opportunities arise, internal streets are “stubbed” at an adjacent, undeveloped property to be extended as redevelopment occurs. In working with the applicant, Planning and Engineering Staff have recommended that, consistent with previous residential developments in the City, the developer extend Nature Drive to the existing northern property line, stubbing the street to allow for connection to future development further to the north. This would allow for future bike/pedestrian/vehicle connectivity, preserve the existing capacity of Coffman Road and minimize the number of Coffman Road conflict points to enhance safety.

Additionally, the previous proposal for this site established right-of-way, roadway and sidewalks for the extension of Nature Drive, creating the opportunity to extend the street at the northern property line. The Preliminary Plat was supported at the time by Planning and Engineering Staff, and approved by City Council in 2014 (Ord. 21-14). Staff recommends that the Planning and Zoning Commission consider whether a cul-de-sac terminating in the center of the site or a street stubbing at the northern property line is more appropriate. The City would require sanitary and water utilities be extended with any extension of Nature Drive to the north property line to provide utility access to the properties to the north.

3. Discussion Questions

- 1) Is the Commission supportive of the layout of lots and varying sizes of the lots?
- 2) Is the Commission supportive of the proposed open space reserve location and programming?
- 3) Is the Commission supportive of Nature Drive terminating via a cul-de-sac bulb without right-of-way being extended to the north property line to provide access for future development to the north, rather than providing a street extension to the north property line as shown on the preliminary plat that was approved by City Council in 2014 (Ord. 21-14)?
- 4) Other considerations by the Commission.

4. Recommendation

Planning recommends the Planning and Zoning Commission provide informal review and feedback on the proposed application.

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- 4) Other considerations by the Commission.