



## PLANNING REPORT

# Planning and Zoning Commission

Thursday, May 19, 2022

## BREMLEE ESTATES 22-003PP/22-002FP

[www.dublinohiousa.gov/pzc/22-002](http://www.dublinohiousa.gov/pzc/22-002)

[www.dublinohiousa.gov/pzc/22-003](http://www.dublinohiousa.gov/pzc/22-003)

### Case Summary

Case	22-002FP/22-003PP, Final Plat and Preliminary Plat at PID: 273-012584
Proposal	Subdividing 4.66 acres into four single-family lots and one open space reserve and dedicating one public right-of-way.
Request	Review and recommendation to City Council for determination under Section 152.000 of the Dublin Zoning Code.
Zoning	R-2, Limited Suburban Residential District
Planning Recommendation	Recommendation of <u>disapproval for a Preliminary Plat</u> Recommendation of <u>disapproval for a Final Plat</u>
Next Steps	Following a review and recommendation by the Planning and Zoning Commission, the preliminary plat and final plat will be forwarded to City Council for review and determination.
Applicant	RJ Sabatino, T&R Properties
Case Manager	Zach Hounshell, Planner I (614) 410-4652 zhounshell@dublin.oh.us

Site Location Map



 <p>City of Dublin</p>	<p>22-002FP/22-003PP Final Plat/Preliminary Plat Bremlee Estates PID: 273012584</p>	<p>0 165 330 Feet</p> 
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## 1. Overview

This is a request for review and recommendation of approval for a combined preliminary plat and final plat to facilitate development of a 4.66-acre site establishing four, single-family lots and the extension of the Nature Drive right-of-way.

### Case History

#### 2021 – Informal Review

Given complex, community-wide issues, PZC provided informal and non-binding feedback on the preliminary plat and final plat. PZC discussed:

- Indian Run's existing neighborhood character
- Provision of vehicular connectivity to the north
- Open space maintenance and greenway trail connectivity
- Preference for a wet basin versus a dry basin

#### 2013 – Annexation

City Council approved annexation from Washington Township to the City of Dublin (Ord. 55-13) for the 4.66-acre site.

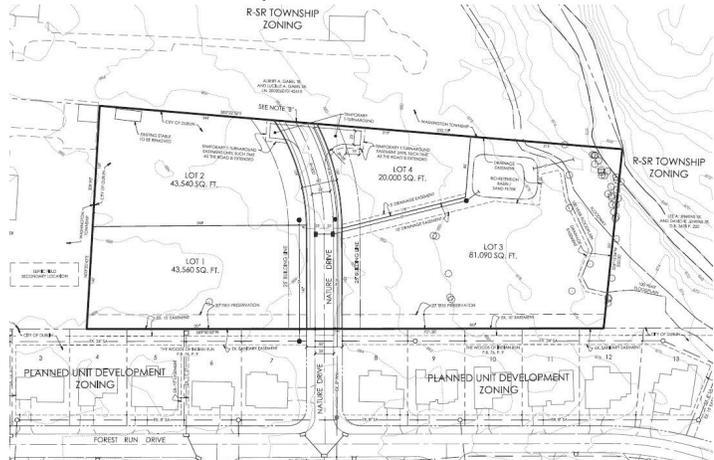
#### 2014

##### Zoning

City Council approved a rezoning from R, Rural District to R-2, Limited Suburban Residential District (Ord. 21-14).

##### Preliminary Plat

City Council approved a preliminary plat for four single-family lots and right-of-way for the extension of Nature Drive, which continued to the northern property line with the intent to extend access to the large parcels to the north, as redevelopment opportunities occur. Two variances were approved with the preliminary plat for right-of-way and pavement width (Ord. 21-14).



### Plan Revisions

Since the Informal Review on October 14, 2021, the applicant has made the following updates:

- Established an open space reserve to accommodate a wet detention basin.
- Studied and sized stormwater management facilities correctly.

### Outstanding Items

Since the Informal Review, the applicant has declined to make the following updates:

- Provide a street stub in lieu of a cul-de-sac to preserve connectivity and future development of parcels to the north.
- Necessary sanitary sewer depth to serve parcels to north and west per City of Dublin standards and City of Columbus Sanitary Sewer Design Manual.

## 2. Community Plan

The Community Plan makes recommendations for land within the City of Dublin and for land beyond the existing corporation limit. Over time, the Community Plan anticipates annexation of land into the City. In order to ensure orderly development, the plan makes future land use (FLU) recommendations.

The land to the north of Bremlee Estates is included in the Community Plan. The plan recommends a FLU of Suburban Residential – Low Density development. This classification accommodates a suburban residential pattern that characterizes most development in Dublin, with densities between 1 and 2 dwellings per acre and lots averaging 0.25-acre in size.

Vehicular and pedestrian connectivity between single-family neighborhoods is consistently applied to accommodate future development in line the Community Plan. Recent examples where the City required street stubs to undeveloped parcels that ultimately developed include Hyland Glen, Autumn Rose Woods, and The Hamlet on Jerome.

## 3. Proposal

### Summary

Subdivision of the site into single-family lots will allow development of four, single-family homes in accordance with the R-2, Limited Suburban Residential District. Nature Drive is proposed to be extended from The Woods at Indian Run and terminates with a cul-de-sac. The lot size details are provided below:

- Lot 1 – 1.019 acres
- Lot 2 – 1.031 acres
- Lot 3 – 0.494 acres
- Lot 4 – 1.388 acres
- Reserve A – 0.499 acres
- Right-of-Way – 0.233 acres

### Natural Features

The site is presently undeveloped and contains seven mature trees (18 to 30+ caliper inches), which are proposed to be removed. A 20-foot tree preservation zone is proposed adjacent to The Woods of Indian Run. There is an approximately 14-foot grade change from west to east, including the north fork of the Indian Run, which contains floodplain and floodway in the northeast corner of the site. The floodplain and floodway as well as a utility and drainage easement preserve trees within open space Reserve A.

The Subdivision Regulations require a minimum open space dedication of 0.213 acres. Reserve A exceeds the minimum requirement, but only includes floodplain, floodway, and stormwater management operations. Should the application be approved, the applicant should update the final plat to provide a note detailing open space ownership and maintenance responsibly.

### Road, Pedestrian and Bike Network

#### Right-of-Way

The applicant is proposing to extend and cul-de-sac Nature Drive. Staff recommends Nature Drive stub at the northern extent of the Bremlee Estates plat to preserve the opportunity for

land to the north and west to connect to Nature Drive as originally depicted on The Woods of Indian Run plat.

The Thoroughfare Plan does not provide final alignments for neighborhood streets to allow flexibility for future development. Staff anticipates a consolidated access point connecting Bremlee Estates and future development to Coffman Road at the intersection with Earlington Parkway. The provision of this connection would promote multimodal connectivity, trip distribution, and preserve the capacity of main thoroughfares by reducing excessive access points to Coffman Road. Providing a consolidated access point also minimizes the number of conflict points on Coffman Road 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 City Staff, and was approved by City Council in 2014 (Ord. 21-14).

Section 152.110 of the Subdivision Regulations allows the Planning and Zoning Commission and City Council to vary or modify the terms of the regulations. A variance is requested to the right-of-way and pavement width requirements. The required right-of-way width is 60 feet and the required pavement width is 32-feet. The existing right-of-way to the south is 50 feet and the pavement is 27 feet. Should the application be approved, Engineering, Transportation & Mobility, and Planning support this variance request for the extension of an existing street at the same right-of-way width, while utilizing a 28-foot pavement width in accordance with current City of Dublin standard construction drawings.

#### Sidewalks and Paths

The proposal extends the sidewalk along both sides of the street from the neighborhood to the south around the cul-de-sac bulb. Should the application be recommended for approval, staff recommends the sidewalk be extended along with the recommended street extension. The applicant is not proposing to extend a recreation path located to the south that runs along the extent of the Indian Run stream. The Commission previously discussed this as an opportunity for additional connectivity and activation of the open space area. Should this application be recommended for approval, staff recommends this connection be provided.

#### **Utilities**

##### Sanitary

The site is served by the 24-inch public sanitary sewer running east-west along the rear yards of the Woods of Indian Run lots adjacent to the subject parcel. As part of this project, the developer has been given direction by City of Dublin Staff that the sanitary sewer needs to be extended to and through the site to the north property line and set at a depth sufficient to serve the upstream tributary parcels (7190, 7200, and 7250 Coffman Road) in accordance with the City of Columbus Sanitary Sewer Design Manual III(1)(c)&(d), which states:

*III(1)(c): Sewer Depth – Sanitary sewers, and any future extensions thereof, within the tributary boundary, shall be a minimum depth of 10' from the proposed flowline of the sewer to the proposed ground surface elevation. This requirement shall be for commercial as well as residential development with or without basements. Certain circumstances may dictate this*

*depth requirement is not possible, or practical, and in such cases, DOSD reserves the right to waive this requirement.*

*Sewer shall be designed to be no less than 10' deep when extended to the most distant point in the entire tributary area. A critical alignment and profile may be required to demonstrate compliance with this requirement.*

*III(1)(d): Extending Sewer through Development – For land areas of five (5) acres or less, it shall be required that the sewer be extended to surrounding properties to accommodate any upstream tributary area.*

The developer has refused to provide the sanitary sewer at the minimum 10-foot depth, and has also refused to analyze the grading of the upstream tributary parcels to determine the appropriate depth for this sewer to accommodate the parcels, in accordance with City of Dublin standards and the City of Columbus Sanitary Sewer Design Manual. The developer has also refused to include these upstream tributary parcels in their sanitary sewer tributary map and calculations.

The City of Dublin has a sanitary sewer service agreement with the City of Columbus, approved on April 13, 1993, that provides the City of Dublin the ability to dispose of wastewater through the City of Columbus wastewater collection and treatment system. As a result of this agreement, the City of Columbus has jurisdiction to review and approve public sanitary sewer design within the City of Dublin. The City of Columbus has been made aware of the sanitary sewer design of this project and has indicated they would not approve the design if there is no other acceptable alternative to provide sanitary service to the upstream tributary parcels, as determined by the City of Dublin. The City Engineer has determined there is no other acceptable alternative to provide sanitary service to the upstream tributary parcels aside from through the subject parcel.

Should the application be recommended for approval, the developer will be required to extend public sanitary sewer to and through the site to the north property line at a sufficient depth in order to provide sanitary sewer access to the properties to the north and west in accordance with City of Dublin standards and City of Columbus Sanitary Sewer Design Manual.

#### Water

The site is served by the 8-inch public water main located along the east side of Nature Drive. Should the application be recommended for approval, 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.

#### Stormwater Management

Stormwater management for the site consists of a network of storm sewer, drainage structures, and swales that drain into a wet retention basin located at the northeast portion of the site. The retention basin discharges into the North Fork of Indian Run. The retention basin is contained within a drainage easement and is located within Reserve A and Lot 4.

#### **Fire**

When subdividing a parcel, it is essential to ensure adequate provision of services is able to be provided. While The Woods at Indian Run is existing, today the City and Washington Township Fire Department does not accept more than 30 lots sharing one access point. The intent is to ensure multiple methods to respond to an emergency. With the addition of four lots, a single access point will be shared by 100 lots. As provided by Washington Township Fire Department, the National Fire Protection Associate (NFPA) Code, Section 18.2.3.3 pertaining to multiple access roads requires that “more than one fire department access road shall be provided when it is determined by the authority having jurisdiction that access by a single road could be impaired by vehicle congestion, condition of the terrain, climatic conditions, or other factors that could limit access.” Washington Township Fire Department has determined a second access point will be needed in the future, which necessitates the extension and stubbing of Nature Drive.

#### 4. Plan Review

Criteria	Review
1. Plat Information, Zoning Code, and Construction Requirements	<b>Criteria not met:</b> The plat provides lots in accordance with the R-2 development standards. Should the application be recommended for approval, the applicant should update the plat information to provide open space ownership and maintenance responsibilities. Additionally, the applicant should ensure that any minor technical adjustments, if necessary, to the plat are made prior to City Council submittal.
2. Lots, Street, Sidewalk, and Bike Path Standards	<b>Criteria not met:</b> The plat does not provide a street stub to the north to allow future development to connect consistent with the direction of the Washington Township Fire Department and the Transportation and Mobility Division. The Community Plan anticipates the type of development that would be appropriate to the north as neighborhood streets should be connected to distribute traffic and accommodate bicycle/pedestrian facilities. The proposal provides sidewalks around the cul-de-sac bulb as required. Should the application be recommended for approval, the applicant shall extend a recreation path located to the south that runs along the extent of the Indian Run stream.
3. Utilities	<b>Criteria not met:</b> Sanitary sewer is not provided at an adequate depth to provide service to upstream tributary parcels (7190, 7200, and 7250 Coffman Road), which is required per City of Dublin standards and City of Columbus Sanitary Sewer Design Manual. Should the application be recommended for approval, the water main will be required to extend within right-of-way to the northern property line in order to provide water main access to the property to the north. Additionally, the applicant is required to clarify the

Criteria	Review
	maintenance responsibilities for the stormwater basin on the final plat, and the drainage easement shown along the northern edge of Lot 3 should be simplified in alignment so that it may be more easily interpreted by any future homeowner.
4. Open Space Requirements	<b>Criteria met:</b> The proposal exceeds the minimum required open space dedication.

**Recommendation**

**Planning Recommendation:** Recommendation of Disapproval to City Council for the Preliminary Plat and Final Plat.

*Should the Planning and Zoning Commission wish to make a recommendation of approval to City Council, Staff recommends the following variances to the subdivision regulations and conditions of approval:*

Subdivision Regulation Variance

- 1) To permit right-of-way and pavement widths less than are required by the Subdivision Regulations.

Conditions of Approval

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.
- 2) That the applicant update the Final Plat to add a Note defining open space and stormwater management ownership and maintenance responsibilities, and clarify drainage easement language on Lot 3.
- 3) That the applicant extends Nature Drive, including sidewalk connections on both sides of the street, to the existing northern property line, stubbing the street to allow for connection for future development to the north.
- 4) The applicant extend a recreation path located to the south that runs along the extent of the Indian Run stream.
- 5) That the applicant extends public sanitary sewer to and through the site to the north property line at a sufficient depth in order to provide sanitary sewer access to the properties to the north and west (7190, 7200, and 7250 Coffman Road) in accordance with City of Dublin standards and City of Columbus Sanitary Sewer Design Manual to the satisfaction of the City of Dublin Engineer and City of Columbus' designee.
- 6) That the applicant 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.

