



CITY OF DUBLIN.

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

AUGUST 21, 2008

SECTION I - CASE INFORMATION:

3. Kendall Ridge Neighborhood Park 08-067AFDP **6316 Meaghan Drive Amended Final Development Plan**

Proposal: This is a proposal for a new neighborhood park development which will include a playground, full court basketball, shelter, covered picnic tables and associated landscaping located to the north of Meaghan Drive at the intersection with Varwyne Drive.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050 for site modifications.

Applicant: City of Dublin, Jane S. Brautigam, City Manager.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

Case Summary

This is a request for review and approval of an amended final development plan for an 8.3-acre neighborhood park in the Kendall Ridge and Glade at Ballantrae subdivisions. The proposed neighborhood park will include playground equipment, athletic courts, picnic areas, and a bike path. Approval is recommended.

Site Description

Location

The 8.3-acre site is located on the north side of Meaghan Drive at the intersection with Varwyne Drive. The proposed park consists of two parcels identified as Reserve A and Reserve B. Reserve A, consisting of 4.063 acres, is zoned PUD, Planned Unit Development District, as part of the Glade at Ballantrae subdivision. Reserve B, consisting of 4.261 acres, is zoned PLR, Planned Low Density Residential District, as part of the Kendall Ridge subdivision. Both reserves have been designated as future parkland on their respective final development plans.

Site Character

The site is currently undeveloped and contains moderate grade increase from the southern portion of Reserve A to the central portion of Reserve B. The site contains existing vegetation along the perimeter of the site, and there is an existing wood fence on the southern property line of Reserve A. There is a 30-foot drainage easement along the northern boundary of Reserve A, and a 20-foot drainage easement along the western border of the site.

Surrounding Zoning and Uses

The City of Dublin School District maintenance facility is located north of the site and is zoned LI, Limited Industrial District. Phase 3 of the Kendall Ridge subdivision is located to the east of the site and is zoned PUD. The Glade at Ballantrae, zoned PUD, and Kendall Ridge Phase 2, zoned PLR, are located south of the site. Ballantrae Section 3 is located west of the proposed park and is also zoned PLR.

Plan Description

Overview

This is a proposal for an 8.3-acre neighborhood park, for the Kendall Ridge and Glade at Ballantrae subdivisions, which is owned and maintained by the City of Dublin. The proposed park amenities include a basketball court, six covered picnic tables, playground equipment, a shelter area, and a bike rack. The area to the north of the site within the existing drainage easement will be maintained as a vegetated wetland.

Access

Access to the proposed park is from Varwyne and Tuswell Drives. On-street parking is permitted on the north side of Meaghan Drive. Pedestrian access is through a new concrete bike path system that will connect to existing sidewalks along the southern property line.

Parkland Amenities

The proposed park will include a number of recreational amenities including an 80-foot by 50-foot basketball court located in the central portion of the site. Playground equipment at the eastern portion of the park includes a metal swing set, climbing equipment, and plastic slides. All equipment will utilize neutral colors and be ADA accessible.

Three covered picnic tables will be located south of the basketball court, and three additional covered tables will be installed around the playground. The covered tables will be located on 10-foot by 10-foot concrete pads with a roof composed of dimensional asphalt shingles supported by 7.5-foot wood columns. The tables and benches will be beige with black metal supports. A 22-foot by 22-foot shelter south of the playground is on a concrete pad covered by a roof that will coordinate with the smaller shelters covering the picnic tables.

Landscaping

The landscape plan includes a mixture of 35 evergreens, 65 deciduous trees, shrubs, and various ornamental trees near the southern entrance. The City of Dublin will be responsible for landscape maintenance.

Planning has concerns about the use of the Redbud in an exposed environment and the longevity of the Pin Oak. The applicant has indicated that they have worked with a Certified Arborist to develop the planting plan and ensures that the selected species meet the site specifications and suitability. Planning will monitor the use of the proposed species and work with the Parks and Open Space Department on any necessary adjustments.

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 allow for modifications to an approved final development plan consistent with the purpose of the approved final development plan. The amended final development plan includes all of the final details of the proposed modification. 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 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 met. The plan adheres to the preliminary development plan and all other applicable Code requirements have been met. The neighborhood park will be an active recreation area and an amenity to the surrounding neighborhoods.

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 met. The site provides adequate and safe vehicular access. Connections are provided to existing sidewalks to enhance pedestrian traffic and ensure effective circulation and pedestrian movement throughout 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 proposed landscaping complements the existing natural characteristics of the site.

SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval

Amended Final Development Plan

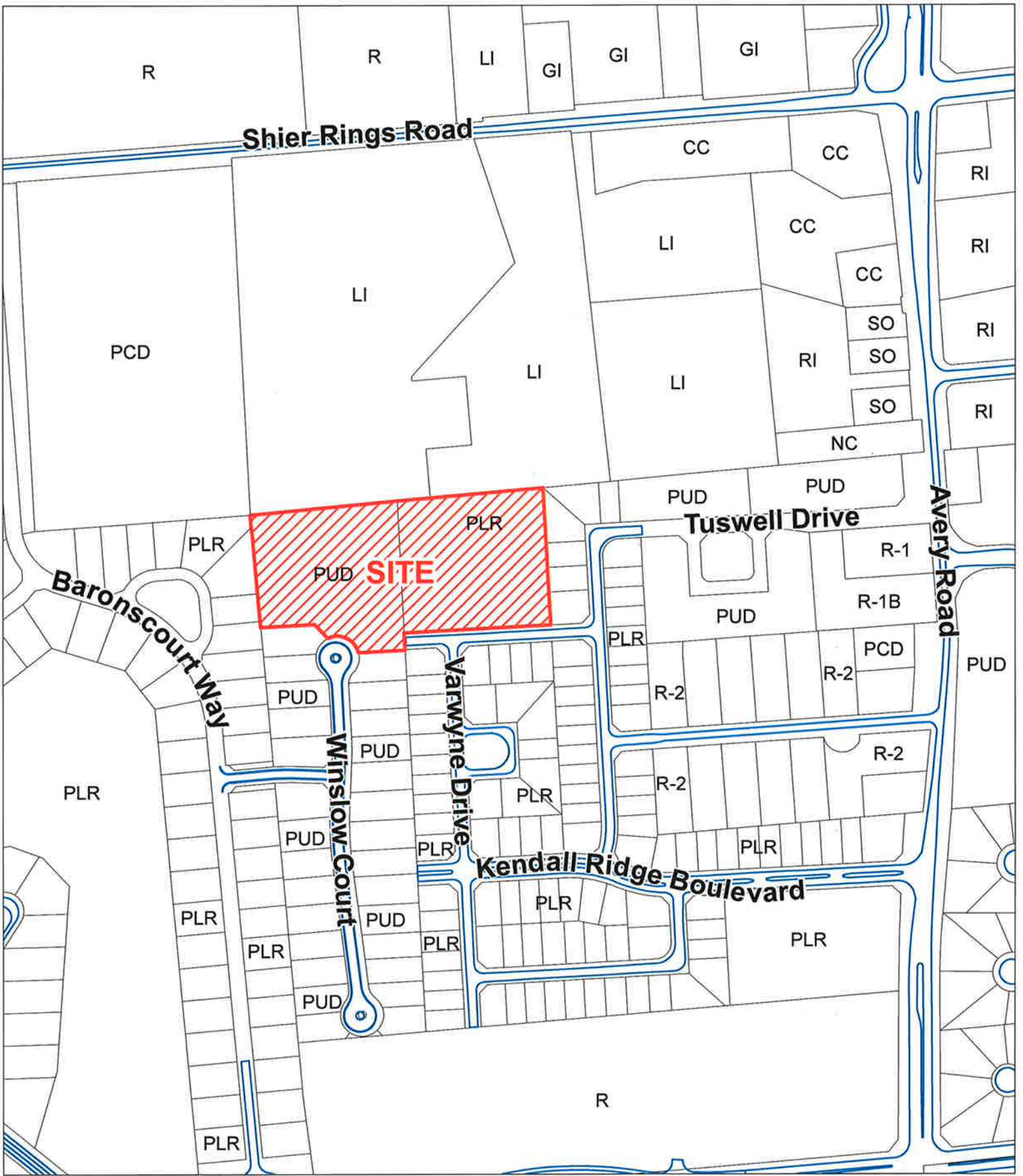
In Planning's opinion, this amended final development plan proposal is consistent with the standards and conditions approved with the rezoning/preliminary development plan and with the amended final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code. Planning recommends approval with no conditions.

Amended Final Development Plan

Review Criteria:

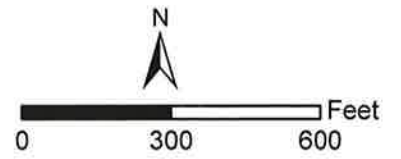
In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 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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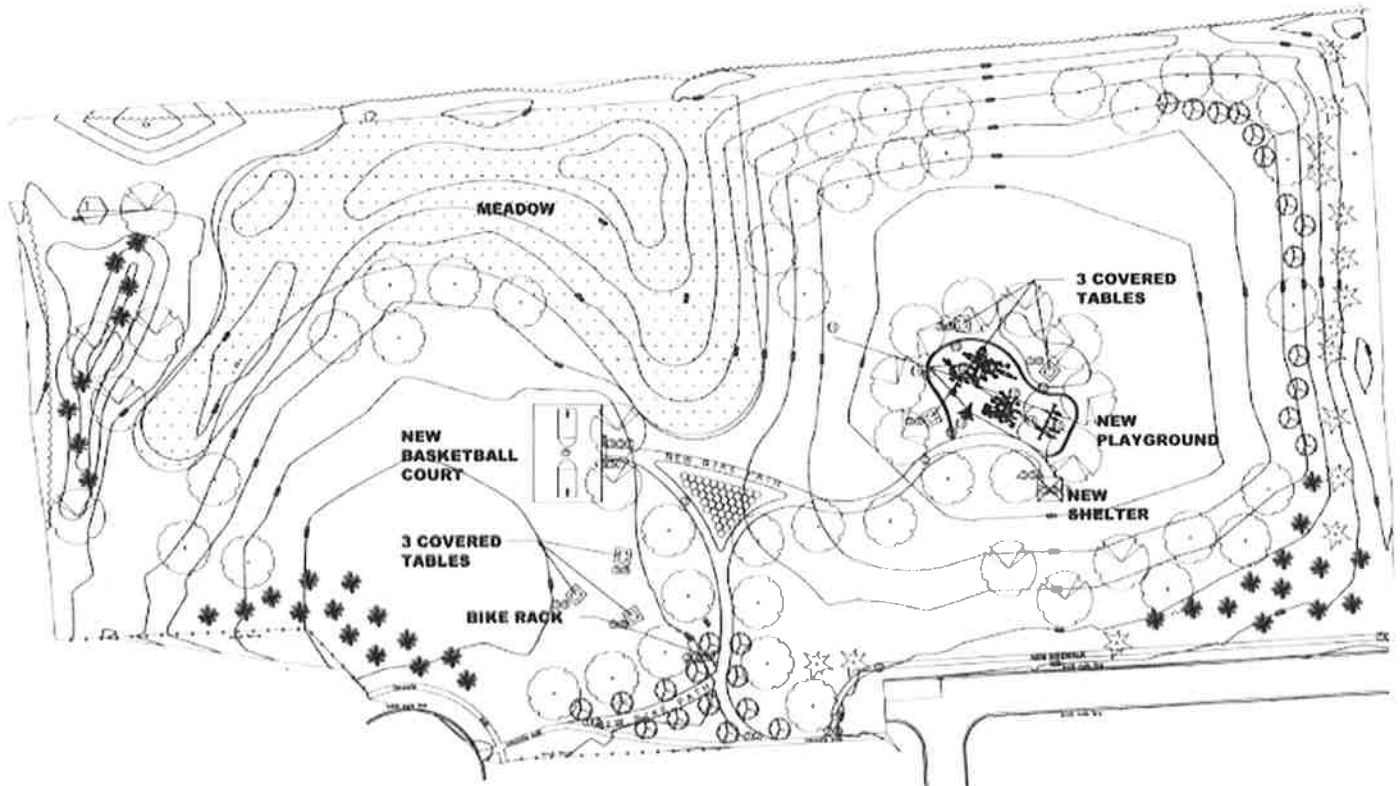
08-067AFDP
Amended Final Development Plan
Kendall Ridge Neighborhood Park
6316 Meaghan Drive





**Development Context
Kendall Ridge Neighborhood Park**

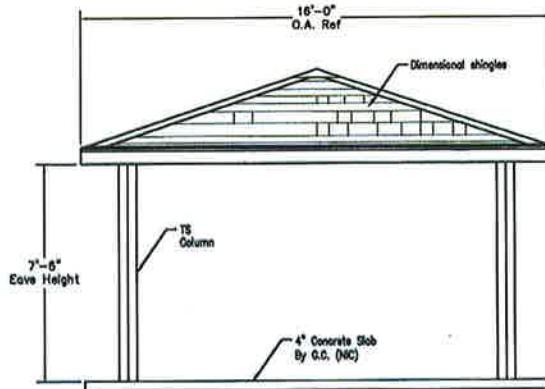
PROPOSED PARK LAYOUT



PROPOSED PARK DETAILS



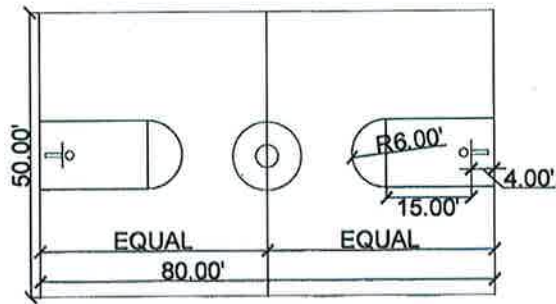
PICNIC TABLES AND TRASH RECEPTACLE



PROPOSED SHELTER



BA873-BK



BASKETBALL COURT

08-067AFDP
Kendall Ridge Neighborhood Park
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