



CITY OF DUBLIN

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

MAY 15, 2008

**1. Oak Park Residential Mitchell-Dewitt and Hyland Croy Roads
07-001FDP/FP Final Development Plan/Final Plat**

Proposal: An amendment to a previously approved final development plan and final plat to correct the lot depths and the size of a reserve area within the Oak Park Planned Unit Development located at the southwest corner of Mitchell-Dewitt and Hyland Croy Roads.

Request: Review and approval of final development plan and final plat under the provisions of Code Section 153.050 and the provisions of the Subdivision Regulations.

Applicant: Christopher T. Cline, Blaugrund, Herbert & Martin, Inc.

Planning Contact: Claudia D. Husak, AICP, Planner II; Rachel Swisher, Planning Assistant.

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Case Summary

This is a proposal to amend a previously approved and recorded plat and final development plan to correct a drafting error, which reduced the depths of residential Lots 9 and 10 and the size of Reserve F. This application intends to correct this error by extending the depths of the two lots and by modifying the area of Reserve F, which is adjacent to the two lots. In Planning's opinion, the proposal complies with the applicable review criteria and Planning recommends approval of this request with one condition.

Case Background

The rezoning/preliminary development plan for the Oak Park development was approved by the Planning and Zoning Commission on September 21, 2006 and by City Council on November 20, 2006. The final development plan and final plat for the residential portion of Oak Park was approved by the Commission in March 2007 and the final plat was approved by City Council in August 2007.

Site Description

Location

This site is located in Union County and is bordered by Hyland Croy Road to the east and Mitchell-Dewitt Road to the north. The site is zoned PUD, Planned Unit Development District, as part of the Oak Park plan. Access to the site from Mitchell-Dewitt Road is provided from Oak Meadow Drive, the major north-south connector through the development, and access to Hyland Croy Road is provided by Oak Park Boulevard which runs east-west through the site.

Surrounding Sites and Zoning.

Dublin Jerome High School, zoned PUD, is located on the east side of Hyland-Croy Road, north of Brand Road, and is northeast of the Oak Park development. The Glacier Ridge Metro Park and large lot, rural residential sites are located in unincorporated Jerome Township to the north, west, and south. The Bishop's Run and Bishop's Crossing developments, zoned PLR, Planned Low Density residential are located east and southeast of the site across Hyland Croy Road.

Plat Description

Lots 9 and 10.

The proposed amendment to the final plat will extend the depth of Lots 9 and 10, two of 33 Park Homes within Subarea A of the development. The lots front on Greenland Place at the terminus of Oak Meadow Drive in the southeast portion of Oak Park. The approved development text of the Oak Park development requires a minimum lot depth of 125 feet for Park Homes and the approved final plat incorrectly shows lot depths of 115 feet for both lots. This application will correct the lot depth error depicted on the approved plat.

Reserve F.

This proposed amendment will also modify the area of Reserve F, located in the southeastern portion of the site, adjacent to the Glacier Ridge Metro Park. As Lots 9 and 10 must be extended in order to comply with the approved development standards, Reserve F will be reduced from 6.291 acres to 6.256 acres, a reduction of 0.035 acre. The approved development text requires a minimum of 30.6 acres of open space within the development. With the reduction of 0.035 acre proposed with the amended plat, the total amount of open space will be 31.3 acres, which will continue to meet the open space requirement for this development.

Reserve F is owned and maintained by the City of Dublin as passive open space and the plat amendment will not modify ownership or maintenance responsibilities. There is a significant mature tree stand in the southwest corner of this reserve and with this modification, some trees will be located on Lot 10, which should be incorporated within a No-Disturb Zone.

SECTION II - REVIEW STANDARDS:

Final Plat:

The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code. Following a recommendation, the final plat will be forwarded to City Council for final action. After City Council approval, the plat can be recorded. If the Planning and Zoning Commission disapproves this final plat, it must state its reason for doing so. After approval, the applicant can proceed with the building permit process.

Planning Opinion and Recommendation:

Code Sections 152.085 through 152.095 identify criteria that Planning has utilized for the review and approval for a Final Plat. The criteria are arranged in the following categories:

Plat Information and Construction Requirements (Sections 152.035-152.046, 152.093, 152.094). The proposed Final Plat document includes all the required technical information. Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.

Criteria are met: The plat amendment meets all plat information and construction requirements.

Street, Sidewalk, and Bikepath Standards (Sections 152.047-152.048, 152.065-152.072). The proposed street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.

Criteria are met: This plat amendment does not modify any streets, sidewalks or bikepaths.

Utilities (Sections 152.049-152.053). The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.

Criteria are met: This plat amendment does not modify or establish any public or private utility provisions or easements.

Open Space Requirements (Sections 152.086-152.088). The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

Criteria are met: The approved development text requires a minimum of 30.6 acres of open space within the development. The proposed reduction of 0.035 acre with the amended plat will continue to meet the open space requirement for this development, providing a total of 31.3 acres of open space.

Final Development Plan:

The purpose of the Planned Unit Development 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 consists of up to three 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 intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process.

Planning Opinion and Recommendation:

Section 153.055(B) of the Code identifies criteria for the review and approval of a Final Development Plan. The criteria are arranged in the following categories:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed plan conforms to the approved preliminary development plan, has adequate public facilities and open spaces, is carried out in progressive stages, and conforms to all other applicable zoning text and Code requirements.

Criteria are met: The proposed plan conforms to the preliminary development plan and development standards within the approved text and the Code.

Site Safety and Circulation (Criteria 2 & 5). The proposed plan provides for safe and efficient pedestrian and vehicular circulation and provides adequate lighting for such uses.

Criteria are met: No changes are proposed to pedestrian and vehicular circulation.

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria may be met with condition: The plan incorporates many existing trees within the reserve areas. In order to ensure the preservation of these natural features, a 20-foot No-Build Zone should be provided along the rear of Lot 10 (Condition #2).

SECTION III - RECOMMENDATION: Approval with one condition.

This amendment to the final plat and final development plan is consistent with the standards and conditions approved at the rezoning. The proposal complies with the Final Plat criteria set forth in the Subdivision Regulations and the Final Development Plan criteria set forth in Section 153.055(B) of the Dublin Zoning Code. Planning recommends approval of the request with one condition.

Conditions:

- 1) That a 20-foot No-Build Zone be provided along the rear of Lot 10.

Final Plat

Review Criteria:

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.

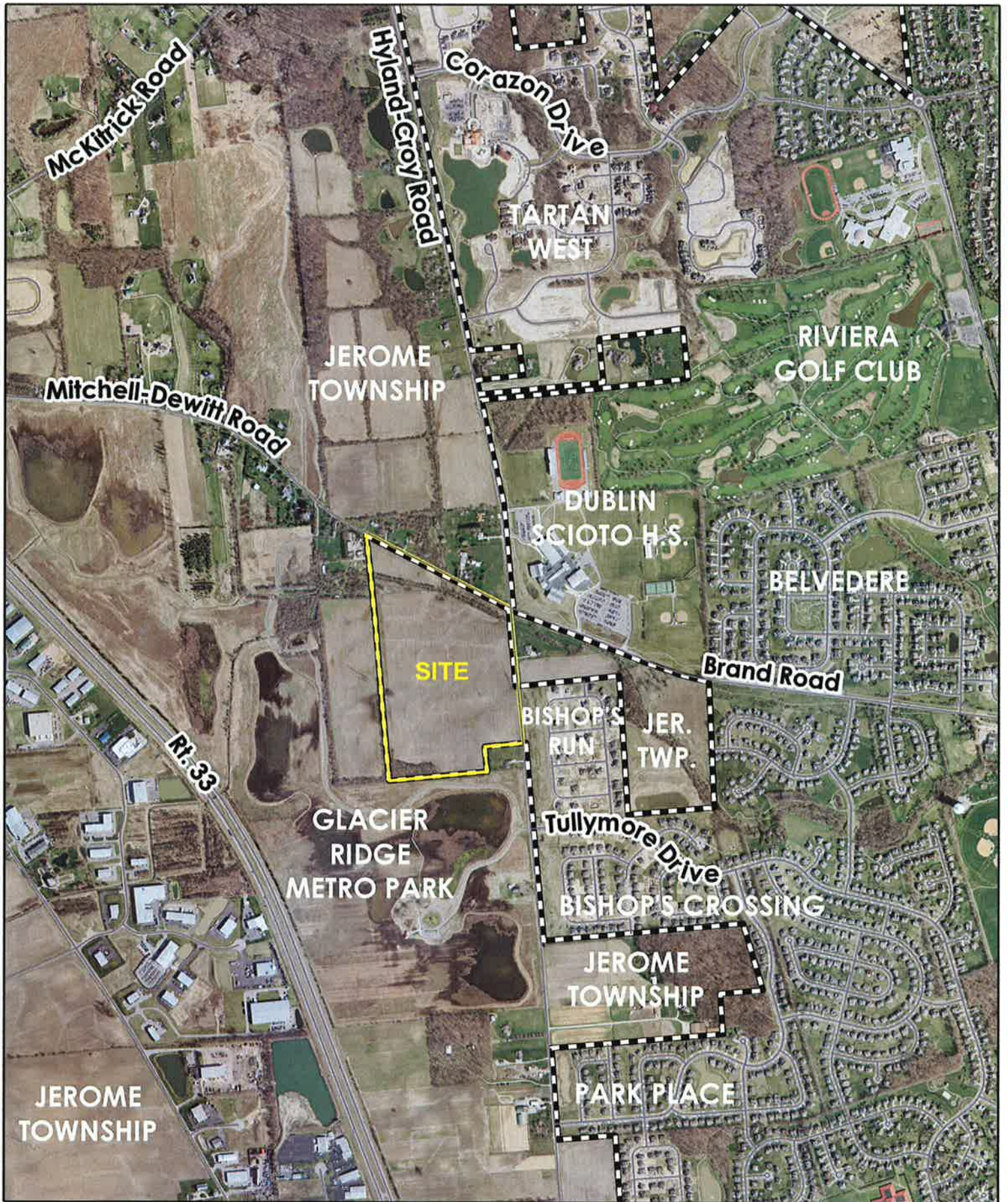
Final Development Plan

Review Criteria:

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

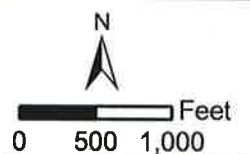
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 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 this Code;
- 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;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain 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;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 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; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.





City of Dublin
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Long Range Planning

DEVELOPMENT CONTEXT



Approved Site Plan



07-001FDP/FP
Final Development Plan/Final Plat
Oak Park Residential
Mitchell-Dewitt Rd. and Hyland-Croy Rd.

