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PLANNING REPORT

PLANNING AND ZONING COMMISSION

SEPTEMBER 18, 2008

SECTION I - CASE INFORMATION

2. Cramer's Crossing – Entry Feature **Rings Road**
08-069AFDP **Amended Final Development Plan**

Proposal: An entry feature with sign and landscaping modification at the second entrance of the Cramer's Crossing subdivision, located north of Rings Road at the intersection with Pensworthy Drive.

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

Applicant: Onetta McGlaughlin, Cramer's Crossing Homeowners Association

Planning Contact: Jonathan Papp, Planner

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Case Summary

This is a request for review and approval of an amended final development plan for the addition of two stone entry features with a sign and landscaping modifications at the Rings Road entrance of the Cramer's Crossing subdivision.

Case Background

The final development plan for Cramer's Crossing was approved by the Planning and Zoning Commission in January of 2001. The project included 64 condominium units, 79 single-family lots, and 16.3 acres of parkland.

When the final development plan was approved there was no entry feature contemplated along the Rings Road frontage. The development text mentions an entry feature, but states that the "Applicant will install a low stone wall with signage as indicated on the attached drawings, and that the feature will be on the south side of Rings Road extended at Avery Road." Since the development does not have any frontage on the south side of Rings Road, and the attached drawing is not referencing a specific document, the intent of this portion of the text is unclear. Section 153.161 (E) of the Zoning Code permits entry feature signs for subdivisions provided they consist entirely of natural materials on all sides, are limited to a maximum height of six feet and 20 square feet in area, will not interfere with safe pedestrian and vehicular movement, and be located outside of any right-of-way.

Site Description

Location

The Cramer's Crossing subdivision is generally located in the northwest corner of the intersection of Avery and Rings Roads. There are two access points into the site, one from Avery Road and the other on the north side of Rings Road.

Site Character

The proposed entry features are located in Reserves E and F, located north of Rings Road on either side of Pensworthy Drive, as described on the Cramer's Crossing final plat. The two reserves have a combined area of 1.24 acres and currently contain approximately 560 feet of paved trails and landscaping. The City of Dublin took over the turf maintenance for several of the reserve areas of the subdivision in March of 2008 as part of a request to City Council. The reserves are owned and maintained by the subdivision, except for the turf which the City has been mowing since March of 2008.

Surrounding Zoning and Uses

The site is zoned PUD, Planned Unit Development District. The properties to the east and west of the reserve areas are zoned R-1, Restricted Suburban Residential District, and contain single-family homes. The properties to the south of Rings Road are zoned R, Rural District, and include the Ponderosa development.

Plan Description

Overview

The proposed plan includes the addition of two stone entry columns and planting beds along the Rings Road frontage at its intersection with Pensworthy Drive. Each column will contain a sign identifying the Cramer's subdivision.

Entry Columns

The proposed square columns are 48 inches tall and 36 inches wide, with a 30-inch square stone cap affixed to the top of each column. A high quality stone, Oakfield Stone, will be used. This material is similar to that used throughout the rubble walls in the neighboring Ballantrae subdivision and throughout the Rings Road corridor.

The entry columns will be placed on either side of the entrance to the subdivision, approximately 70 feet from the centerline of Rings Road, and 40 feet from the centerline of Pensworthy Drive, outside of any right-of-way, easements and site triangles for the intersection. The locations have been approved by Engineering.

Sign

Each column will also include one, 24-inch square (4 square feet) metal sign plaque with "Cramer's Crossing" in slightly raised, six-inch tall letters.

Landscaping

The applicant is now proposing will help to improve the look of the Rings Road. First, the applicant is proposing to incorporate two new planting beds between the proposed column features and the existing Plum trees. The beds are set back approximately eight and a half feet from the rear corner of the proposed column. These beds will include boxwoods, taxus, lilies, and phlox. The proposed beds will be duplicated on both sides of the entrance.

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 (City 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: The proposal conforms to the preliminary development plan in terms of open space and landscaping. The proposal is not changing amount of open space on the site, and enhances the appearance of the reserves.

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. The signs will assist visitors in identifying the subdivision entrance.

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 materials for the proposed planting beds are in keeping with those found in the neighboring developments.

SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Approval

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. Therefore, Planning recommends approval of this application as submitted.

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.

