



CITY OF DUBLIN, OH

Land Use and
Long Range Planning
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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, February 3, 2011

Deer Run PUD – Deer Run

Case Summary

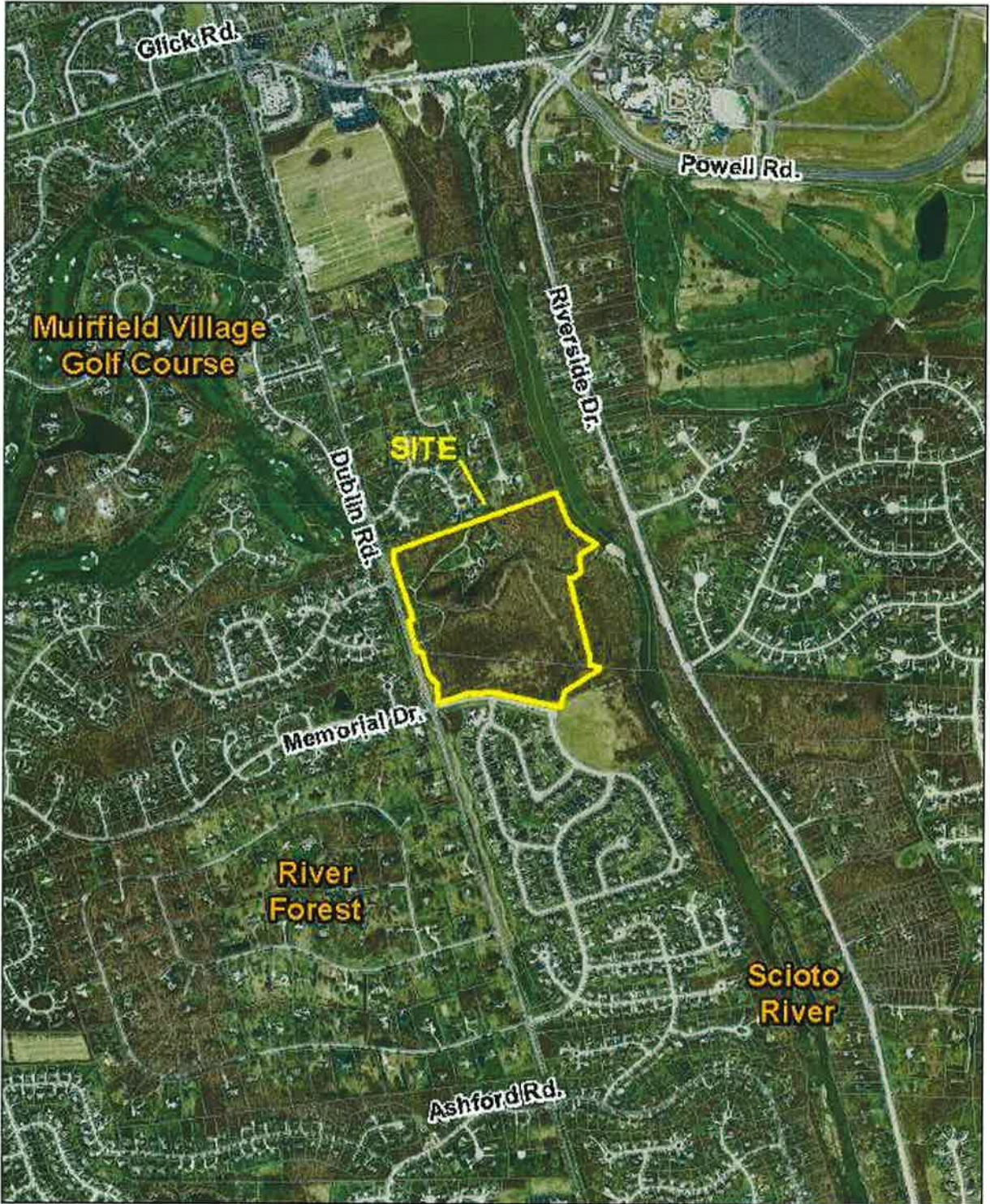
Agenda Item	3
Case Number	10-062Z/PDP/PP
Site Location	Located on the northeast corner of the intersection of Memorial Drive and Dublin Road.
Proposal	A new Planned Unit Development District for 51 acres currently located within Deer Run Estates subdivision and Wasatch Estates Planned Commerce District. The proposal is for a single-family development, consisting of 9 estate lots, 37 cluster lots and 10 acres of open space.
Applicant	Robert Walter, owner; representative by Michael Close, Wiles, Boyle, Burkholder and Bringardner Co., LPA.
Case Manager	Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us
Requests	Rezoning with Preliminary Development Plan and Preliminary Plat Review and recommendation to City Council under the Planned District provisions of Zoning Code Section and Subdivision Regulations.
Planning Recommendation	Approval of the rezoning with preliminary development plan and preliminary plat with conditions. Based on Planning's analysis, the proposal complies with all applicable review criteria and the existing development standards within the area and approval of all applications is recommended.

Rezoning with Preliminary Development Plan

- 1) The plans be revised to relocate the gate and boulevard treatment at the entrance along Memorial Drive farther into the development to provide stacking space for vehicles waiting to enter;
- 2) The text and the plans be revised to incorporate a five-foot sidewalk along the north side of Memorial Drive, and the sidewalk be continued to connect to existing sidewalk stub on the east side of Vista Ridge Drive, subject to Engineering approval;
- 3) The text and plans be revised to incorporate a four-foot sidewalk within the private street easement for Subarea C; and
- 4) The text and plans be revised to extend the four-foot sidewalk between lots 28 and 29 from the proposed development into Amberleigh Park to allow easy access to the extensive park trail system, subject to approval by Engineering and Parks and Open Space.

Preliminary Plat

- 1) The applicant should ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>10-062Z/PDP Preliminary Development Plan / Rezoning Deer Run Estates Memorial Dr. and Dublin Rd.</p>	 <p>0 1,250 2,500 Feet</p>
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Facts	Overall Application
Site Area	51.7 acres
Zoning	The northern parcels are zoned R-1, Restricted Suburban Residential District, while the southern parcels are zoned PUD, Planned Unit Development District, for Wasatch Estates
Surrounding Zoning and Uses	North: R-2, Limited Suburban Residential District, Kerry Glen subdivision South: PUD, Amberleigh North subdivision East: PUD, Amberleigh Community Park West: PUD, Muirfield Village, Phase 13 and PLR, The Reserve subdivisions
Site Features	<ul style="list-style-type: none"> • 1,350 feet of frontage on Dublin Road and 1,100 feet of frontage on Memorial Drive. • Northern 22 acres (formerly Deer Run Estates) has two single-family homes, accessed from Deer Run Drive, a gated, private drive intersecting Dublin Road. • Southern 29 acres (Wasatch Estates) is undeveloped. • Heavily wooded with mature trees throughout entire development. • Steep topography, particularly adjacent to the creek, which separates the northern and southern portions of the proposed development.
Community Plan	The Future Land Use classification is <i>Residential Low Density (0.5 – 1 dwelling units per acre)</i> , which would permit 51 dwelling units. The 46 units on 51.7-acres equal a density of 0.8 dwelling units per acre. The proposed use and overall development outlined in the proposed development text is consistent with the Future Land Use designation and is compatible with the surrounding lower density, traditional suburban neighborhoods.
Case Background	<p>Deer Run Estates (northern portion of site)</p> <ul style="list-style-type: none"> • 11 platted estate lots approved as Deer Run Estates in 1984. • City-sponsored area rezoning to establish R-1, Restricted Suburban Residential District zoning was approved by City Council in 2003. <p>Wasatch Estates (southern portion of site)</p> <ul style="list-style-type: none"> • Originally part of the Amberleigh North subdivision, Sections 4 and 5, which was approved for 11 single-family units and 63 cluster condominium units in 1995. • A revised preliminary development plan for Wasatch Estates to permit five estate lots and a gatehouse with caretaker's quarters was approved by City Council in 2002. <p>Deer Run Proposal</p> <p>A concept plan was reviewed by the Planning and Zoning Commission in 2009. The Commission was generally supportive of the proposal moving forward as a formal rezoning/preliminary development plan application. Some Commissioners advised the applicant to review the setbacks along Dublin Road and ensure they are adequate. The Commission requested the applicant explore a more village-like lot arrangement for the cluster lots in an effort to preserve more of the site's natural features. The provision of high quality design and architectural standards was also emphasized and the Commission requested that high quality standards be incorporated in the future development text.</p>

Details		Rezoning with Preliminary Development Plan																	
Process	Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text. This development text establishes a new Planned Unit Development District (Deer Run) with a development text that applies to these 51.7 acres.																		
Plan Overview	The rezoning with preliminary development plan includes: <ul style="list-style-type: none"> • Rezoning the site from R-2 and PUD to PUD. • Establishing a new development text with development requirements for the 51.7 acre site, for a single-family development, consisting of 9 estate lots, 37 cluster lots and 10.6 acres of open space. 																		
Layout	The proposed plans show three subareas, with nine estate and 37 single-family cluster lots. The estate lots are in the northern part of the site, four of which are located on the north side of the existing creek accessed off the existing private drive (Subarea A), and five in the middle of the site south of the creek accessed off a new private cul-de-sac (Subarea B). The 37 cluster lots (Subarea 3) are located in the south portion of the site along two culs-de-sac.																		
Development Text	The proposed development text addresses the requirements by the individual Subareas, as well as general development standards that apply to the overall development. The applicant has also included architectural guidelines that apply to the cluster lots within Subarea C.																		
Permitted Uses	The development text permits single-family detached dwelling units in all three subareas, with the inclusion of the existing guest lodge and clubhouse in Subarea A as a permitted use. Accessory uses are permitted per the Zoning Code.																		
Density and Lot Sizes	The proposed development text specifies the following Subarea densities and lot sizes: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Max. # of Units</th> <th>Max. Density</th> <th>Min. Lot Size</th> </tr> </thead> <tbody> <tr> <td>Subarea A</td> <td>4 units</td> <td>0.22 du/ac</td> <td>2 acres</td> </tr> <tr> <td>Subarea B</td> <td>5 units</td> <td>0.31 du/ac</td> <td>2 acres</td> </tr> <tr> <td>Subarea C</td> <td>37 units</td> <td>2.2 du/ac</td> <td>0.16 acres</td> </tr> </tbody> </table>				Max. # of Units	Max. Density	Min. Lot Size	Subarea A	4 units	0.22 du/ac	2 acres	Subarea B	5 units	0.31 du/ac	2 acres	Subarea C	37 units	2.2 du/ac	0.16 acres
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Setbacks	The Community Plan identifies the character of Memorial Drive and Dublin Road as River Character, with setbacks of 60-100 feet and informal landscaping and design elements that incorporate the overall feel of the river corridor. The proposed development indicates a 100-foot setback from Memorial Drive and Dublin Road, which meets the Community Plan and is also consistent with the setbacks for the lots within the Kerry Glen, Amberleigh North and Amberleigh subdivisions located along the west side of Dublin Road.																		

Details		Rezoning with Preliminary Development Plan													
	<p>The proposed development text also outlines the following individual lot setbacks by Subarea:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="background-color: #e0f2f1;">Subareas A & B</th> <th style="background-color: #e0f2f1;">Subarea C</th> </tr> </thead> <tbody> <tr> <td style="background-color: #e0f2f1;">Side</td> <td>25 feet, each side</td> <td>5 feet, each side</td> </tr> <tr> <td style="background-color: #e0f2f1;">Rear</td> <td>30 feet</td> <td>30 feet</td> </tr> <tr> <td style="background-color: #e0f2f1;">Front</td> <td>25 feet</td> <td>Zero to 10-foot build zone (any portion of structure within zone)</td> </tr> </tbody> </table>				Subareas A & B	Subarea C	Side	25 feet, each side	5 feet, each side	Rear	30 feet	30 feet	Front	25 feet	Zero to 10-foot build zone (any portion of structure within zone)
	Subareas A & B	Subarea C													
Side	25 feet, each side	5 feet, each side													
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Access and Public Sidewalks	<p>Access is provided by two separate, gated private drives. The existing access point, Deer Run Drive, located along Dublin Road will remain and provide access to Subareas A and B. A new southern drive is proposed along Memorial Drive aligning with Autumnwood Way for access to the cluster lots in Subarea C. All the proposed lots are located along cul-de-sac streets, which meet the requirements of the Washington Township Fire Department for adequate turning radii, street widths and pavement durability.</p> <p>The proposed south access point is a boulevard with a gate at the intersection. Planning recommends the gate and boulevard be moved farther into the development to provide stacking space for vehicles.</p> <p>A four-foot, public sidewalk is proposed along the north side of Memorial Drive, connecting to the larger system on Dublin Road. Engineering recommends the proposed sidewalk width be increased to five feet, as it is close to a future public park and would connect to an existing pedestrian tunnel beneath Dublin Road. Code requires five foot sidewalks on through or significant streets. The applicant should provide a sidewalk connection between this newly proposed sidewalk and the sidewalk stub along the east side of Vista Ridge Drive.</p>														
Private Streets and Internal Sidewalks	<p>The existing Deer Run Drive is constructed of asphalt top-dressed with decorative gravel, without curb, gutter or sidewalk. The text and proposed development plan indicate the extension of the drive to Subareas A and B to have the same material and design. The drive widths are proposed at 12 feet for Subarea A and 18 feet for Subarea B, with wider "bump-out" areas to meet Washington Township Fire Department requirements. Planning, Engineering, and Fire have determined the proposed private drive design meets the necessary requirements.</p> <p>The private drive specifications for Subarea C, includes a pavement width of 22 feet with curb and a permeable gutter system located within a 40-foot wide private street easement. No internal sidewalk is provided along the private drives. Planning recommends the applicant incorporate a four-foot sidewalk between the curb and property line.</p> <p>The proposed plans indicate a four-foot wide sidewalk between lots 28 and 29 to provide future connection to the Amberleigh Park system. Engineering recommends the applicant construct a connection from the proposed development into Amberleigh Park to allow easy access to the park system.</p>														

Details		Rezoning with Preliminary Development Plan
Parking	On-street parking is shown in along the north side of Open Space E and the east and west side of Open Space F to address previous concerns raised by the Commission regarding visitor parking.	
Architecture	<p>The development text details material, color and design requirements, including brick, stone, wood and cementitious siding cladding materials in colors that are harmonious and compatible with natural surroundings.</p> <p>The text proposes that the homes will be reviewed and approved by a Design Review Committee. The Committee review will be based on the requirements set forth in the development text and proposed Architectural Guidelines. The Guidelines illustrate common characteristics of the Romantic Revival Style, which is outlined as the design theme and is proposed to apply to the cluster lots within Subarea C.</p>	
Landscaping and Tree Preservation	The proposed text outlines a goal to preserve and minimize the development effects on existing trees. A platted tree preservation area is proposed on lots 5-9 of Subarea B to preserve the large stands of trees between Subareas B and C. The text also proposes front yard and lot landscaping requirements for Subarea C.	
Stormwater and Utilities	<p>The site proposes to meet the requirements of the Stormwater and Stream Protection Code with a stormwater management system of storm sewer, grass lined swales in Subareas A and B, and permeable gutters and hydrodynamic separators in Subarea C. This site is exempt by City Code from providing stormwater <i>quantity</i> control as it lies within the area defined in the Scioto River Corridor Exemption area.</p> <p>Appropriate water and sanitary sewer connections are available and are adequately provided for with the proposed development.</p>	
Traffic Study	A traffic study has been submitted analyzing the proposed development traffic impact on the existing transportation network. No off-site transportation improvements are needed.	

Analysis		Rezoning with Preliminary Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.	
1. Consistency with Dublin Zoning Code	Criterion met: This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text.	
2. Conformance with adopted Plans	Criterion met: The Community Plan identifies the land use for this site as Residential Low Density. The uses and density proposed for this site are consistent with the Future Land Use designation.	

13. Design and appearance	Criterion met: The proposal outlines high-quality building materials and architectural design standards within the proposed development text and architectural guidelines.
14. Development phasing	Criterion met: The final development phasing for the proposed project has not been determined, but the applicant has indicated it will take place over the long-term, which is accounted for within the proposed development text.
15. Adequacy of public services	Criterion met: There are adequate services for the proposed development.
16. Infrastructure contributions	Criterion met: No public infrastructure contributions are required with this application. Right-of-way dedication along Dublin Road and Memorial Drive have been met.

Recommendation		Rezoning/Preliminary Development Plan
Approval	In Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval with conditions is recommended.	
	<ol style="list-style-type: none"> 1) The plans be revised to relocate the gate and boulevard treatment located at the entrance along Memorial Drive farther into the development to provide stacking space for vehicles waiting to enter the development; 2) The text and the plans be revised to incorporate a 5-foot sidewalk along the north side of Memorial Drive, and the sidewalk be continued to connect to existing sidewalk stub on the east side of Vista Ridge Drive, subject to Engineering approval; 3) The text and plans be revised to incorporate a four-foot sidewalk within the private street easement for Subarea C; and 4) The text and plans be revised to extend the 4-foot sidewalk between lots 28 and 29 from the proposed development into Amberleigh Park to allow easy access to the extensive park trail system, subject to Engineering approval. 	

Details	Preliminary Plat
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Details		Preliminary Plat
Plat Overview	<p>The proposed preliminary plat subdivides 51.7 acres of land into 9 single-family estate lots, within Subareas A and B; and 37 single-family cluster lots within Subarea C. The lots range between 7.6 and 2.2 acres within Subareas A and B, and 0.16 and 0.19 acres within Subarea C.</p> <p>The proposed development text for Subarea C has as minimum lot widths of 60 feet, and a lot depth at 120 feet for all lots. Lots 28 and 29 do not meet the 60-foot minimum widths requirements, and the lot depth between Lots 8 and 9 do not need minimum depth requirements.</p> <p>In addition, the plat needs to be revised for the lots within Subarea C to eliminate the curvature at the rear of the lots and to extend the tangents to meet at the property corners. The preliminary plat lists the required setbacks, which will need to be removed to ensure that plat and zoning requirements do not conflict. The proposed plat contains all information required by the Subdivision Regulations.</p>	
Open Space	<p>The proposal contains eight open spaces areas: 1.2 acres (Open Space "A") in Subarea A; 2 acres (Open Spaces "B" and "C") in Subarea B; and 7.4 acres (Open Spaces "D" – "I") in Subarea C.</p> <p>The plat indicates that all the Open Space areas will be owned and maintained by the homeowners association.</p>	
Analysis		Preliminary Plat
Process	<p>The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.</p>	
1) Plat Information and Construction Requirements Condition	<p>Criterion met with condition: This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. The applicant should ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including lot width and depth requirements are met and the rear lot lines are adjusted for Subarea C, and the setback information is removed from Subareas A-C.</p>	
2) Street, Sidewalk, and Bike path Standards	<p>Criterion met: Street widths, grades, curvatures, and intersections signs comply with the appropriate Code sections and engineering requirements. Sidewalks or bikepaths are required on both sides of all public streets in compliance with City construction standards.</p>	
3) Utilities	<p>Criterion met: This plat establishes necessary easements for the construction and maintenance of private streets and utility provision.</p>	
4) Open Space Requirements	<p>Criterion met: The open space requirement has been met in approvals for previous sections.</p>	
Recommendation		Preliminary Plat

Details	Preliminary Plat
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with one condition.
Condition	The applicant should ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including meeting lot width and depth requirements, rear lot lines are adjusted for Subarea C, and setback information is removed from all Subareas.

REZONING/PRELIMINARY DEVELOPMENT PLAN

The purpose of the PUD process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process can consist of up to three basic stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and**
- 3) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
- 2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- 3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- 4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe,