



**PLANNING REPORT**

**PLANNING AND ZONING COMMISSION**

**MAY 17, 2007**

**CITY OF DUBLIN,**

**Land Use and  
Long Range Planning**  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone: 614-410-4600  
Fax: 614-410-4747  
Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)

**SECTION I - CASE INFORMATION:**

**7. Tartan Ridge, Section 1, Parts 1 And 2**

**9756 Hyland-Croy Road  
Final Plat  
Final Development Plan**

Case Number: 07-016FP/FDP

Request: To consider 98 single family lots and 33.35 acres of open space; for property located within the Tartan Ridge Planned Unit Development, on the west side of Jerome Road and the north side of McKitrick Road.

Procedure: Review and approval of a Final Development Plan under the Planned District provisions of Code Section 153.050 and a Final Plat and the provisions of Code Section 152.085.

Applicant: The Edwards Land Company, Charles Driscoll; represented by Ben Hale, Jr. and Aaron Underhill, Smith and Hale.

Planning Contact: Claudia D. Husak, AICP, Planner.

**Case Summary:**

This is a request for review and approval of a final development plan and a final plat for the first phase of residential development in the Tartan Ridge neighborhood. The rezoning/preliminary development plan was approved by the Planning and Zoning Commission on February 1, 2007 and by City Council on March 19, 2007. In Planning's opinion, with the conditions listed in this report, the proposal will comply with the applicable review criteria and Planning recommends approval of this request.

**Site Description:**

*Project Site.* This site is irregularly shaped, located in Union County and bordered by Jerome Road to the east and McKitrick Road to the south. The proposed plat is divided into two sections; Section 1 includes 42 acres and 57 lots in the southeastern portion of Tartan Ridge and Section 2 includes 39 acres and 41 lots in the center of Tartan Ridge. Portions of the site are heavily wooded and are primarily incorporated into open space and parkland. The site is currently zoned PUD, Planned Unit Development District, as part of the Tartan Ridge plan.

*Surrounding Sites.* The Glacier Ridge Elementary School is located on the east side of Hyland-Croy Road and is surrounded by the Tartan Ridge project. A water tower is located along Hyland-Croy Road north of the school, near the northwestern boundary of the project site. Large lot, rural residential sites are located in unincorporated Jerome Township to the south, north, and northeast of the site. To the east are single-family residences located in the Tartan Fields development and to the west is the Glacier Ridge Metro Park, as well as single-family residences in unincorporated Union County. There are residences located in the southern portion of the site, along Hyland-Croy and Jerome Roads. The Tartan West development is located south of this site.

### **Plat Description**

*Phase 1, Section 1.* The proposed final plat for Section 1 includes 57 single-family lots, comprised of three Manor Lots, 25 Park/Village Lots, and 29 Court Lots, as described in the approved text. The plat also includes five reserves labeled A through E. Access is provided from Jerome Road along Tartan Ridge Boulevard, which will be platted for approximately 1,000 feet to the west with this section. Other roads include Tartan Ridge Court and Alder Glen Court, two culs-de-sac extending north from Tartan Ridge Boulevard and a small portion of Burnett Lane will be platted south of Tartan Ridge Boulevard. Burnett Lane will provide access to Nicholson Way and Enfield Court to the south. A 200-foot scenic road setback is maintained along Jerome and McKittrick Roads as part of the 13-acre Reserve E, which includes drainage and landscape easements.

*Phase 1, Section 2.* The proposed final plat for Section 2 includes 41 single-family lots, comprised of five Park Lots and 36 Manor Lots. The plat also includes four reserves labeled F thru I. This plat extends Tartan Ridge Boulevard further west and north and Burnett Lane to the west, both roads are located around the central open space. Also platted will be Wilton Loop, Wilton Chase and Glacier Ridge Boulevard, which will connect to the existing portion of this road providing access to Hyland-Croy Road. Reserve F includes seven, heavily wooded acres to the north of Glacier Ridge Boulevard and the plat notes allow for passive open space and other uses allowed by zoning. A 9.2-acre active park is included in this plat as Reserve G.

### **Final Development Plan Description:**

*Subareas.* The development text includes standards and restrictions for seven different subareas. This final development plan includes land within three of these subareas. The plat for Section 1 includes portions of Subarea A, all of Subarea B and portions of Subarea C, while the plat for Section 2 includes only portions of Subarea A. The characteristics are as follows:

- *Subarea A.* This plan includes 47 of the 96 permitted lots, with 39 Manor and three Park Lots. Subarea A includes the 9.5-acre park in the center of Tartan Ridge and the passive seven-acre reserve in the northeast portion. The text provides flexibility for a substation of the Washington Township Fire Department (WTFD) to be located in this open space. At this time, the WTFD has not determined whether or not this site fits their needs.
  - *Manor Lots (Lots 32, 56, 57, and 63 through 98).* The minimum lot depth for the Manor Lots is 135 feet with a minimum of 95 feet, per the approved development text. The text requires a minimum front yard setback of 20 feet and a maximum

front yard setback of 35 feet, which creates a “Build Zone” and a portion of the façade of the home is required to be located within this zone. Due to severe road curvature Lots 74 and 75 are exempted by the development text from strict adherence to this requirement, however these lots are required to conform to the build zone as indicated on the plat. A 25-foot rear yard and a minimum seven-foot side yard setback are required for dwellings. The proposed plans conform to these requirements.

- *Park Lots (Lots 43, 44, 45 and Lots 58 through 62).* The minimum lot depth for these lots is 125 feet with a minimum width ranging from 85 to 95 feet, per the approved development text. The text requires a front yard setback between 13 and 25 feet and a side yard setback of seven feet. A 25-foot rear-yard setback is required with the provision that the rear yard can be reduce to 15 feet if a garage is located to the rear of the home. The maximum allowable lot coverage for these lots is 50 percent. Park Lots are not permitted to have front-loaded garages. The proposed plans conform to these requirements.

- *Subarea B.* The plan includes all 20 Village Lots located along two culs-de-sac off Tartan Ridge Boulevard to the east. Front-loading garages are allowed for these lots.

*Village Lots (Lots 33 through 42 and Lots 46 through 55).* Village Lots have the same characteristics and requirements as Park Lots, with the exception that these lots are permitted to have front-loaded garages.

- *Subarea C.* The plan includes 30 of the 61 permitted lots; with 29 Court and one Park lot indicated. Approximately 13 acres of the 17-acre passive open space will be platted with this section. The layout of this Subarea is more compact and clusters smaller lots near open space.

*Court Lots (Lots 1 through 21 and Lots 23 through 30).* The minimum lot depth for these lots is 120 feet with a minimum width of 55 feet, per the approved development text. The text requires a front yard setback between 13 and 20 feet and a side yard setback of six feet. A 25-foot rear-yard setback is required with the provision that the rear yard can be reduce to 15 feet if a garage is located to the rear of the home. The maximum allowable lot coverage for these lots is 70 percent. The proposed plans conform to these requirements.

*Development Standards.* The development text provides requirements that will ensure that buildings and other structures are appropriately sited.

*No- Build/No-Disturb Zones.* The plat indicates No-Build Zones along the rear of each lot between 15 and 25 feet. The applicant has also provided No-Disturb Zones of varying widths along the rear of lots adjacent to existing trees. In response to Condition 5 of the rezoning, the plat indicates a 15-foot No-Disturb Zone for Lots 37 and 38 and Lots 50 and 51, which will allow existing vegetation to function as a landscape buffer to off-site residential properties.

*Design Standards.* The development text outlines all applicable design standards for this project, including the appearance of the frontage of each lot. The plans include details of the proposed design elements.

- *Hedges.* The approved development text requires that a hedgerow be located along the front of all residential lots. The plan provides for a variety of nine species for this hedge based on the street along which they are located. The proposed hedge plant material is to be installed at a minimum height of 18 to 24 inches and to be maintained at not more than 30 inches.
- *Brick Sidewalks.* The development text requires a brick sidewalk to run from the front door of each residential unit to the public sidewalk. The plan includes a sampling of brick pavers as an illustration of the style. Other specific brick pavers may be utilized as long as the style and intent of this feature is maintained.
- *Gates and Gateposts.* The text requires either a gate or gateposts at the front of each lot at the terminus of the brick sidewalk, which will be required to be integrated with the landscape hedge. The plan includes a sampling of gates, posts, as well as arbors and trellises as an illustration of the intended design character. Allowed materials include wood, stone, brick, and wrought iron. Other types of gates, posts, and trellises may be utilized as long as the style and intent of this feature is maintained.

*Traffic.* This development was required to submit a Traffic Impact Study to the City of Dublin and Union County that models projected traffic volumes on the existing roadway networks and identified roadway improvements necessary to mitigate the site's impact. This study has been analyzed and accepted, satisfying Condition 2 from the rezoning. In addition, the applicant has agreed to cost sharing for improvements constructed with the Glacier Ridge Elementary school, satisfying rezoning Condition 1.

*Streets.* In compliance with the preliminary plan, the plan indicates a portion of Tartan Ridge Boulevard will include a landscaped median. This feature will restrict turning movement to and from driveways and parking will not be permitted on the portions of roadway with the median. This section also incorporates two traffic circles for intersection control devices that will also allow for vehicles to make U-turns, reducing the impact of the median street to the future residents.

*Street Character.* The text describes a network of tree-lined streets and boulevards, for aesthetics and traffic flow. Rural character is indicated by the plan's compliance with setbacks and the design of the road network, most notably the main boulevard, which includes large landscaped islands planted with a mix of deciduous and ornamental trees. The plan includes single-loaded streets in the southern portion of the site and around the neighborhood park, which obscures the rear view of homes. In addition, front-loaded garages are not permitted for Park Lots.

*Street Trees.* The development text addresses spacing, size and grouping of streets trees. Recently, City Council discussed tree replacement as a response to the Emerald Ash Borer. As part of this discussion, the City Forester introduced the issue of street tree species diversification in an attempt to avoid any future City-wide replacement program. While historically the policy

has been to provide a uniform appearance within subdivisions, in Planning's opinion the same can be achieved by utilizing complementary species. The plan shows a high level of diversity of species as suggested by the City Forester.

*Parkland.* The plan conforms to the open space requirements as outlined in the preliminary plan. The text distinguishes neighborhood parks, rural open spaces and the boulevard green in the description of open space and provides visual concepts of the design intent of these areas. The plan includes each of the different types of open spaces which incorporate existing trees and ponds and different landscaping techniques.

- *Neighborhood Park (Reserve G).* This neighborhood park will be owned and maintained by the City. A substantial tree row running east to west along the northern end of the park will be preserved. A dry-laid limestone wall is shown along the northern edge of the tree row. Walking paths are provided throughout the development and the park will be planted with a mix of native grasses and meadow plantings. The park also includes a playground area with swing sets, play structures, benches and bike racks.
- *Passive Open Space (Reserves D and E).* These reserves are primarily comprised of the 200-foot scenic setback along Jerome and McKitrick Roads and will be owned by the City and maintained by the Homeowners Association. To the north of the main entrance road, a large stormwater pond is indicated. To the south of the main entrance road are numerous existing trees, which will be preserved in this open space. Bikepaths extend the entire length of this open space. Along the southern edge, the proposed bikepath location addresses Condition 9 from the rezoning, which required that the location of the path be sensitive to existing natural features and be sited more centrally within the setback along McKitrick Road.
- *Entry Feature.* The plan indicates an entry feature with formal plantings of birch trees and grasses in Reserves D and E. North of the entrance will be a pavilion structure and a sign. The pavilion is approximately 20 feet tall and consists of an antique white shiplap siding with a metal, standing seam roof in bronze. The sign will be approximately 26 square feet with a width of 12 feet, consisting of a sandstone slab located atop a sandstone base. The copy *Tartan Ridge* will be carved into the sign with a bronze patina.
- *Passive Open Space (Reserve F).* This reserve includes seven, heavily wooded acres – intended to remain in its natural state – to the north of Glacier Ridge Boulevard and behind Lots 63 and 75. This reserve will be owned by the City and maintained by the Homeowners Association.
- *Traffic Circles and Culs-de-Sac (Reserves A, B, C, H and I).* The plan indicates that the two traffic circles and the three cul-de-sac islands will be seeded and will include a mix of trees. All traffic circles and cul-de-sac islands will be owned by the City and maintained by the Homeowners Association.
- *Open Space Connection.* During the rezoning process, Planning identified a significant weakness in the open space connections in this development. The applicant has addressed this concern by providing a 20-foot landscape buffer along Lots 69 and 70 and Lots 76 and 85 on the plat. A detail of the proposed plantings for this buffer is included in the plan, which shows a mix of deciduous and evergreen trees and shrubs. In Planning's opinion this planting scheme will provide a better connection of open space and offer a sense of privacy to the public as well as the residents.

*Tree Preservation.* The site contains several well-defined, heavily wooded areas and a tree inventory has been submitted. The text indicates the intent to preserve as many trees as possible and that trees 6 inches to 24 inches will be replaced on a tree for tree basis, with all trees over 24 inches being replaced inch for inch. The proposed site design is sensitive to existing natural features and saves a majority of landmark trees. The site plan indicates a total of 596 inches of trees are being removed and must be replaced. The text requires 64 replacement trees to meet this requirement and the plans indicate 84 trees. Throughout the development of this project, it is Planning's opinion that the applicant monitor the replacement requirements in the different sections in order to utilize replacement trees from one section in another.

*Utilities.* This proposal will construct new public sanitary sewer lines that will connect into the existing 12-inch sanitary sewer at the northeast corner of Hyland-Croy Road and Brand Road. New public water mains are proposed to provide service to the residential units. The applicant will also be required to reimburse the City for a sanitary sewer main that was installed by the City of Dublin from Tartan West, north to the Glacier Ridge Elementary.

- *Water Supply.* This section of Tartan Ridge will connect into a 12-inch water main that is along the south side of Jerome Road that was installed with Tartan West, Section 4. In addition to installing necessary public water mains within the development that are adequately sized, this development will connect to the existing 12-inch water main that is located on the south side of Glacier Ridge Boulevard.
- *Sanitary Sewer Service.* This section of Tartan Ridge will obtain sanitary sewer service by constructing necessary sanitary sewer lines that will connect to the existing 18-inch sanitary sewer that was extended by the City of Dublin to Glacier Ridge Elementary.
- *Stormwater Management.* This site will meet the Stormwater and Stream Corridor Protection Code by utilizing stormwater retention ponds located through the project.

## **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 may be met with condition:** Any minor technical adjustment to the plat should be made prior to City Council submittal (Condition #1). A Construction Bond will be required for the public infrastructure that will be installed with this project. The value of this bond is based on the approved cost of construction. Once conditional acceptance is granted by the City, the developer is required to submit a one-year warranty bond.

*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:** Street widths, grades, curvatures, intersections, and signs comply with the appropriate Code sections. Sidewalks or bikepaths are proposed on both sides of all public streets in accordance with approved preliminary development plans and must comply with the City's construction standards.

*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 establishes necessary easements for the construction and maintenance of public water mains, storm and sanitary sewers, storm drainage and other private utilities in accordance with all applicable standards.

*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 open space that will be dedicated with this plat complies with the open space and parkland requirements as outlined in the approved development text.

### **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. The open spaces include passive and active areas as amenities to the public.

*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 may be met with conditions:** The proposed development maintains safe and efficient pedestrian and vehicular circulation within the residential portion of the site, including streets and sidewalks. The pavement widths, pedestrian facilities, and general roadway design are adequate and in accordance with the preliminary plat. The parking and circulation areas within the commercial area are not being approved with this application and will be reviewed at a subsequent final development plan.

As agreed upon, the applicant will be reimbursing the City of Dublin \$200,000 toward the cost of the roundabout at Hyland-Croy Road and Glacier Ridge Boulevard, a portion of Glacier Ridge Boulevard, and associated waterline improvements, which have already been constructed (Condition #2).

In addition, the applicant will also be required to reimburse the City of Dublin \$221,000 for the sanitary sewer main that was installed by the City of Dublin from Tartan West, north to the Glacier Ridge Elementary (Condition #3).

With this section of Tartan Ridge the applicant will be responsible to design and construct both a left and right turn lane from Jerome Road to Tartan Ridge Boulevard (Condition #4).

*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 of the existing trees within open spaces ensuring the preservation of these natural features. Landscaping includes the requirement of hedges for each lot.

Planning is concerned that a uniform hedge appearance will be difficult to administer over time. The applicant has indicated that the Homeowners Association will be responsible for the maintenance of the hedge and that this information would be provided on the landscape plans and in the deed restrictions. This information has yet to be identified on the current set of plans (Condition #5).

**SECTION III - RECOMMENDATION: Approval with five conditions**

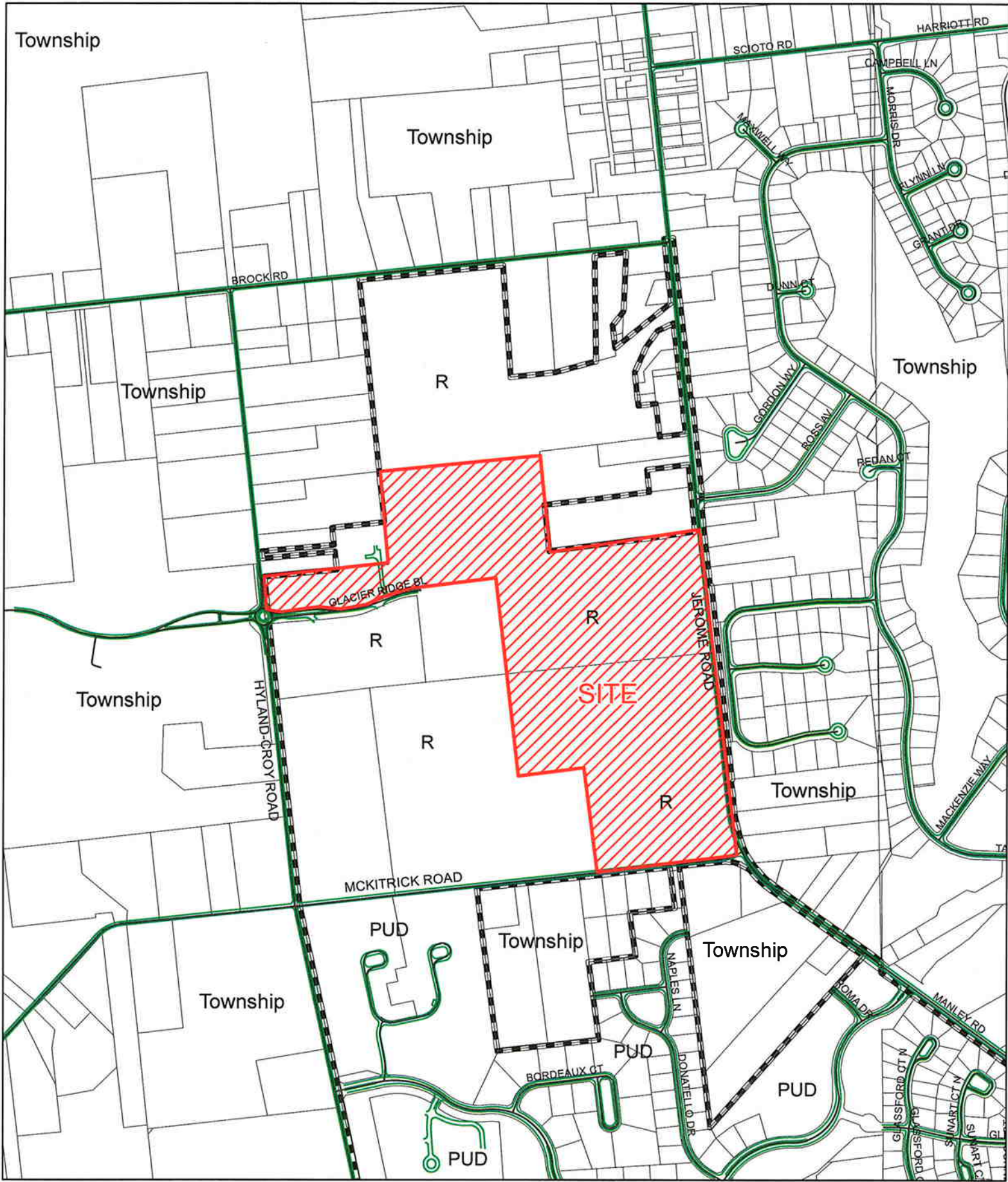
This final development plan is consistent with the standards and conditions approved at the rezoning. The proposal provides design elements consistent with the approved preliminary development plan. The proposal complies with the Final Plat criteria set forth in Sections 153.085 through 152.095 and the Final Development Plan criteria set forth in Section 153.055(B) and of the Dublin Zoning Code. Planning recommends approval of the request with five conditions.

- 1) That any minor technical adjustment to the plat should be made prior to City Council submittal;
- 2) That the applicant reimburse the City of Dublin \$221,000 for sanitary sewer improvement that have been constructed, prior to any building permit issuance within this section, to the satisfaction of the City Engineer;
- 3) That the applicant reimburse the City of Dublin \$200,000 for roadway and waterline constructed improvements at Hyland-Croy Road and Glacier Ridge Boulevard, prior to any building permit issuance within this section, to the satisfaction of the City Engineer; and
- 4) That the applicant design and construct both a left and right turn lane from Jerome Road to Tartan Ridge Boulevard prior to the issuance of any building permits within this section, to the satisfaction of the City Engineer; and
- 5) The plans and the deed restrictions indicate the Homeowners Association maintenance responsibilities of the hedge, subject to Planning approval.

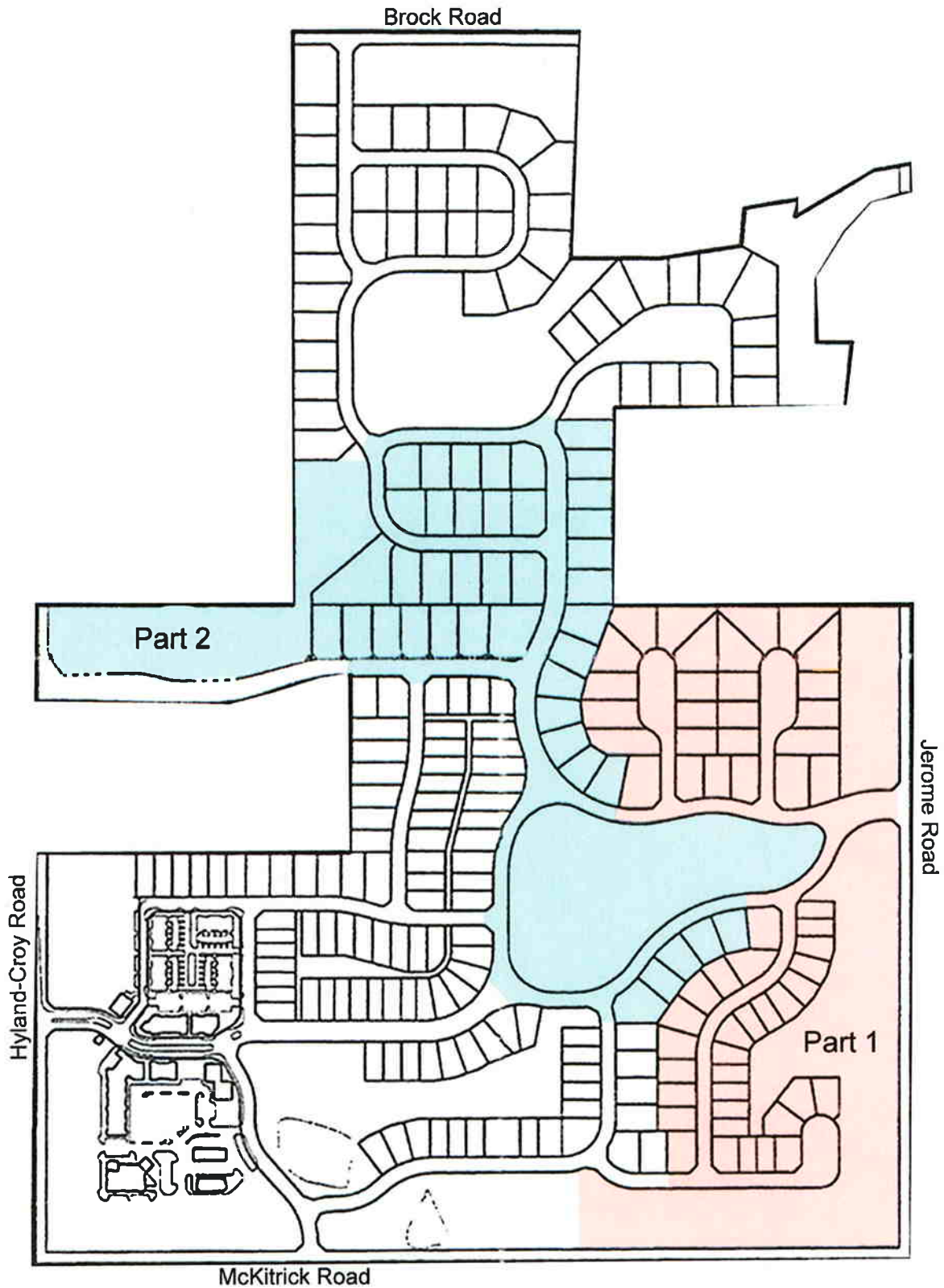
The following conditions were included at the rezoning phase, and continue to be in effect for this application as applicable:

- 1) *That the applicant resolve cost sharing for the infrastructure needed to service the site with sanitary sewer, water, and streets, to be finalized and agreed upon prior to final development plan approval;*
- 2) *That the Traffic Study be approved by the City of Dublin and Union County prior to final development plan approval;*
- 3) *That all rights-of-way as outlined in this report be dedicated with the recording of the final plat;*

- 4) *That the applicant participate in improvements to the existing North Fork Indian Run sewer near I-270, subject to approval by the City Engineer;*
- 5) *That the text be modified to ensure base height for lighting fixtures are appropriately sized for safety and that the text and plans be revised to indicate No-Build Zones, No-Disturb Zone, and landscape buffers as outlined in this report, subject to Planning approval;*
- 6) *That the applicant participate in a cost sharing agreement for infrastructure improvements constructed by the City of Dublin to be finalized and agreed upon prior to final development plan approval;*
- 7) *That the access point on Brock Road be approved by the City Engineer and Union County and that a stub street to the western property boundary, north of the elementary school, be provided to promote connectivity with possible future development, subject to Engineering approval;*
- 8) *That the commercial area be redesigned to create a pedestrian-friendly streetscape and environment by providing parallel parking; subject to Planning and Engineering approval;*
- 9) *That the bikepath along McKitrick Road be located sensitively to existing natural features and be sited more centrally within the setback;*
- 10) *That the final development plan for this project incorporate additional public open space along the front of lots in Subarea D-2;*
- 11) *That in lieu of meeting the Dublin Exterior Lighting Guidelines, the applicant works with Planning on a night sky preservation program for the lighting;*
- 12) *That the text language be revised to eliminate the language "shall be permitted" from the conditional use section in Subarea F;*
- 13) *That enhancement of the alleys with landscaping be addressed as part of the final development Oplan approval process;*
- 14) *That at the final development plan stage, further consideration be given to the layout of the neighborhood commercial area, such as integrating buildings versus free-standing, single-use buildings and creating a town center with a streetscape; and*
- 15) *That the list of prohibited uses in Subarea F be revised to include car washes.*

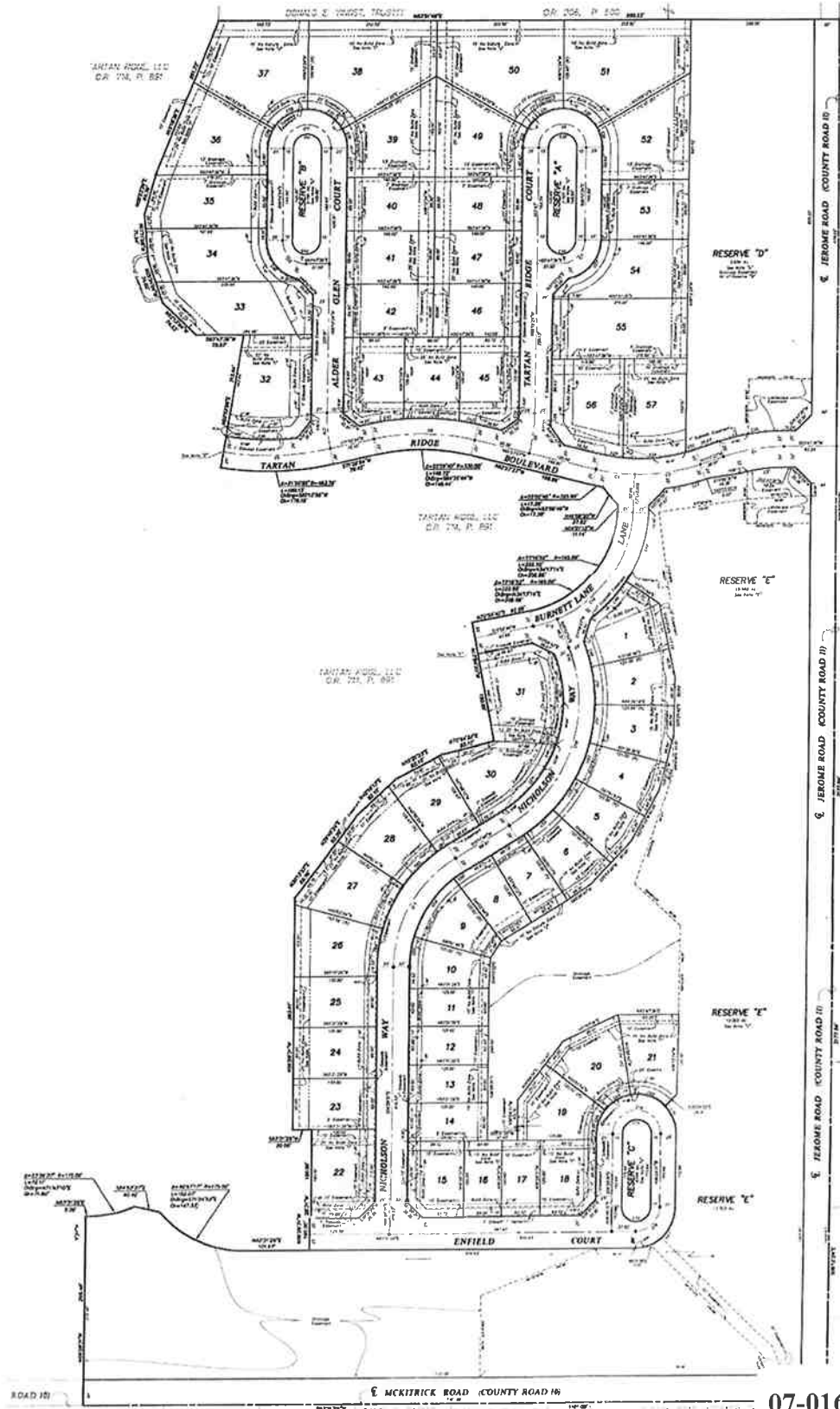


# PROPOSED PARTS 1 & 2



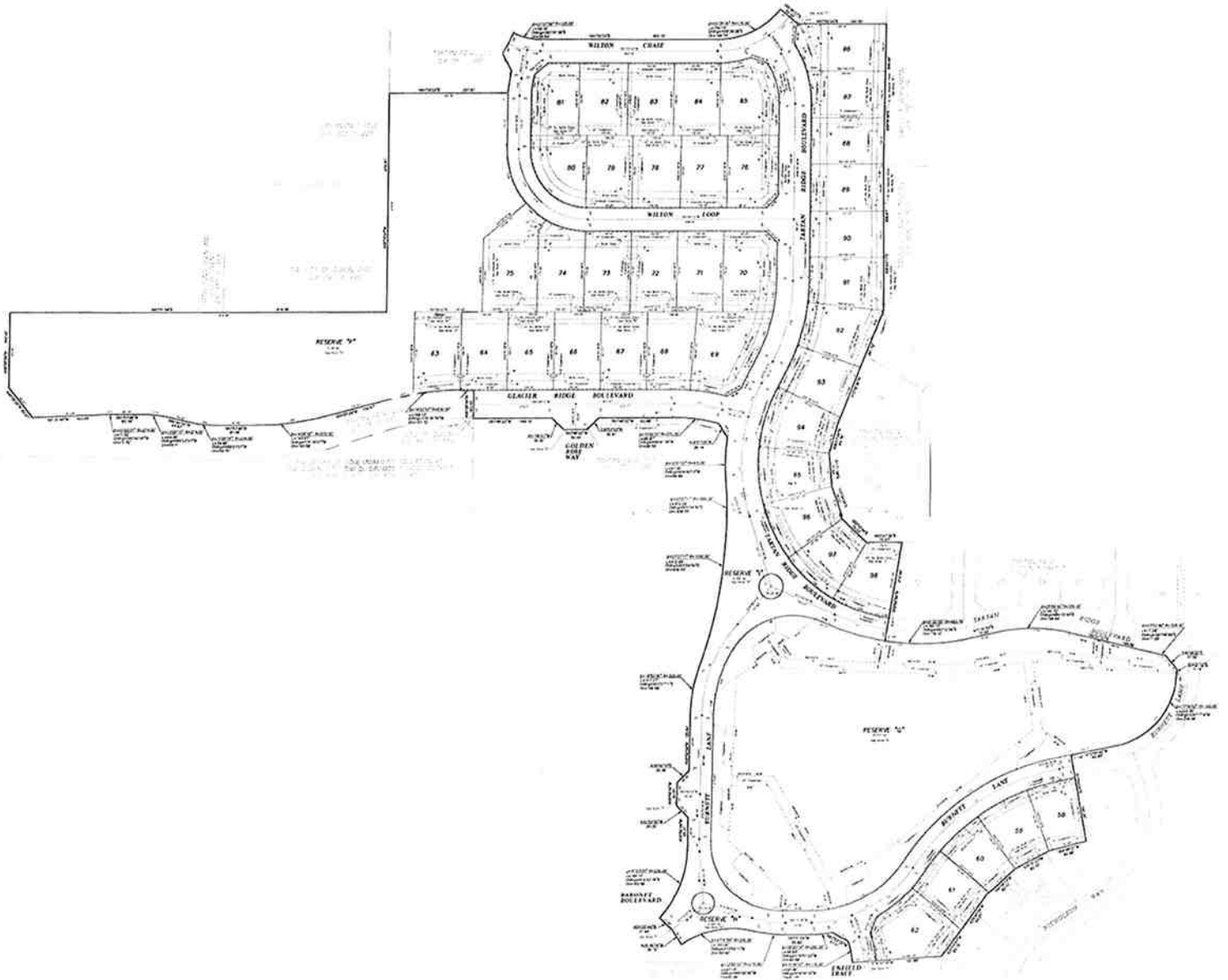
**07-016FDP/FP**  
Final Development Plan/Final Plat  
Tartan Ridge, Section 1, Parts 1 & 2  
9756 Hyland-Croy Road

# PROPOSED PLAT FOR SECTION 1, PART 1



07-016FDP/FP  
Final Development Plan/Final Plat  
Tartan Ridge, Section 1, Parts 1 & 2  
9756 Hyland-Croy Road

# PROPOSED PLAT FOR SECTION 1, PART 2



**07-016FDP/FP**  
Final Development Plan/Final Plat  
Tartan Ridge, Section 1, Parts 1 & 2  
9756 Hyland-Croy Road