



CITY OF DUBLIN

Land Use and  
Long Range Planning  
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## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

JULY 10, 2008

#### SECTION I - CASE INFORMATION:

**2. Ballantrae, Subarea Q - Lakes at Ballantrae Eiterman Road  
08-049AFDP Amended Final Development Plan**

Proposal: The addition of patios within the Lakes at Ballantrae condominium development, located on the southeast corner of Shier-Rings Road and Eiterman Road.

Request: Review and approval of an amended final development plan under the provisions of Code Section 153.050.

Planning Contact: Jonathan Papp, Planner.

Contact Information: (614) 410-4683, jpapp@dublin.oh.us

#### Case Summary

This is a request for review and approval of an amended final development plan to permit paver patios for residences in the condominium development of the Lakes at Ballantrae.

#### Case Background

The site is located in Subarea Q of the 642-acre Dublin Golf Course Community (Ballantrae). The overall plan includes a development of 677 residential lots, 430 multi-family units, 35.69 acres of park and an 18-hole public golf course. The final development plan for Subarea Q was approved by the Planning and Zoning Commission on February 15, 2001 for twenty buildings with four condominium units per building for a total of eighty units. The development has been fully constructed.

#### Site Description

##### Location

The site is located in the southeast quadrant of intersection of Eiterman Road and Shier-Rings Road.

##### Site Character

The site contains 21.08 acres and is zoned PLR, Planned Low Density Residential District. It has approximately 750 feet of frontage along Shier-Rings Road and 1,850 feet along Eiterman Road. The twenty condominium buildings are located throughout the site and each unit has a 12'x12' three-season room located to the rear. There are extensive water features along the eastern property boundary. The site is accessed by two points off Eiterman Road approximately 400 feet and 1500 feet south of Shier-Rings Road.

### *Surrounding Zoning and Uses*

The areas to the east, south and west of the site are zoned PLR, Planned Low Density Residential District, and are also part of the Dublin Golf Course Community. Farther east is the golf course maintenance facility at the historic Rings Farm, zoned PCD, Planned Commerce District. To the south are the clubhouse and driving range sites, also zoned PCD. Areas to the north of Shier-Rings Road include the Fellowship Baptist Church which is located in Washington Township outside the City boundary. Vacant agricultural land along the north side of Shier-Rings Road is within the City boundary.

## **Plan Description**

### *Overview*

The proposed plans permit the construction of patios within the proposed patio building envelope to the rear of each unit, adjacent to the existing three-season rooms.

### *Patio Location*

The proposed patio building envelope consists of an area measured 14 feet from the rear of the main structure between the three-season room and the end of each individual condominium unit. The maximum area for each patio is 328 square feet. Some of the units already have patios constructed, without a Certificate of Zoning Plan Approval (CZPA), however all the existing patios will fit into this proposed envelope.

### *Patio Materials and Details*

Patio materials will consist of paver stones, brick pavers and stamped concrete. Earth tones such as buffs, tans, browns and brick red are permitted. The existing patios utilize the proposed materials and any new patios will be required to adhere to the proposed materials.

Optional features proposed include seating and retaining walls and columns. These elements may be constructed using materials from the permitted materials list (see packet attachments). Seating walls will not exceed 18 inches in height and any retaining walls that exceed 20 inches in height must meet all applicable building codes which may require the inclusion of a railing or other physical barrier to prohibit falls. Columns shall not exceed 3 feet 6 inches in height including the cap stone.

The shape of the patios may be round, curved, square or rectangular as long as all elements of the patio including retaining walls, seating walls and landscaping are contained within the proposed patio envelope.

### *Stormwater*

The City of Dublin Engineer requires that all patios be designed in a manner to not impede the flow of stormwater away from structures and into the stormwater management ponds.

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

### **Amended 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) **Amended Final Development Plan (Commission approves/denies).**

The intent of the amended 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 the updated standards would not cause undue hardship.

### **Evaluation and Recommendation based on Amended Final Development Plan Criteria**

Section 153.055(B) of the Code identifies criteria for the review and approval for a amended final development plan. Following is an evaluation by Planning based on those criteria. 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 met through condition:** The proposal conforms to the preliminary development plan in terms of lot coverage, and setbacks. Code permits patios for residences and this application provides standards for location, size and materials. Following the approval of this application the applicant shall apply for Certificates of Zoning Plan Approval for the existing patios to ensure compliance with the Zoning Code (Condition #1).

*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 met:** The site currently provides adequate lighting, and vehicular and pedestrian circulation. No changes are being proposed to lighting or circulation on the site.

*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 met:** The proposal conforms to the preliminary development plan requirement for appropriate landscaping details, and provides adequate stormwater management. The proposed materials and patio details complement the existing buildings.

**SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval with one condition.**

**Amended Final Development Plan**

In Planning's opinion, this proposal complies with the amended final development plan criteria and the existing development standards within the area. Approval is recommended with the following condition:

**Condition:**

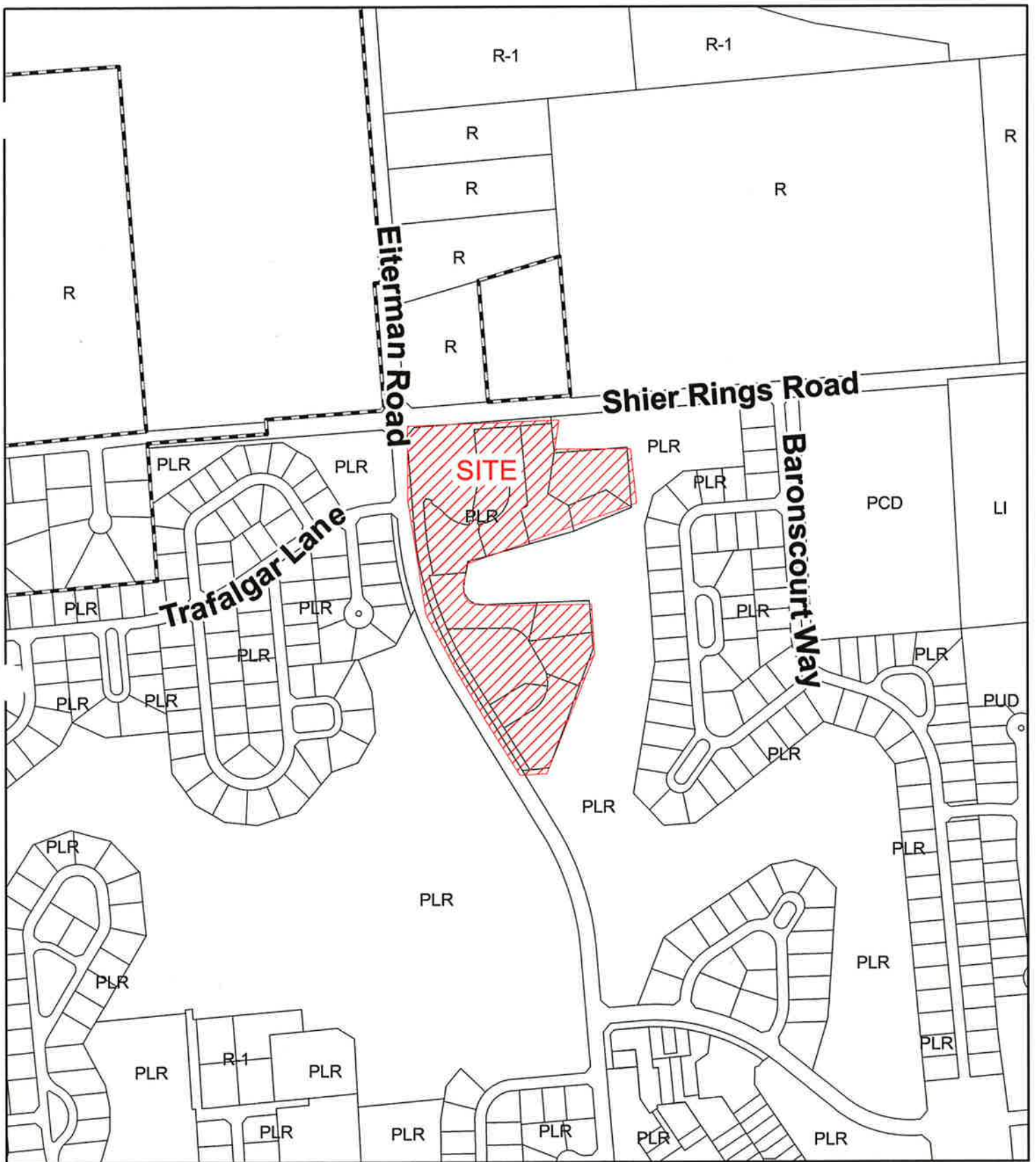
- 1) That Certificates of Zoning Plan Approval be obtained for all existing patios no later than November 10, 2008.

## Amended 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:

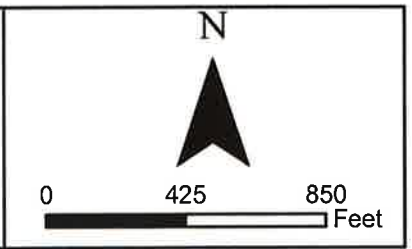
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within 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.

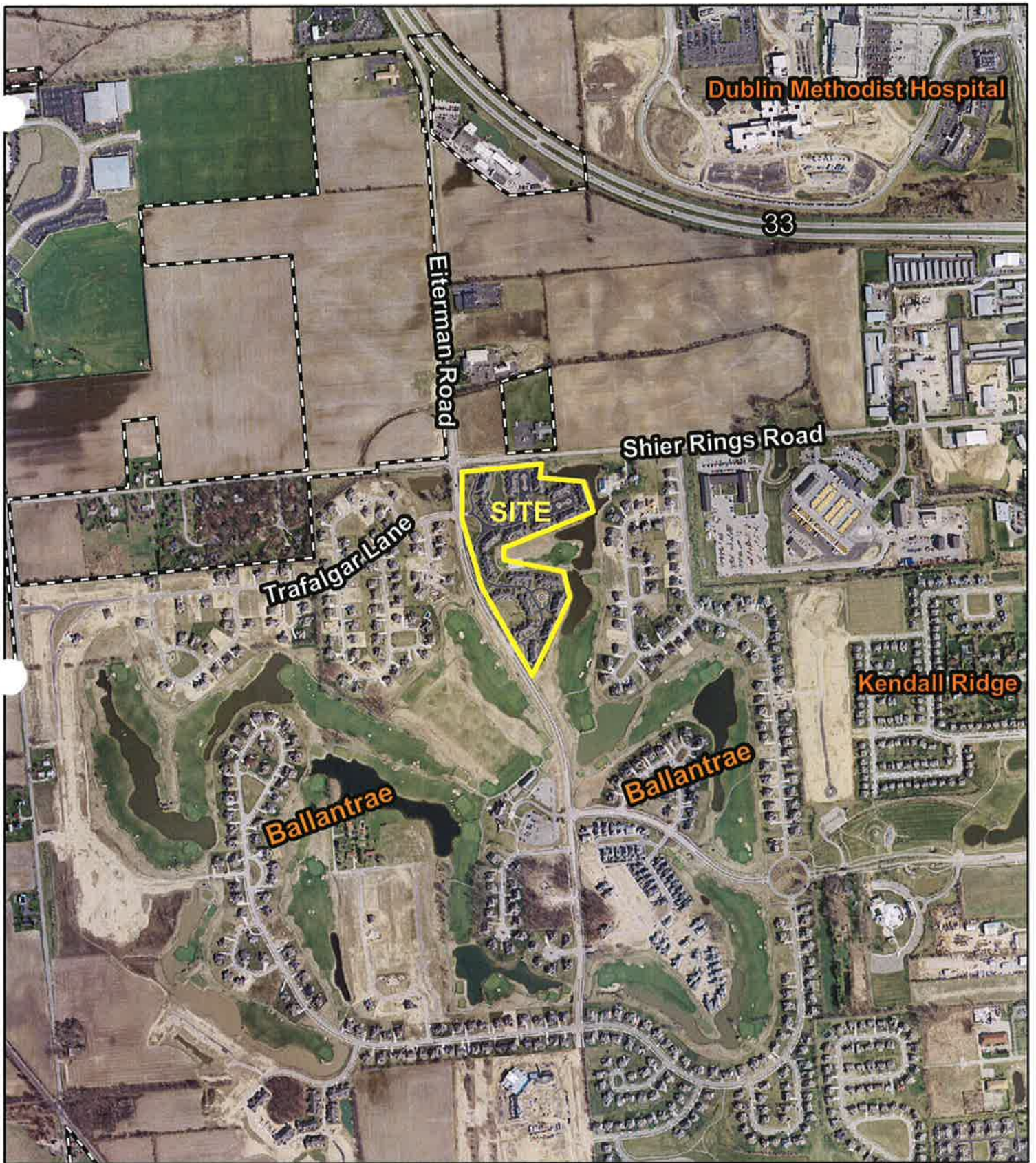


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08-049AFDP  
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 The Lakes at Ballantrae  
 Eiterman Road and Shier-Rings Road





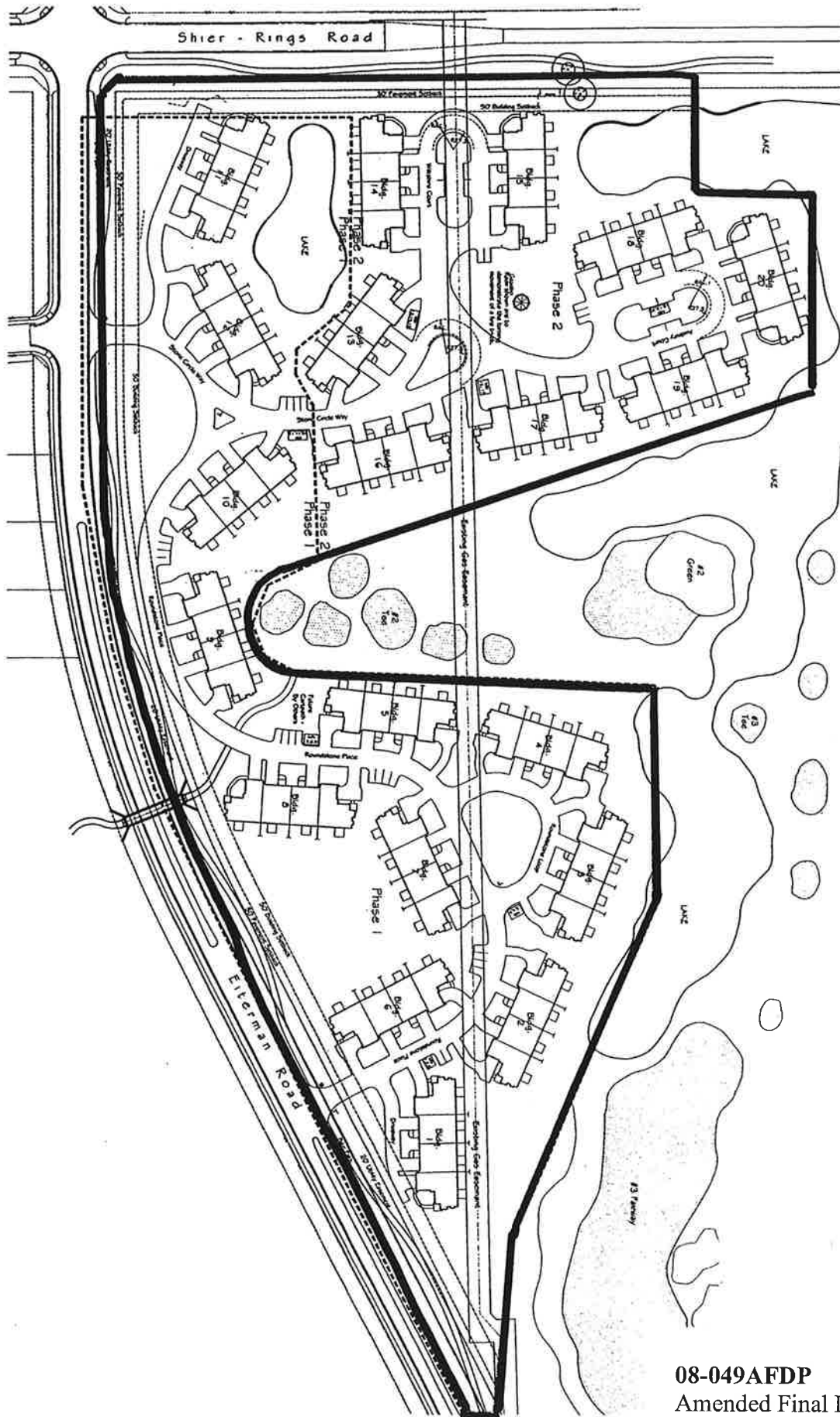
**Development Context  
July 10, 2008**



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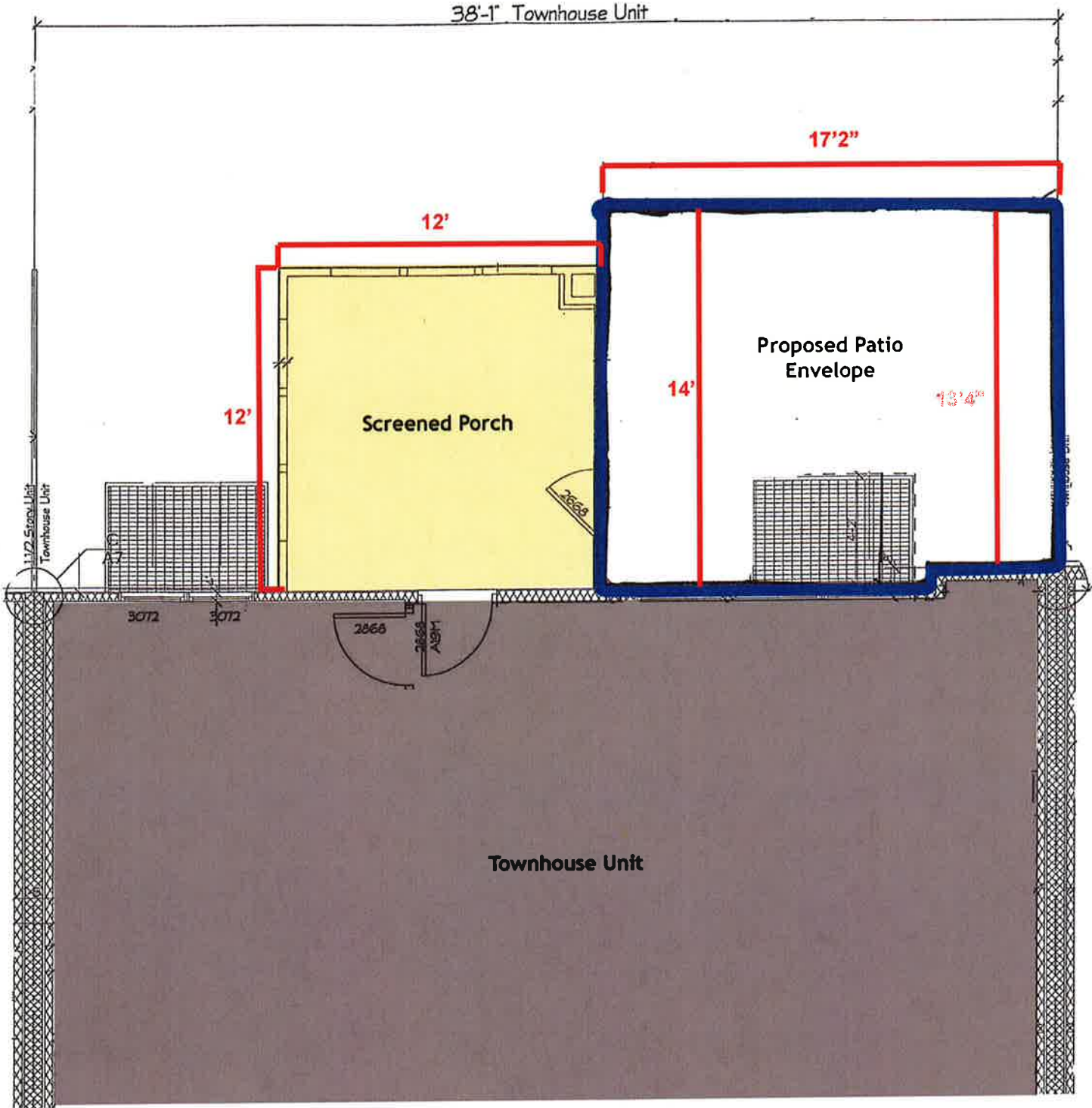
Amended Final Development Plan  
The Lakes at Ballantrae  
Eiterman Rd. and Shier-Rings Rd.

# SITE PLAN

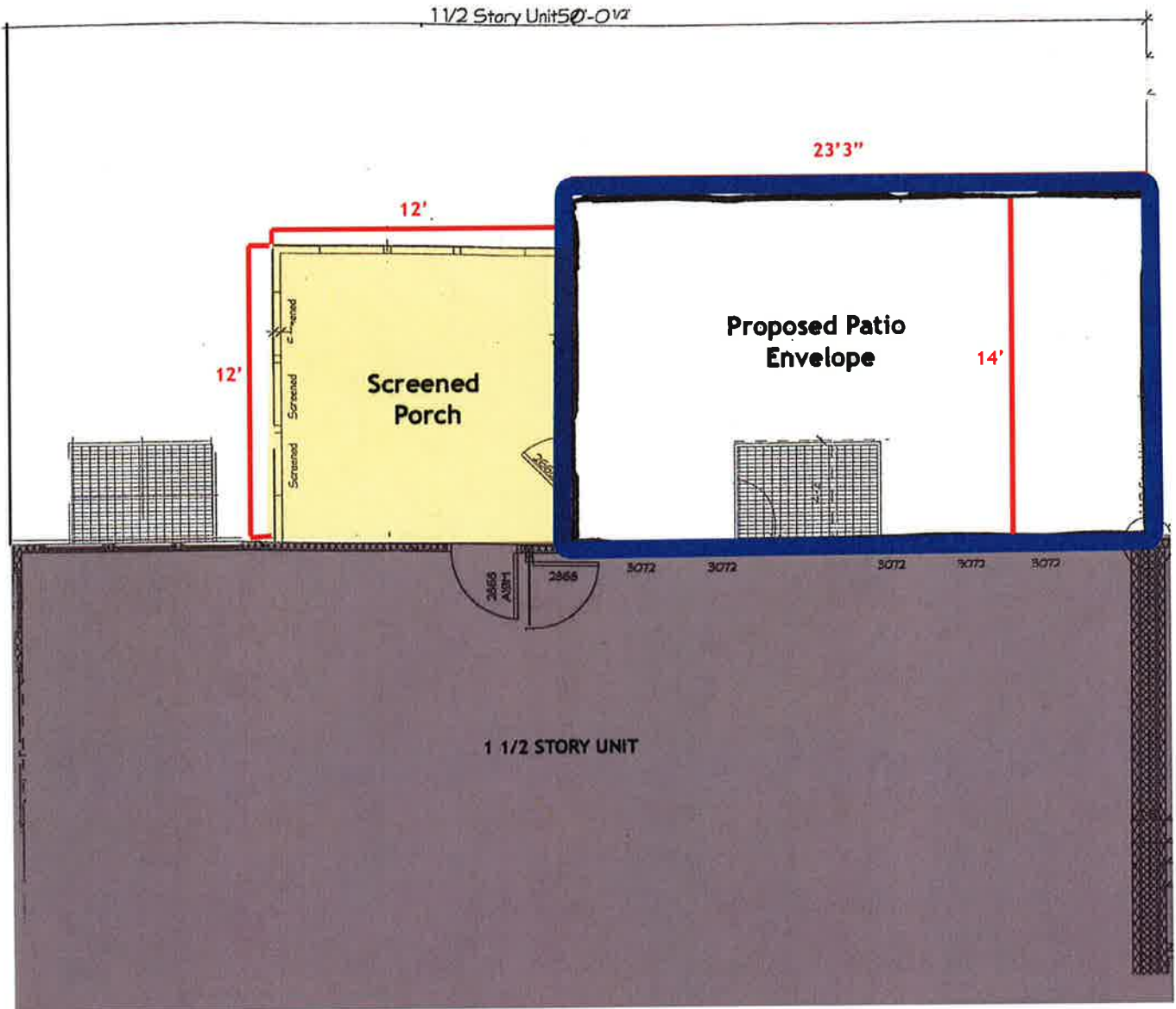


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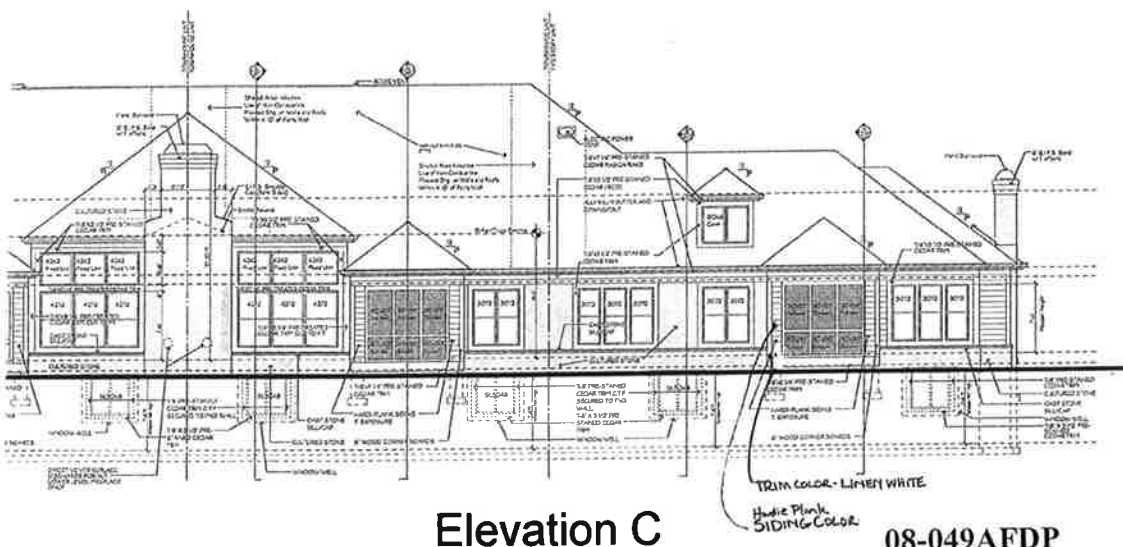
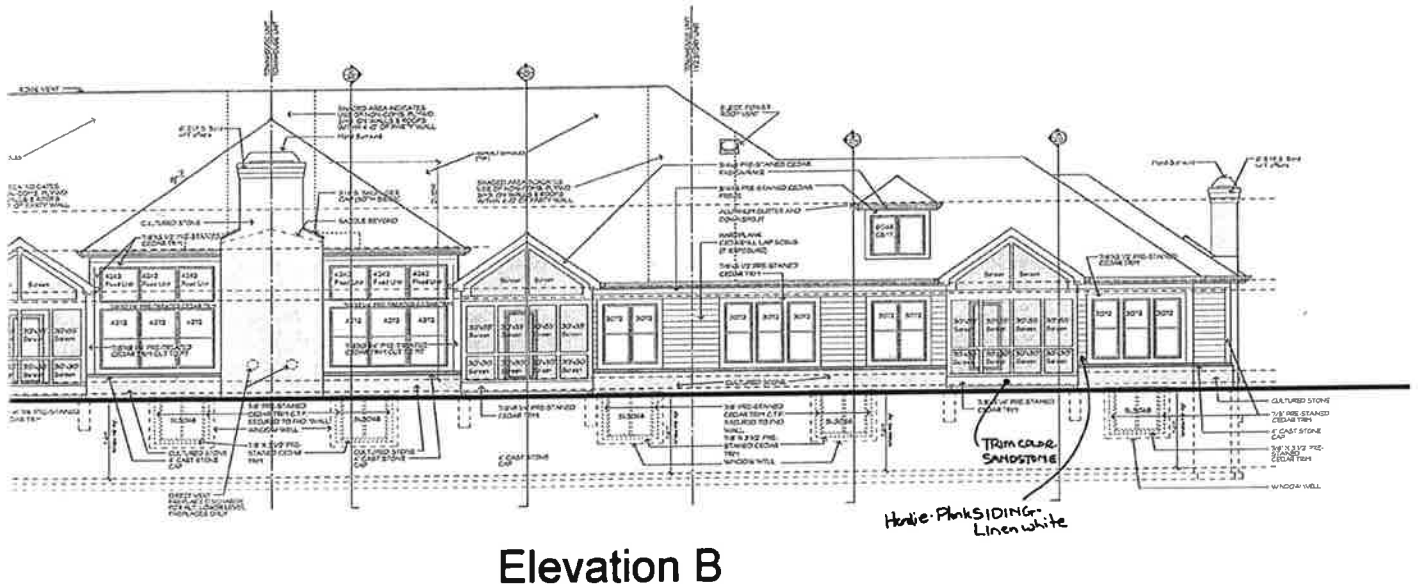
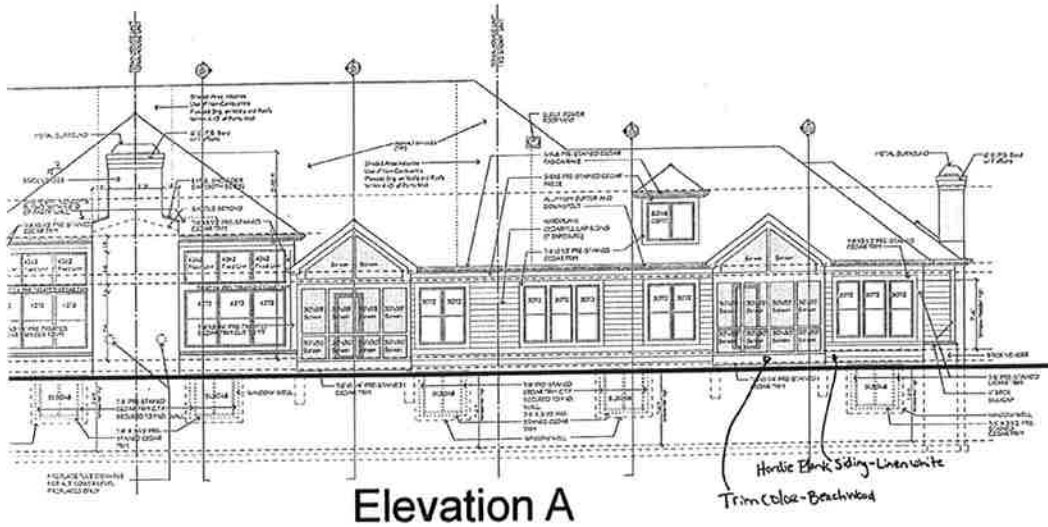
# PROPOSED PATIO ENVELOPE TOWNHOME UNIT



# PROPOSED PATIO ENVELOPE 1 1/2 STORY UNIT



# PROPOSED ELEVATIONS



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