



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone: 614-410-4600  
Fax: 614-410-4747  
Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)

## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

SEPTEMBER 4, 2008

#### SECTION I – CASE INFORMATION

**1. Dublin Senior Living 08-080INF Summit View and Sawmill Roads Informal**

**Proposal:** A proposal for a 125-unit senior citizen assisted living facility with associated site improvements involving four parcels of land currently zoned R-1, Restricted Suburban Residential District, on the northwestern corner of Summit View and Sawmill Roads.

**Request:** Informal review of a future concept plan /rezoning application.

**Applicant:** Thomas B. Rowe, MV Residential Development LLC.

**Planning Contact:** Jennifer M. Rauch, AICP, Planner II.

**Contact Information:** (614) 410-4690, [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

#### **Case Summary**

This is a request for informal review and feedback of a proposed senior living development located at the northwest corner of Summit View and Sawmill Roads. The applicant wishes to receive feedback from the Commission regarding the proposed use and concept prior to filing a concept plan/rezoning application. The site was part of the larger Northeast Area Rezoning to establish Dublin Zoning, which were approved by City Council in June 2001.

#### **Site Considerations**

##### *Location*

The 5.65-acre site is comprised of four parcels located at the northwest corner of Summit View and Sawmill Roads.

##### *Character*

The site contains three single-family residences built between the 1950s and 1970s. A substantial portion of the site is heavily wooded with mature trees and slopes upward approximately 14 feet from south to north.

##### *Permitted Use*

The site is zoned R-1, Restricted Suburban Residential District, which permits only single-family homes. A rezoning will be required to accommodate the proposed use.

### *Surrounding Zoning and Uses*

The site and the surrounding properties to the north, south and west are zoned R-1, Restricted Suburban Residential. Uses include larger lot single-family residential to the north and west and The Church of the Redeemer to the south. Emerald Fields Park is located to the southwest and multi-family residential uses within the City of Columbus are located to the east across Sawmill Road.

## **Plan Description**

### *Overview*

The plan indicates a 125-unit, three-story, senior independent living facility located in the center of the 5.65-acre site. The site is accessed by one curb cut on Sawmill Road and two on Summit View Road. Parking is located along Sawmill Road adjacent to the main entrance of the building and behind the proposed building in the northwestern portion of the site. The plan also includes landscaped setbacks, two retention ponds, a formal courtyard and a garden dining terrace.

### *Architecture*

The applicant has provided architectural conceptual elevations and perspective drawings. The elevations utilize a variety of colors and building materials including stone, brick, siding and stucco, but lack an overall cohesive design. Design modifications will be needed to provide more logical transitions between the materials and the color palette. Additionally, the recesses and projections along the building elevations need to be increased to provide more relief along the long, prominent north and south façades.

### *Building Scale*

The proposed three-story 125-unit building is 38.5 feet high, with a floor area of 150,000 square feet. The primary building poses an issue with the amount of mass as related to the available land area and the proximity to adjacent uses. Adding more land or decreasing the size of the building would promote a project that is more in scale with surrounding development and the character of the Summit View/Sawmill area.

### *Natural Features*

The site contains a number of large, mature trees and substantial grade change from south to north. The scale of the proposed building footprint provides a challenge to preserving these features. As was true with respect to the scale of the building, more land or a smaller project would be needed to better preserve site features.

### *Streetscape Character and Pedestrian Access*

More attention is needed to address the Summit View or Sawmill Roads streetscape character or the desired bicycle and pedestrian systems outlined in the Area Plan, which focused on the pedestrian realm fronting the street. In addition, if the project moves forward it will need to demonstrate how internal circulation, shared access and connection to adjacent sites can be coordinated with surrounding properties as they develop.

### *Parking*

The proposed plan contains two parking areas total 115 spaces: one in front of the building along Sawmill Road and the other in the northwest corner. By Code additional parking would be

required and the applicant may wish to be prepared to indicate any specific parking needs that may fall under the required number of spaces. To better address the comments noted under *Streetscape Character and Pedestrian Access*, the parking areas could be placed to the side and rear of the proposed building to create the streetscape described in the Community Plan. This could result in providing only a limited number of parking spaces at the front.

#### *Access*

The main entrance is facing Sawmill Road with access provided by a right-in, right-out. The Sawmill Road driveway will require coordination and approval from the City of Columbus. Two additional access points are provided along Summit View Road, a right-in, right-out to the east, and a full access further to the west. The full access point will align with the entrance drive for the church property located across Summit View Road to the south. Based on initial feedback from Engineering, the right-in, right-out access provided along Summit View Road will not be permitted. Summit View Road access will be limited to the full access point in the western portion of the site.

#### *Sanitary Sewer Service*

Currently, this site does not have sanitary sewer service and as part of the development of the site the applicant will need to extend the sanitary sewer line. The service line currently terminates at the northern property line of the Scioto Crossing development, located south of the church and will need to be extended along Sawmill Road across the property to the north.

### **Community Plan**

#### *Future Land Use*

The Future Land Use Map within the Community Plan identifies the site as future neighborhood office uses and is located within the Summit View/Sawmill Area Plan. This Area Plan was based on public input that led to the concept of not permitting a retail use along Sawmill Road in order to provide a transition to existing and future residential uses along Summit View Road and along the Sawmill Road corridor.

#### *Land Use and Area Plan*

As originally conceived, the Summit View/Sawmill Plan is intended to establish a quality neighborhood with a mix of residential and one-story and two-story office uses that create a transition between the single-family neighborhoods and the heavily travelled Sawmill Road commercial corridor. The Area Plan recommends effective pedestrian greenway and connectivity, as well as the incorporation of existing natural features into future development.

The proposed institutional-residential use is compatible with the Future Land Use designation of Neighborhood Office and the design intent provided in the Summit View/Sawmill Area Plan. However, the proposed development requires additional modification to address the site layout character of the Plan. More attention is needed to the potential for connecting to development that may occur in the immediate vicinity. This would call for a more integrated design that can be part of a larger redevelopment for this area.

## SECTION II – PLANNING ANALYSIS AND DISCUSSION POINTS

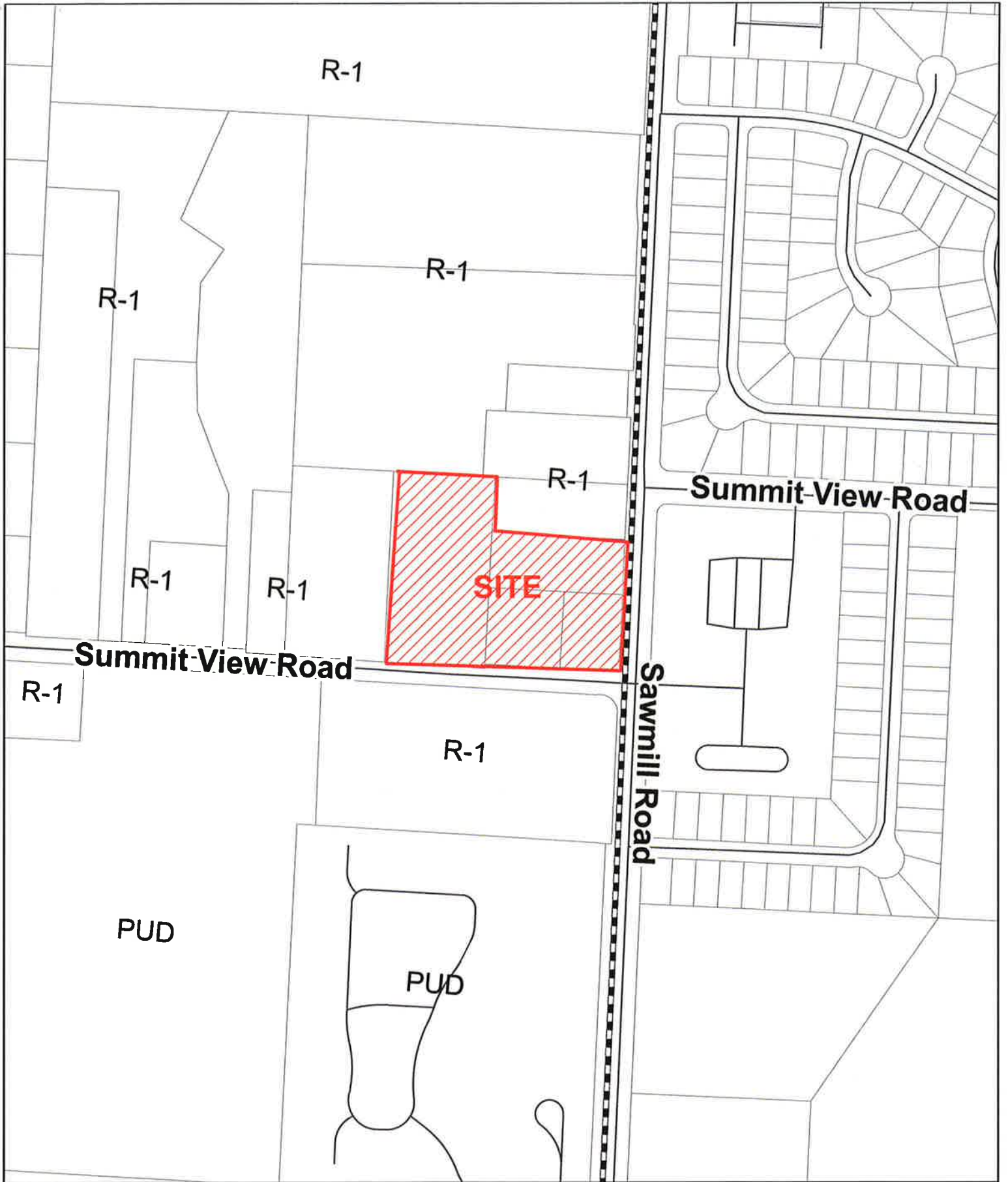
In Planning's preliminary opinion, the proposed use is consistent with the approved Area Plan which calls for lower intensity, non-retail uses; but the overall scale and density of the project need to be in keeping with the existing and desired future character of the area. The applicant would like feedback from the Commission prior to completing a concept plan and rezoning/preliminary development plan submission. Planning recommends that the Commission informally review the proposal and provide the applicant with feedback regarding any desired modifications to the layout or the architecture.

### Planning Analysis Summary

- The proposed use is appropriate and consistent with the Future Land Use map and the Summit View/Sawmill Road Area Plan.
- The overall scale and density of the proposed project make it difficult to achieve the objectives of the Area Plan with regard to streetscape character and pedestrian space along the public streets.
- The site layout needs to better integrate with potential adjacent development or for larger redevelopment of the Summit View/Sawmill area.
- The proposed architecture and building materials need additional refinement to create a more cohesive design.
- The extensive tree removal is dictated by the scale of the building.
- The preliminary plan will need to provide an effective and well-connected pedestrian circulation system.

### Discussion Points

- *Does the Commission view the proposed use as meeting the intent of the Summit View/Sawmill Area Plan to provide a transition away from the more intensive commercial and retail uses along Sawmill?*  
The goal of the Summit View/Sawmill Area Plan is to establish a quality neighborhood with a mix of residential and office uses that create a transition between the single-family neighborhoods and the Sawmill commercial corridor. While a residential development does not precisely meet the Future Land Use designation, it is consistent with the goal of the Area Plan to limit the further expansion of retail uses within this corridor.
- *Does the Commission think the height, scale and density of the project is appropriate and compatible with the character of the surrounding area?*  
The Area Plan also focuses on creating a streetscape and pedestrian space along the Summit View and Sawmill Road frontages that is of the appropriate mass and scale of the area and for development intensity with lower lot coverage.
- *Is the Commission concerned that the proposed architecture, while providing a variety of building materials and design elements lacks consistency?*  
The proposed architectural design utilizes a number of building materials, colors and design elements along each of the façades. There is no apparent pattern or consistency in the design of the building and the use of materials.



City of Dublin  
Land Use and  
Long Range Planning

08-080INF  
Informal  
Dublin Senior Living  
Summit View Road and Sawmill Road

