



**PLANNING REPORT**  
**PLANNING AND ZONING COMMISSION**

**MAY 17, 2007**

**Land Use and  
Long Range Planning**  
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**SECTION I - CASE INFORMATION:**

**4. Emerald Fields Park**

**4040 Wyandotte Woods Boulevard  
Final Development Plan**

Case Number: 07-006FDP  
Request: To consider partial site improvements for the southern portion of an existing community park; located on the north side of Wyandotte Woods Boulevard, approximately 900 feet west of Emerald Parkway.  
Procedure: Review and approval of a Final Development Plan under the PD provisions of Code Section 150.050.  
Applicant: Jane S. Brautigam, City Manager, City of Dublin; represented by Fred Hahn, Director and Laura Karagory, Landscape Architect, Parks and Open Space, City of Dublin.  
Planning Contact: Claudia D. Husak, AICP, Planner.

**Case Summary:**

The proposed improvements represent the next step in the development process of this City park. The preliminary development plan for this Planned District was originally approved in 1990, and later amended in 1995. This plan did not include a layout for this park, however, the City since has created a Master Plan for the park.

The Master Plan for the 34-acre Emerald Fields Park (formerly known as NE Quad Park) includes a playground, various ball fields, shelters for picnicking, restroom facilities, and parking. This request is for Phase II of Emerald Fields Park and involves the southern area of the park. The final phase, the central area of the park, is programmed for 2009.

The Planning and Zoning Commission approved Phase I, the playground area in the northern portion of the park, in 2001 and a restroom facility in 2006. The applicant is proposing improvements related to the little league baseball fields indicated in the master plan.

In Planning's opinion, this case meets the review criteria and approval of the final development plan is recommended.

**Site Description:**

Emerald Fields Park is located on the south side of Summit View Road approximately 500 feet west of Sawmill Road. The main driveway for the park is located off Wyandotte Woods Boulevard. An internal drive extends north toward Summit View Road where the playground is located. The park site and all surrounding land to the east, south and west is zoned PUD, Planned Unit Development Districts, as part of the Northeast Quad plan.

The park is located within Subarea 2 of the Northeast Quad Planned District, which also allows traditional single-family uses. To the east and south are multi-family units as part of the Scioto Crossings development (NE Quad, Subareas 4 and 6b). West of the park is undeveloped land within the Northeast Quad plan zoned for single and multi-family uses (Subareas 2 and 3).

**Proposed Improvements:**

This application includes improvements to the southern portion of the park only. Proposed are grading and seeding for the fields, the extension of a bikepath, fencing, a plaza and a parking area. The intention of this proposal is to begin the process of establishing the little league ball fields for future use. The improvements are not intended to accommodate structured play immediately as the turf needs to be established before programmed play can begin.

This proposal includes fine grading and seeding of the three proposed ball fields. Fencing for the baseball fields will also be installed. The plans indicate three different heights of chain link fencing (6 to 12 feet) to be installed around the play areas. Code states that all chain link fencing must be painted black or have a black plastic or vinyl coating and the plans indicate black vinyl coating will be used.

A public plaza space will be constructed from concrete in a circular pattern around a detention basin planted with a mix of plant material in a prairie style. This central gathering space will include players' benches and concrete walkways providing access to the fields. The applicant has indicated that future plans include a baseball-themed shelter to be located in the center of the plaza area. This detail will require Planning and Zoning Commission approval in the future.

A parking lot to the east of the fields along the internal drive will be installed and will accommodate 64 cars. The site plan also shows the extension of an existing asphalt bikepath to the south to intersect with Wyandotte Woods Boulevard. The applicant will be required to install ramps to connect the pedestrian path across Wyandotte Woods Boulevard on both the north and south sides of the road. The crossing should be moved as close as possible to the driveway.

Landscaping for the area includes a variety of trees to be installed behind the fields and shrubs behind home plate, the players' benches and the plaza area. The plans propose irrigation for the landscaping and the fields. No trees will be removed with the construction of these improvements.

## **SECTION II - REVIEW STANDARDS:**

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. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that such updated standards would not cause undue hardship.

### **Planning Opinion and Recommendation:**

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

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

Criteria are met: The proposed improvements conform to the Master Plan for this park. Public facilities are adequate or planned to serve this facility. All other applicable zoning requirements have been satisfied.

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

Criteria are met: Parking requirements will be adequate for this development. Vehicular and pedestrian circulation has been properly planned to accommodate the proposed activities. Lighting will be adequate for this use.

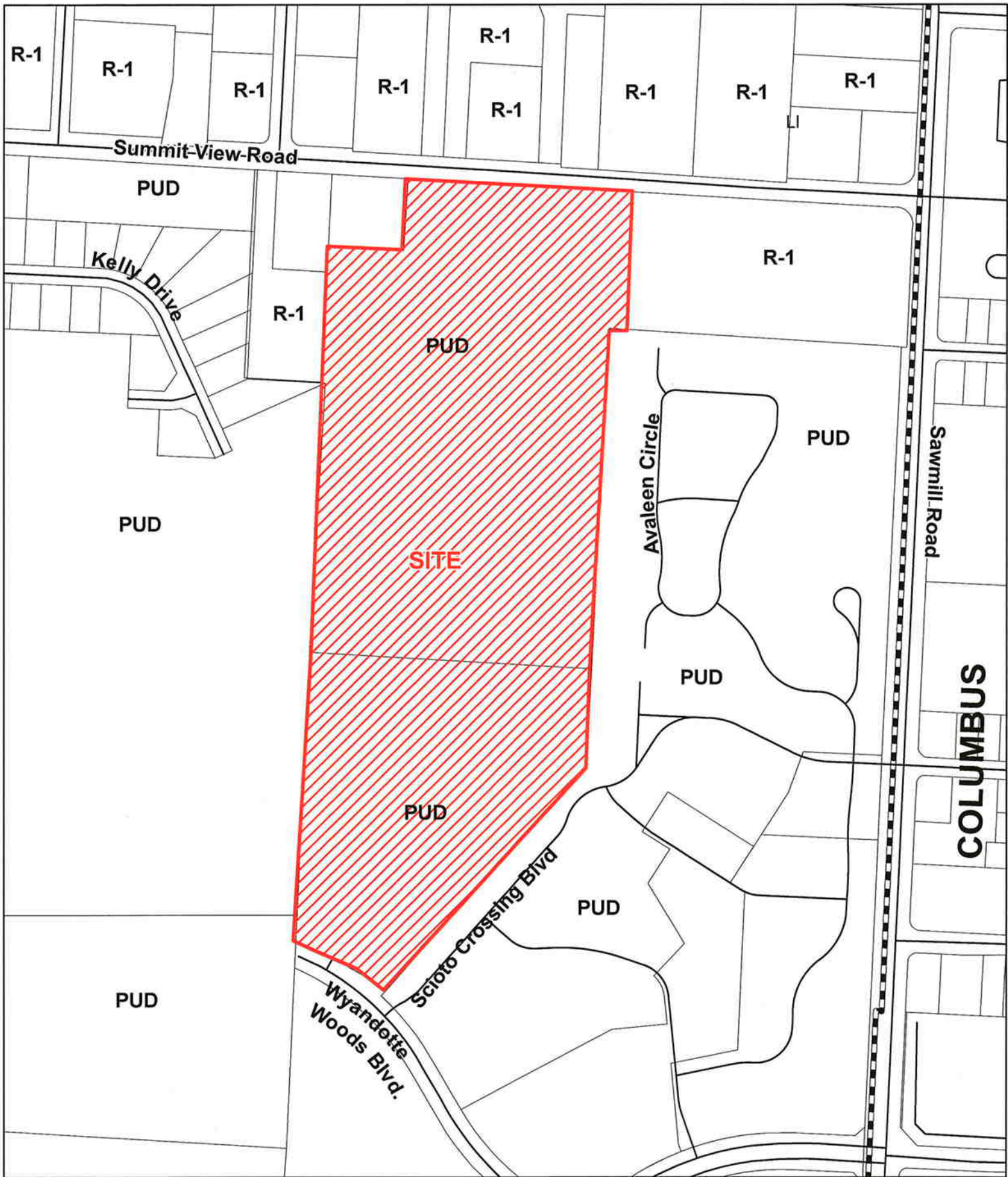
*Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.*

Criteria are met: An east-west tree row separates this portion of the park from the north. The proposed improvements are sensitive to the existing conditions of the site and preserve the existing vegetation.

**SECTION III - RECOMMENDATION: Approval with no conditions**

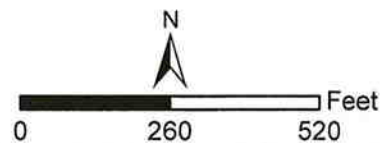
This final development plan is consistent with the updated Master Plan and will be compatible with future development of this neighborhood park. It is Planning's opinion that the proposal complies with the Final Development Plan criteria set forth in Section 153.050 of the Dublin Zoning Code and is consistent with existing development in the area.

Approval of this request is recommended with no conditions.

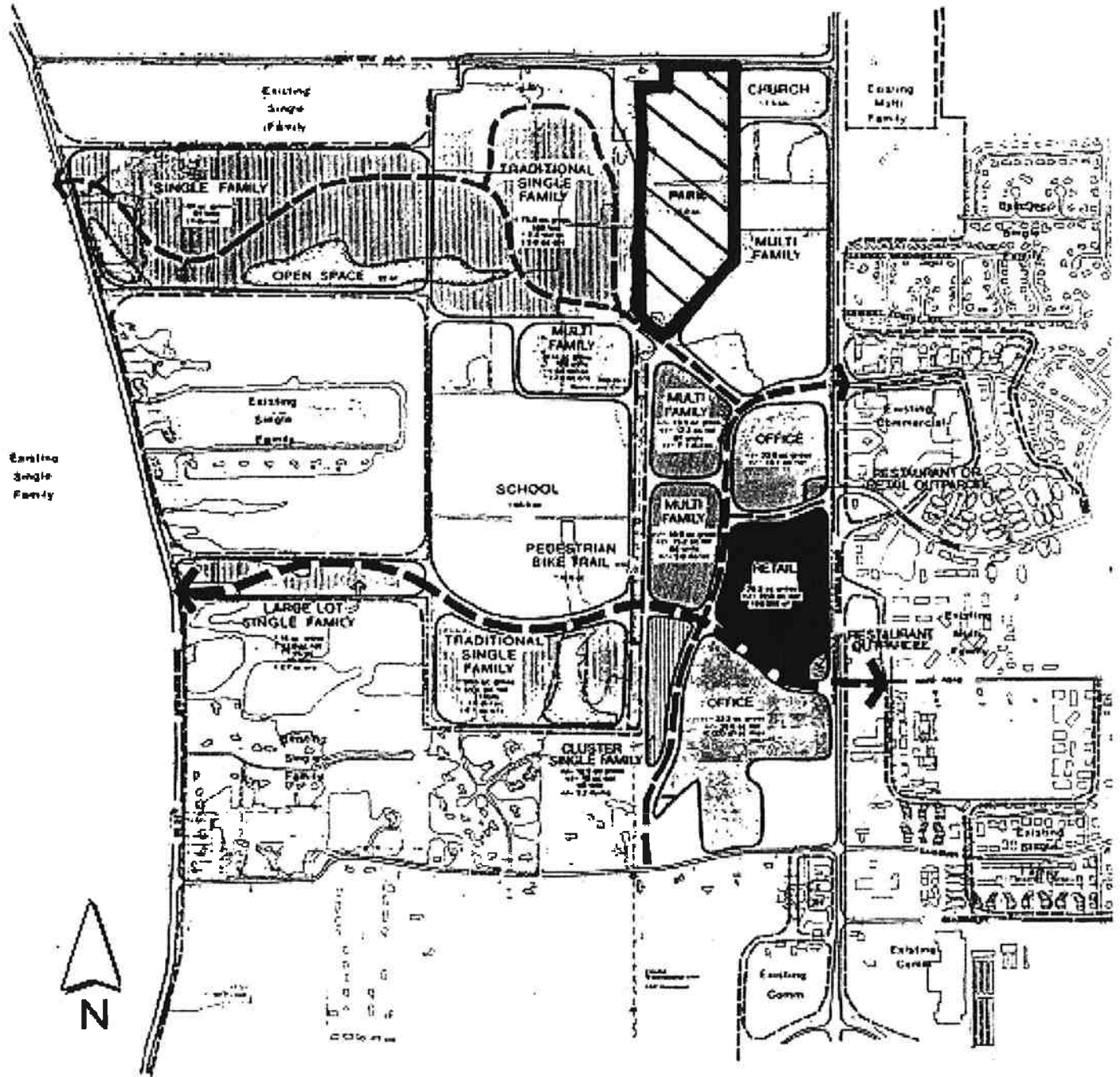


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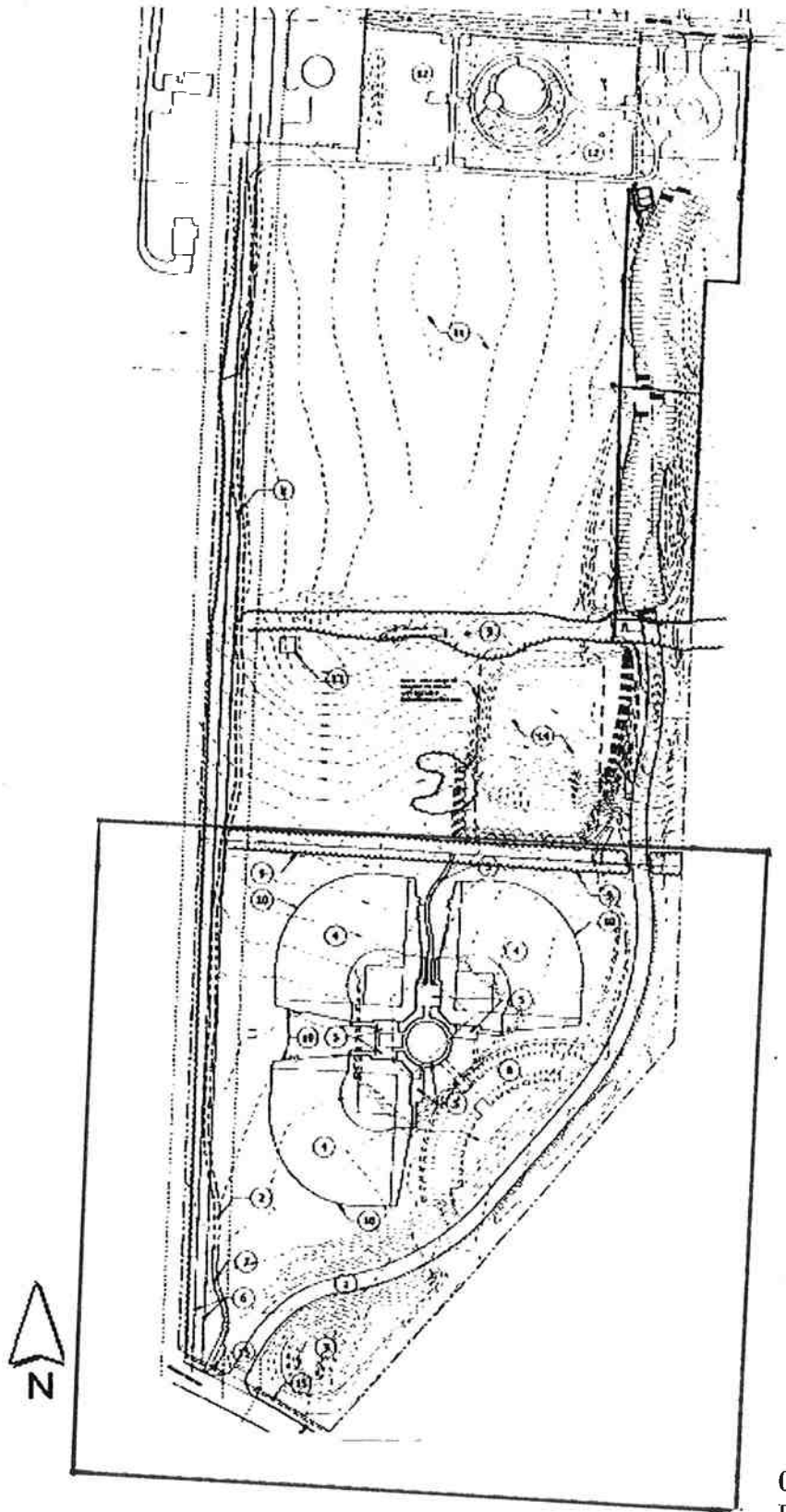
07-006AFDP  
Amended Final Development Plan  
Emerald Fields Park - Ball Fields  
4040 Wyandotte Woods Blvd.



# APPROVED 1995 PUD PLAN



# OVERALL PARK PLAN



**07-006FDP**  
Final Development Plan  
Emerald Fields Park  
4040 Wyandotte Woods Boulevard

