

Surrounding Zoning and Uses

The areas to the south and west of the site are zoned PUD, Planned Unit Development District, and are part of Heather Glen and Villas at Glenealy respectively. The areas to the northwest and northeast of the site are zoned RI, Restricted Industrial District, with the area directly to the north between the RI districts zoned SO, Suburban Office. An area to the southeast of the site is also zoned SO.

Plan Description

Overview

The proposed plans would permit the option to convert the existing patios into screened-in patios or three-season rooms. Planning requires a Certificate of Zoning Plan Approval (CZPA) for patios or three-season rooms. Several, but not all, of the units have already completed this conversion by virtue of CZPAs issued in error. Others were converted without permits. All the existing screened-in patios and three-season rooms that do not have a CZPA will need to obtain one following approval of this application.

Patio Location

The patios located in the corner of each of the buildings are 12 feet by 16 feet, or 192 square feet. The patios are simple concrete pads, and will be the base for the proposed screened-in patios or three-season rooms.

Patio Materials and Details

The proposed materials will consist of wood and siding to match the existing siding, and have divided windows, screens, and doors with either full glass or glass panels above and solid below. These materials will be consistent throughout and will match the primary buildings.

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 an 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 screened in patios and three-season rooms 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

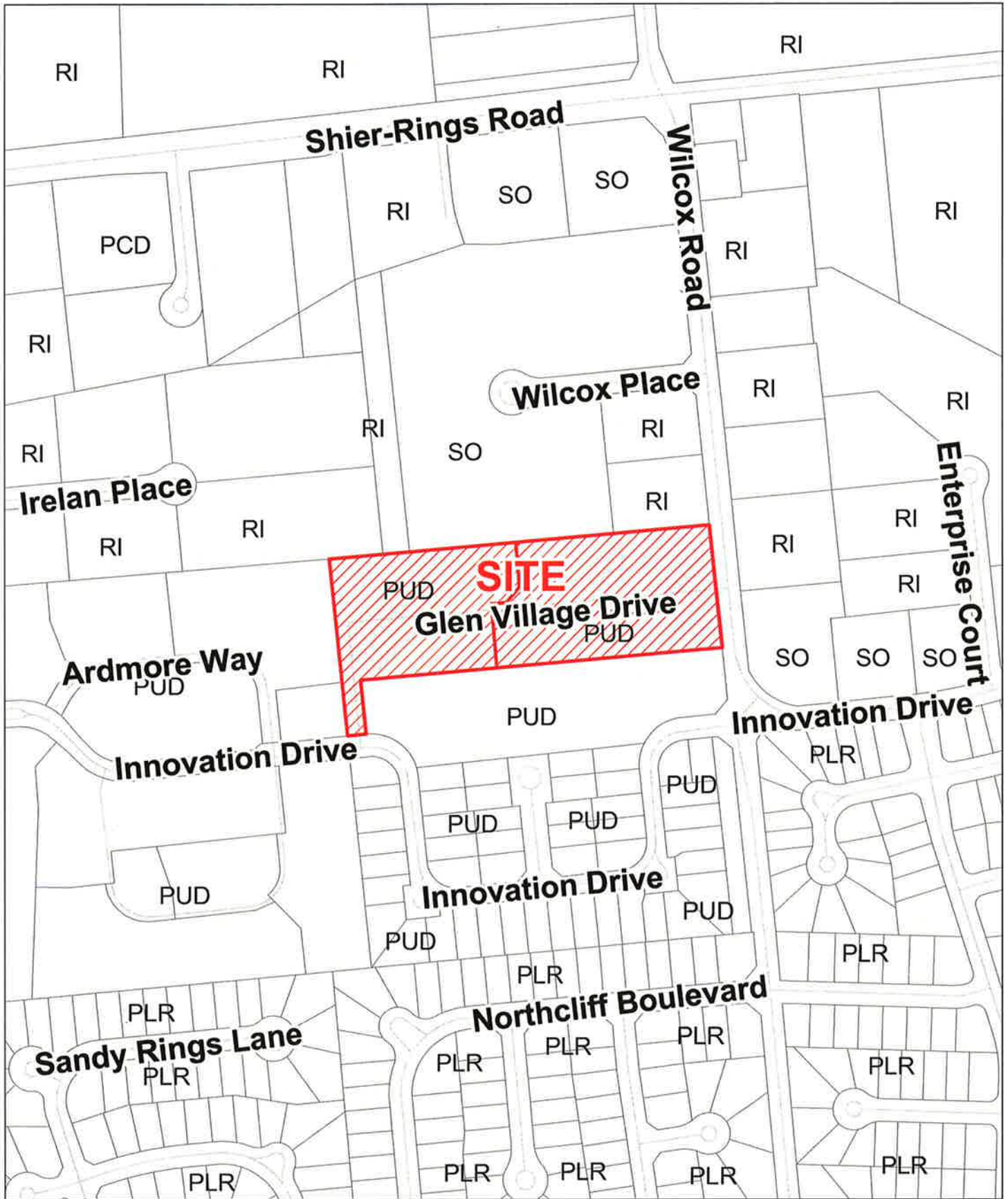
That applications for Certificates of Zoning Plan Approval for all existing patios be submitted no later than December 1, 2008.

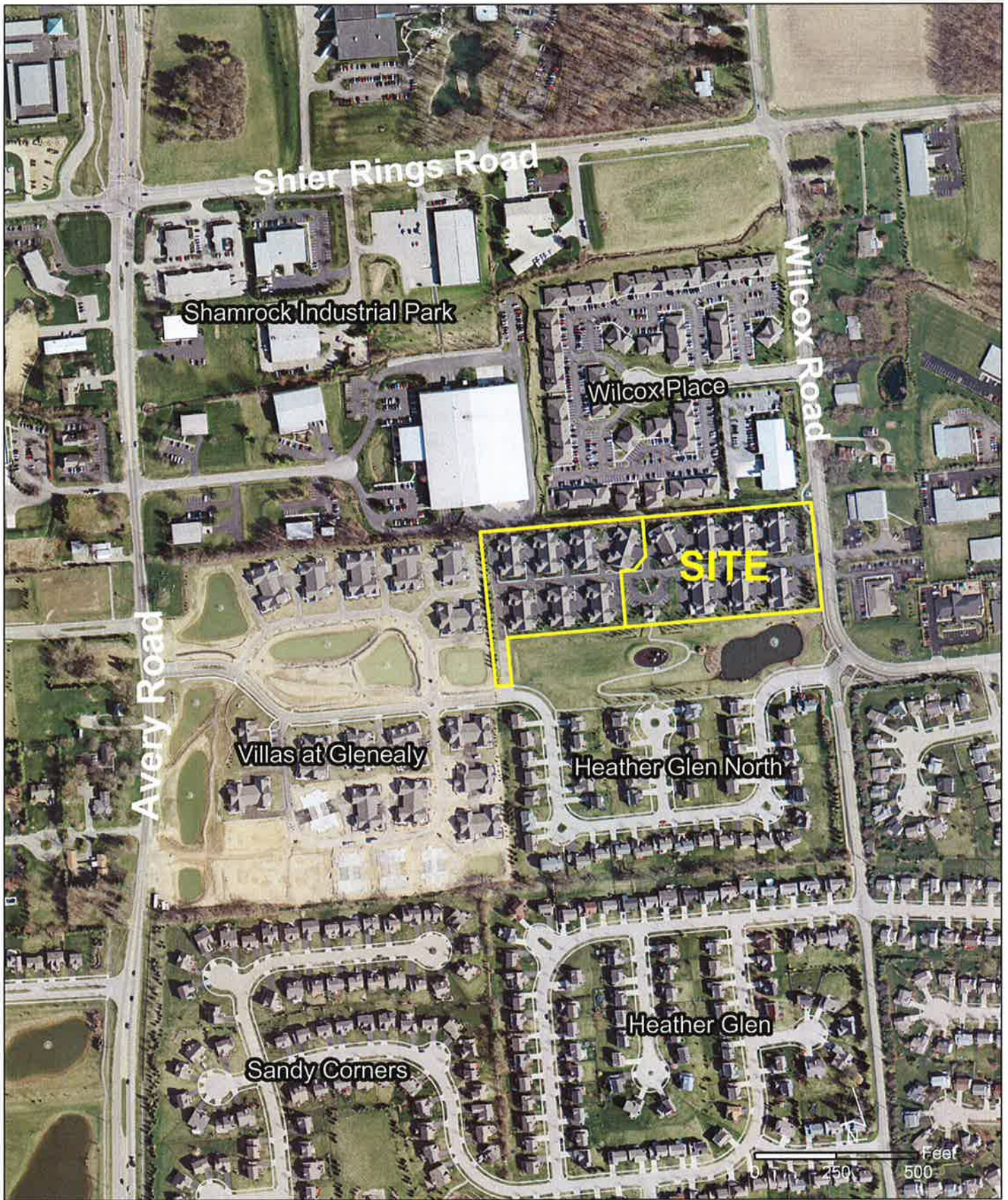
Amended Final Development Plan

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.

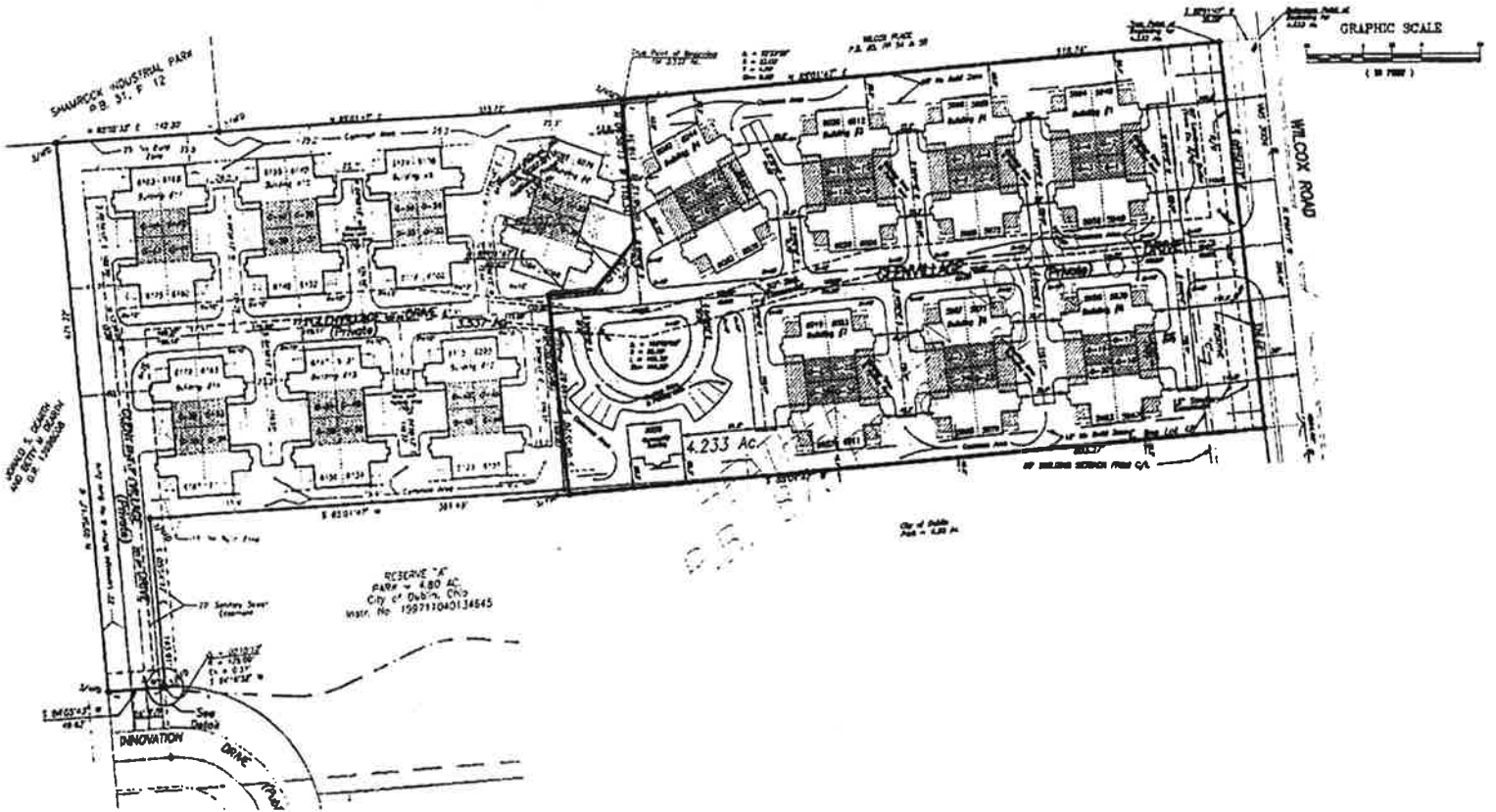




City of Dublin
Land Use and
Long Range Planning

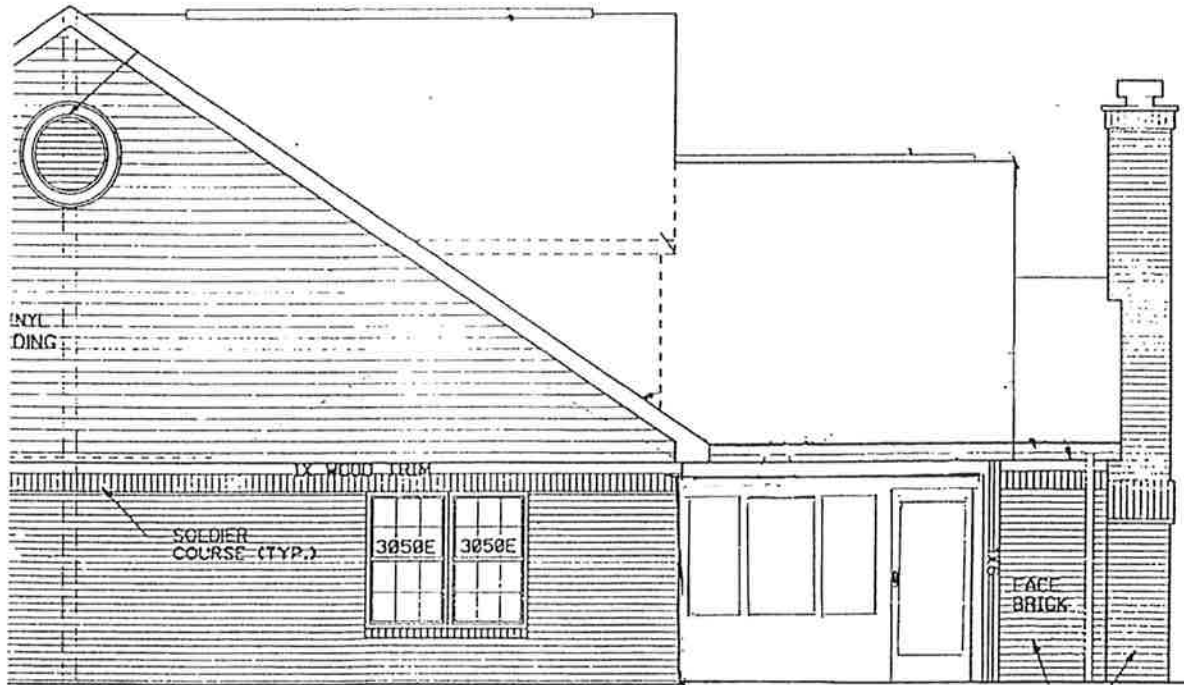
Development Context
August 21, 2008

SITE PLAN

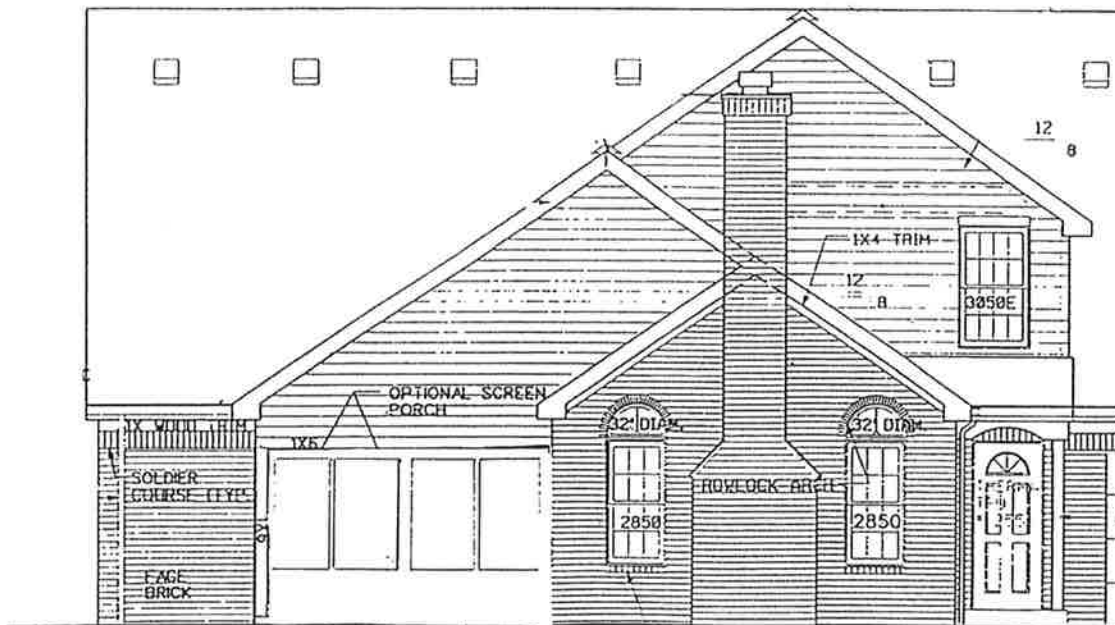


08-065AFDP
Amended Final Development Plan
Heather Glen Village-Three Season Room
Glenvillage Drive

THREE SEASON ROOM ELEVATIONS



South Facing Elevation



East Facing Elevation

THREE SEASON ROOM ELEVATIONS

