

limited landscaping may be acceptable within the easement, but no trees or structures will be permitted thereby severely limiting development options for this site.

Surrounding Zoning and Uses

The property is zoned PUD, Planned Unit Development District, as part of the Stoneridge Village PUD. The preliminary development plan (rezoning) for the Stoneridge Village PUD mixed-use development was approved in 1988 with a total of four subareas allowing office and residential (retirement center) uses. The current text permits only offices in this subarea and the applicant would like to change the text through the rezoning to permit senior housing.

The Sunny Dale Estates subdivision, zoned R-2, Limited Suburban Residential District, borders the site to the west, and the Braelinn Green condominium development, zoned PUD, is located south of the site. The Sunrise Senior Living facility and another senior housing facility also owned and operated by the National Church Residences are located northwest of the site, both zoned PUD. To the north across Stoneridge Lane are PUDs for offices and the Stoneridge Medical Office Center. The site and all adjacent parcels are within the CDD, Corridor Development District.

Plan Description

Overview

The plan includes 35 attached housing units in seven, one-story buildings with two to six units each. A mechanical room and laundry facility to be shared by all residents is attached to Building 2 in the central portion of the site, and a stormwater retention pond is proposed in the western portion of the site. There are 43 surface parking spaces to serve residents and guests.

Access/Connectivity

Access to the site is provided by Braelinn Drive through a proposed curb cut at the eastern boundary of the site, aligned with a curb cut for an existing office development across Braelinn Drive. The proposed dwellings are served by an internal drive through the center of the site, curving south around a landscaped traffic circle within the AEP easement, and traveling north along the western boundary.

A potential secondary connection is shown to the Stoneridge Medical Office Center parking lot to the north. An access agreement to this driveway has not yet been finalized. A 12-foot emergency access fire lane is proposed between Building 7 and the northern boundary of the site in the event that this secondary access point cannot be obtained from Stoneridge Medical. The proposed lane is not wide enough for emergency vehicles, and revision of the emergency access plan is needed.

A traffic impact study, as determined by the City, will be required to complete a rezoning of this property.

A four-foot wide sidewalk is shown in the northwestern portion of the site connecting with the existing National Church Residences, and three-foot sidewalks are proposed along Braelinn Drive and Stoneridge Lane. The proposed sidewalk along Stoneridge Lane will be required to meet the City of Dublin standard five-foot minimum width for sidewalks associated with major streets. Code also requires that internal sidewalks must have a minimum width of four feet.

An eight-foot bikepath is located on the south side of Stoneridge Lane west of the site and is planned to extend east along Stoneridge Lane according to the Bikeway Plan, although the timing of the extension is currently unknown. An easement should be provided on the north side of this site adjacent to Stoneridge Lane to accommodate a future bikepath connection. A five-foot sidewalk is sufficient at this time so that the sidewalk will align with the existing five-foot sidewalk across Braelinn Drive until the eight-foot wide bikepath is constructed by the City.

Setbacks

A 10-foot pavement setback and a 25-foot building setback are shown around the northern, eastern, and southern boundaries of the site, and a 35-foot pavement setback and a 77-foot building setback are depicted on the west side of the development. A tree line is proposed as a buffer along the western property line to supplement the building setback adjacent to the Sunny Dale Estates single-family residential subdivision.

Site Details

A laundry facility is proposed in the central portion of the site to be used by all residents. Three dumpsters are to be placed within the development, although only one dumpster is currently shown. The ultimate locations of the additional dumpsters should be coordinated with Planning after consultation with AEP to see if dumpsters can be located within the AEP easement.

Parking

The 43 parking spaces (35 are required by Code) are dispersed evenly throughout the site, arranged in groups of five to six spaces, located near each group of housing units. The applicant has indicated that each group of parking spaces will contain at least one ADA accessible space. Additional parking is shown within the northern portion of the AEP easement near the proposed laundry and maintenance facility.

Architecture

The applicant has provided a preliminary rendering of the proposed architectural design concept. Although not depicted on the rendering, the applicant has indicated that the individual units will be architecturally differentiated to assist residents with wayfinding and distinguishing between the units. Proposed building materials include dimensional asphalt shingles, aluminum or vinyl thermal windows, and vinyl lap siding with cultured stone accents. Vinyl siding is not a material that is used prevalently within the City, however in order to maintain the affordability of this development, some siding may be appropriate with this proposal.

Tree Preservation

The northwestern portion of the site is heavily wooded. While the buffer along the western property line appears to incorporate some of the existing trees, the proposed street network and 35-foot setback would likely require removing many other existing trees. Planning recommends that the pavement setback on the west side of the development be increased to preserve as many of the existing trees as possible.

Utilities

Sanitary sewer service is from an extension to an existing sanitary sewer south of the site. Access to public water can be obtained by connecting to the existing eight-inch water main along the south side of Stoneridge Lane.

SECTION II – REVIEW STANDARDS

Concept 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 concept plan is the first step in establishing a planned district and is intended to outline the basic scope, character and nature of a proposed project. All complex projects, projects involving more than 25 acres, and projects that may not comply with the Community Plan are forwarded to the Planning and Zoning Commission for its review and feedback. The goal of the review and feedback is to provide input in the formative stages of the design.

Evaluation based on the Community Plan:

Future Land Use

The 2007 Community Plan Update identifies this site as *Mixed Residential High Density*. This land use classification emphasizes the provision of a broader range of housing options for younger and older age groups in particular, and is appropriate in urbanized areas with a recommended density of 10 or more dwelling units per acre.

Future Land Use met: The proposed use for this development is senior housing, which is consistent with the Future Land Use classification for this parcel which encourages the development of housing for younger and older populations. The proposed gross density for this development is approximately 11.32 dwelling units per acre, which is consistent with the recommended density.

Land Use Principles

Quality and Character (Principles 1, 6, 7, and 9): High quality design for all uses, recognizing that density has important economic implications, but is essentially an outcome not a determinant of creating a quality place; preserving the rural character of certain areas of the community, including the appearance of roads, as well as the landscape; developing streets that create an attractive public realm and make exceptional places for people; and creating streets that contribute to the character of the community and move a more reasonable level of traffic.

Land Use Principles may be met: The proposed development provides an attractive and affordable option for senior housing. Planning however recommends that the applicant consider incorporating the following site design features to underscore the quality and character of this proposal and meet these Land Use Principles.

- *The laundry facility should be relocated to the central portion of the site west of the AEP easement approximately where Building 6 is currently shown. Relocating the laundry facility will provide a community focal point and a gathering space*

for residents and will reinforce the residential and community character of this development.

- *Smaller gathering spaces should be provided in the spaces between Buildings 1 and 2 and Buildings 3 and 4 as additional amenities.* Providing small, common gathering spaces throughout the site will encourage the creation of an attractive public realm and contribute to the character of the community.
- *The architectural design theme should utilize a consistent, complementary exterior materials palette, and the buildings should be coordinated throughout the development.* The information that the applicant has provided related to architecture is conceptual at this stage and additional details will be necessary to ensure that the building materials and exterior elevations meet the quality standards of the City of Dublin. The applicant has indicated that individual units will be differentiated distinguish between the units. While this is desirable, the individual unit designs should complement one another.

Connectivity (Principles 2, 8 and 10): Creating places to live that have a stronger pedestrian environment, connections to convenient services, and are conducive to multi-generational living and social interaction; creating better connected places, in part, to improve the function of the street network and also to better serve neighborhoods; and providing opportunities to walk and bike throughout the community.

Land Use Principles met: The intent of the proposed plan is to create a housing development for senior citizens located in close proximity to service, retail, recreational and entertainment uses. Pedestrian connections to Stoneridge Lane and the existing National Church Residences development northwest of the site are indicated on the plans, and other uses are also located within walking distance.

Integration (Principles 3, 4, and 5): Creating places with integrated uses that are distinctive, sustainable and contribute to increasing the City's overall visibility; providing some retail services in closer proximity to residential areas as an important amenity to residents; and creating a wider range of housing choice in the community, as well as in new neighborhoods.

Land Use Principles may be met: The proposed development is located near many other uses that will provide services to this community. This plan fosters the idea of neighborhood uses that are compatible and create a more pedestrian oriented environment. Because the proposed development is adjacent to a single family residential subdivision, having an adequate setback and sufficient screening will be necessary to fully integrate the proposed housing development into the surrounding area.

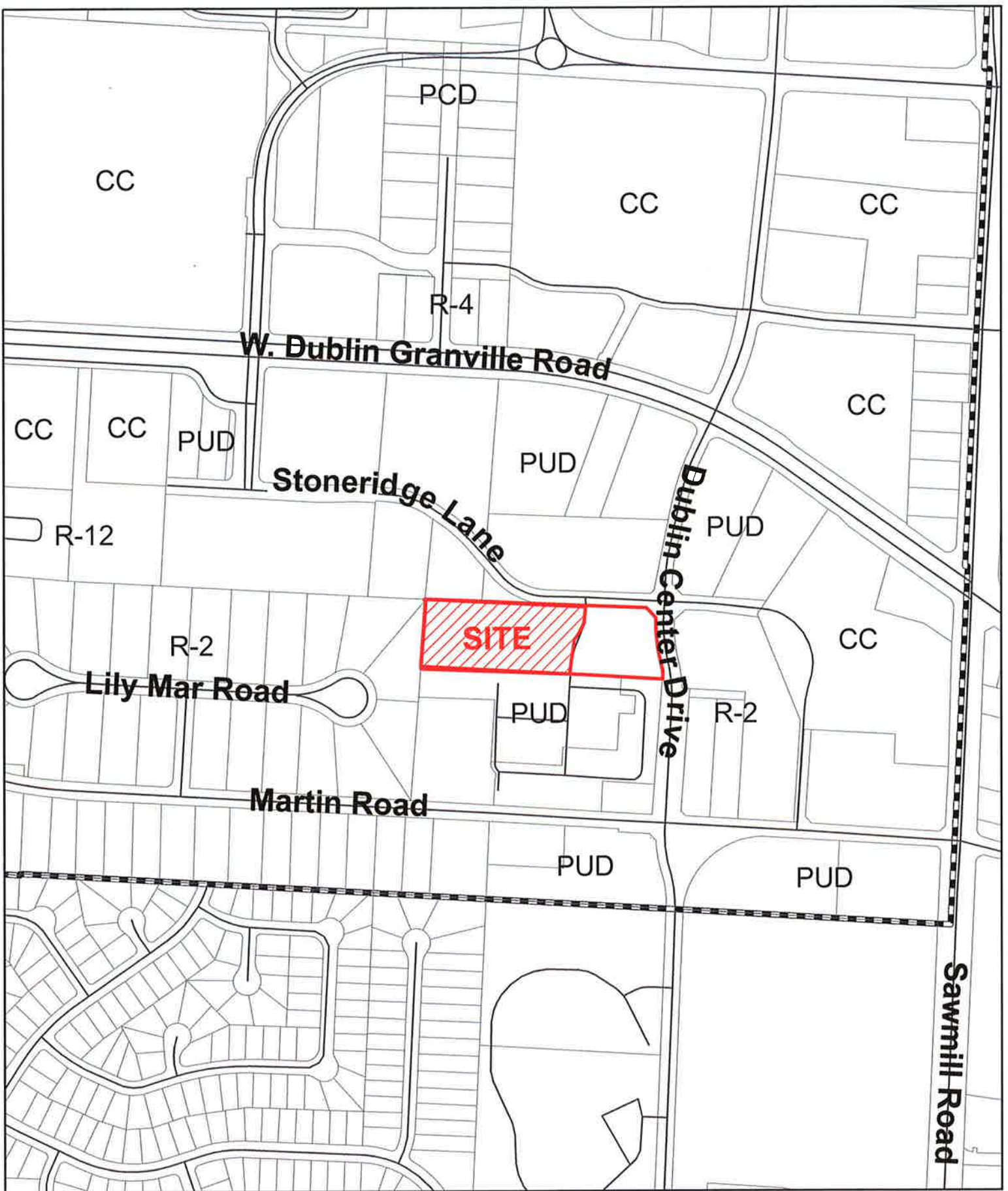
- *An increased pavement setback and additional buffering should be established along the western property line as tree surveys and landscape plans are refined.* The applicant is proposing a 35-foot pavement setback in the western portion of the development. A 50-foot pavement setback may be more appropriate and consistent with setbacks that have been approved for other developments adjacent

to the Sunny Dale Estates single-family residential subdivision, as well as to assist with tree preservation.

SECTION III – PLANNING ANALYSIS AND DISCUSSION POINTS:

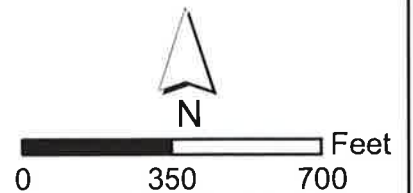
In Planning's opinion, this proposal complies with the future land use designation for this site and is consistent with City's Community Plan and Land Use Principles, with the changes noted. Planning recommends that the applicant pursue a preliminary development plan (rezoning) based on the evaluation contained within this report. Additional, specific feedback is requested from the Planning and Zoning Commission regarding the following topics:

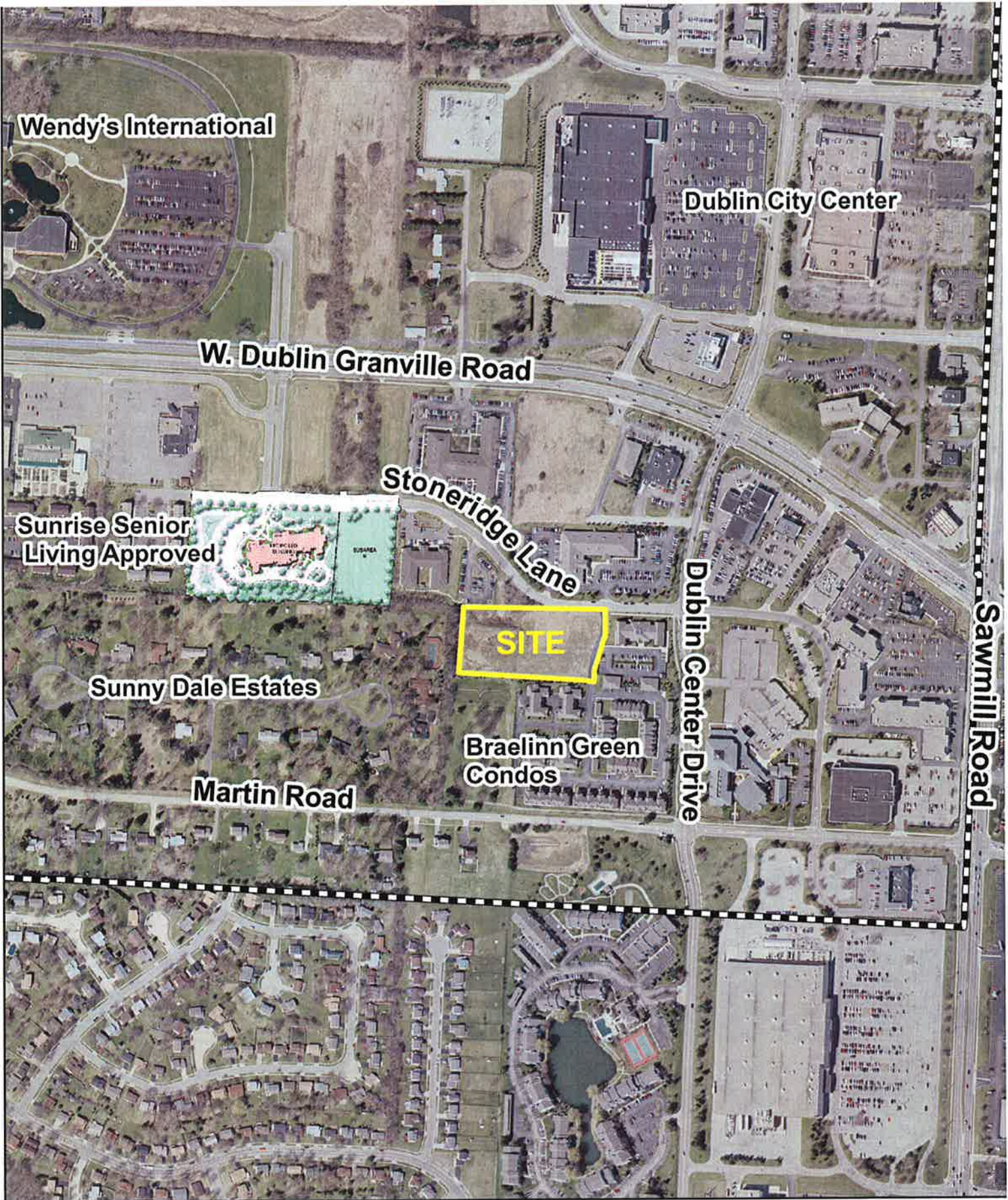
- *Are the suggestions submitted by Planning regarding the site layout appropriate?* Consideration should be given to the applicable Land Use Principles prior to submitting the preliminary development plan. Planning has identified potential improvements, listed above, and further discussion from the Commission regarding these points is requested.
- *Given the nature of the proposal, is the Commission supportive of the proposed architectural concept?* The applicant has submitted preliminary architectural renderings of the proposed housing units depicting the use of cultured stone and vinyl lap siding. The applicant has also indicated that individual units will be differentiated to assist residents and guests with identifying individual units.
- *Does the Commission feel that the proposed secondary connection to the Stoneridge Medical Center parking lot to the north is appropriate?* The applicant is proposing a connection to the parking lot to the north of the site to reduce the need for additional pavement on the proposed development site and increase the accessibility to the site for emergency vehicles. An access agreement has not yet been finalized, and the applicant would like feedback regarding this potential access point.



City of Dublin
Land Use and
Long Range Planning

08-071CP
Concept Plan
Stoneridge Village PUD
National Church Residence
3895 Stoneridge Lane





Wendy's International

Dublin City Center

W. Dublin Granville Road

Stoneridge Lane

Sunrise Senior Living Approved

Sunny Dale Estates

SITE

Braelinn Green Condos

Martin Road

Dublin Center Drive

Sawmill Road



City of Dublin
Land Use and
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Development Context



0 350 700 Feet

CONCEPTUAL ELEVATION



preliminary typical building elevation n.t.s.

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