



CITY OF DUBLIN™

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PLANNING REPORT

PLANNING AND ZONING COMMISSION

SEPTEMBER 18, 2008

SECTION I - CASE INFORMATION:

4. Tartan Ridge – Text Amendment & Entry Feature Hyland-Croy Road 08-082AFDP Amended Final Development Plan

Proposal: Amendments to the approved development text regarding architecture and modifications to an existing entry feature of the Tartan Ridge development, located on the northeast corner of Hyland-Croy Road and McKitrick Road.

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

Applicant: Charlie Driscoll; represented by Aaron L. Underhill, Smith and Hale.

Planning Contact: Claudia D. Husak, AICP, Planner II and Dan Phillabaum, AICP, Senior Planner.

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Case Summary

This is a request for review and approval of an amended final development plan to modify architectural provisions for the single-family portions of the approved development text and to revise the design of the Jerome Road entry feature for the 189-acre Tartan Ridge Planned Unit Development. In Planning's opinion, with the conditions listed in this report, the proposal will comply with the applicable review criteria and Planning recommends approval of this request.

Application Process

The applicant has submitted an amended final development plan for the proposed modifications to the development text. The Zoning Code authorizes the Planning and Zoning Commission to approve modification(s) to the provisions of the approved development standards text as part of an amended final development plan application, provided that all of the criteria are met under Section 153.053(E)(2)(B)(4). If the Commission determines that this proposal fails to meet these criteria, then a zoning amendment to the preliminary development plan (rezoning) must be submitted.

Case Background

The rezoning/preliminary development plan for Tartan Ridge was approved by the Planning and Zoning Commission on February 1, 2007 and by City Council on March 19, 2007. The Planned Unit Development includes 246 single-family lots, 24 townhouse units, approximately 68,500 square feet of commercial space, and 69.14 acres of open space.

Final development plans and final plats for two sections that total 144 lots were approved by the Commission in May 2007 and April 2008 respectively. City Council approved the final plat for Section 1 (98 lots) in June 2007. Approval for Section 2 by City Council is pending. In 2009, Tartan Ridge will be the site for the BIA Parade of Homes.

Tartan Ridge History

Architecture for this neighborhood was discussed in great detail during the rezoning stage. Planning has provided this information in the overview packet and for the convenience of the Commission has included tabs in the meeting minutes where discussion centered on architecture.

At various Planning and Zoning Commission meetings, the applicants discussed with the Commission the intent of creating a unique neighborhood in Tartan Ridge, one which provides diverse housing types not currently found within the City or even the Central Ohio area. During these meeting, the applicants maintained the importance of appropriate massing and explained why the development text included such detail.

City Council discussed how there was hope for creating a community that would be a “break-through” for Dublin and Central Ohio in that the architectural styles would be something not experienced before.

Site Description

Location

This site is located in Union County and is bordered by Hyland-Croy Road to the east, McKittrick Road to the south, Jerome Road to the east and Brock Road to the north, extending approximately 4,000 feet from north to south and 3,000 feet east to west. Small portions of the site are heavily wooded, and there are three streams and two ponds located on the site. The site has a rolling topography and slopes northeast to southwest approximately 20 feet from north to south.

Existing Conditions

Construction of portions of the site’s infrastructure has been taken place over the last few months. Tartan Ridge Boulevard, providing the main access point from the east, and an entry feature for this entrance has been constructed. Two culs-de-sac extending north from Tartan Ridge Boulevard have also been constructed and one dwelling is currently under construction. Some landscaping and open space improvements have also been made.

Surrounding Zoning and Uses

The Glacier Ridge Elementary School is on the east side of Hyland-Croy Road, surrounded by Tartan Ridge. A City of Dublin water tower is located along Hyland-Croy Road north of the school, near the northwestern boundary of the site. Large lot, rural residential sites are located in unincorporated Jerome Township to the south, north, and northeast of the site. Single-family residences of the Tartan Fields development are east of the site, with Glacier Ridge Metro Park and single-family homes to the west in unincorporated Union County. The Tartan West development and other homes are located south of the site, along Hyland-Croy and Jerome Roads.

Approved Preliminary Development Plan

General Layout

The residential development consists of 246 residential units on seven different single-family lot types (Estate, Manor, Park, Village, Cottage, Court and Garden), and 24 townhouse units in four buildings. A 9.5-acre active park is proposed in the center of the site, and additional active parks are located to the north and south. Passive open space is shown along the boundaries, mainly within the 200-foot scenic setback, including 17.3 acres separating the residential portion of this development from McKittrick and Jerome Roads to the south and east. A 68,500-square-foot commercial area is planned for the southwest corner of Hyland-Croy and McKittrick Roads.

Application Description

Overview

The applicant is requesting approval of an enhancement to the Jerome Road entry feature. In addition, the applicant is proposing various changes to the development text to further define the permitted architectural styles, appropriate massing, including massing diagrams and strategies, materials, and garages for the 246 single-family lots.

Entry Feature Modifications

The approved entry feature includes formal plantings of birch trees and grasses both to the north and south of Tartan Ridge Boulevard, immediately west of Jerome Road. A pavilion and a sign were approved north of the entrance. This pavilion is approximately 20 feet tall and consists of an antique white shiplap siding with a metal, standing seam roof in bronze.

The applicant wishes to revise the pavilion to incorporate columns and a new roof with a cupola, slightly increasing its footprint and height. A decorative gravel pathway is proposed to run to the north through the entry. An approximately eight-foot tall stone wall with a pergola and columns is proposed to add a more formal look. The existing sign will remain.

Proposed Text Modifications

The approved development text states that the development will “include neighborhood characteristics, floor plans and architectural styles currently not found in Dublin” (page 2: Executive Summary). The text further notes that the Tartan Ridge neighborhood will offer an alternative to the repetitiveness of floor plans and architectural styles that are exhibited in Dublin’s current housing stock, stating that Tartan Ridge will offer “a true

neighborhood community, wide-ranging architectural possibilities, and home diversity not common to Central Ohio”.

The approved text contains very specific and detailed requirements regarding architectural development standards, which are intended to create a variety of combinations. Several styles are described, using text and graphics that address massing, rooflines and use of materials. High-quality, four-sided architecture is required in all portions of the development, which is enforced by an Architectural Review Committee. Many of these details exceed the requirements of the Residential Appearance Code and are much more detailed than typically approved in the City’s planned developments, with the intent of establishing Tartan Ridge as a high quality community.

Planning and Building Standards have been working closely with the developer and the overall project architect in reviewing architectural requirements for homes to be built in Tartan Ridge. During this review process the developer realized that the typical homebuilder in Dublin needs to be better educated regarding the requirements of Tartan Ridge. To this end, the developer has recently instituted a plan review process by a project architect to address this issue. Because of this effort Planning has noted improvements in the architecture.

Planning, Building Standards and the developer’s architect have noted that certain provisions in the text are either too restrictive, not clearly defined, or a hindrance to the establishment of a unique, architecturally diverse neighborhood. The applicant is proposing to modify the development text in order to address the potential obstacles to creative architectural design. Each modification is described in detail below and illustrated in the overview of the application packet.

- Architectural Styles

The proposed changes to the development text clarify the architectural styles that are appropriate for the single-family dwellings of Tartan Ridge. The styles continue to be Midwestern Vernacular, Classical, Colonial, European Country and American Period Revival for the single-family lots. A sixth style, Village Center, is applicable to the townhomes adjacent to the commercial portion of Tartan Ridge and no changes are proposed for this style.

The proposed text references several other architectural styles that generally fit within the five approved styles. New pages have been added to the development text (16i through 16v) to describe these styles, including photos and graphics to illustrate appropriate massing and building forms. This should improve the future residents and builders understanding of the characteristics of Tartan Ridge and aid the Architectural Review Committee in reviewing new homes.

Planning has noted during the review of initial submittals to the Architectural Review Committee that nearly all designs propose the European Country architectural style. While there are many different ways this style can be interpreted, Planning is concerned that the predominance of stucco and stone does

not meet the intent of the text, which is to provide architecture that is not currently found in Dublin.

Additionally, Planning has noted that the approved text includes language describing the Midwestern Vernacular architectural character as indigenous to Dublin. Planning is concerned that this language and the accompanying photos illustrating this particular style do not meet the intent of the text to provide architectural styles not currently found in the City. This section should be revised.

- Massing

Building mass is an important component of a home, which aids in creating a street presence, provides clarity of form, and distinguishes the main portion of the home from later additions. Diagrams of massing strategies were updated in the proposed development text to better illustrate primary, secondary and tertiary massing elements. This includes information regarding garage types and roof forms, which has been located elsewhere in the document in order to maintain a focus on massing.

The “Prohibited Massing” section is proposed for elimination as it was found to be too limiting in adapting the various styles. The text proposes that the Architectural Review Committee be given the authority to determine the appropriateness of the massing according to the diagrams for Massing Strategies. Both pages - Massing Examples and Massing Strategies - include graphics, which better illustrate of the type of home that is appropriate for Tartan Ridge.

- Materials

The proposed development text eliminates the 42-inch masonry base on all elevations. Although a requirement of Dublin’s Residential Appearance Code, this large of a base may not be appropriate for Tartan Ridge considering the individual architectural styles. The revised language requires a masonry base on all elevations but allows for flexibility in the height in accordance with the architectural styles. A graphic showing a grade change and a tapered water table is included to clarify the requirement. This graphic needs to be revised as it incorrectly shows the water table in relation to window placement and topography.

The approved development text requires only an 8” to 12” material return for material transactions at exterior corner buildings, while the Residential Appearance Code requires the return to extend 24 inches. The text should be revised to adhere to the Appearance Code.

- Garages

Language regarding garages was moved from its previous location under Massing. The major change in this section allows three-car, front-loaded garages for Tartan Ridge as long as they are set back at least 20 feet from the front façade of the residence and that a landscape element or wall be installed for screening.

The applicant should clarify the intent of changes to Section V.7.b “Garage Standards” on page 28 of the proposed development text (Condition 3).

SECTION II – REVIEW STANDARDS

Preliminary Development Plan Modification:

The Planning and Zoning Commission is authorized to approve modifications to the provisions of the development standards provided that all of the following criteria are met under Section 153.053(E)(2)(B)(4)(b):

- (i) The Planning and Zoning Commission determines that, for this Planned District, the Code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Any proposed modification to a preliminary development plan that fails to meet the above criteria shall require a zoning amendment to the preliminary development plan according to Section 153.234.

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) **Final Development/Amended Final Development Plan (Commission approves/denies).**

The intent of the 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 a 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 may be met with conditions. With the conditions outlined below, the proposed modifications to the development text will not significantly alter the intent of the approved development text. The proposed text, as conditioned, will aid the Architectural Review Committee in reviewing building proposals and allow for increased architectural flexibility and creativity.

To ensure that Tartan Ridge truly becomes a unique neighborhood, with characteristics, floor plans and non-repetitive architectural styles currently not found in Dublin, the development text should be revised to limit the use of any particular architectural style to 33 percent of all single-family lots (81 lots). This will also ensure that the expectations of the Commission and City Council as discussed during the rezoning process are upheld (Condition 1).

The language and photographs illustrating the Midwestern Vernacular architectural should be revised to meet the intent of the text (Condition 2).

The graphic illustrating a tapered water table should be revised to accurately reflect its location in regard to window placement and topography (Condition 3). The text should also be revised to require the material return to extend 24 inches at exterior corners when there is a transition in materials as required by the Residential Appearance Code (Condition 4).

The applicant should also clarify the intent of changes to V.7.b *Garage Standards* on page 28 of the proposed development text (Condition 5).

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 proposed modifications to the entry feature add an additional pedestrian path through the plantings along Jerome Road. Safety of pedestrian or vehicles is not affected by the modification. No changes to lighting are proposed.

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. No changes are proposed to the sign and the revised entry feature does not interfere with the natural characteristics of the site. The increase in the footprint of the entry feature is insignificant to the storm drainage on the site.

SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval with Text/Code Modifications and Conditions

In Planning's opinion, the modification to the development text addressing the architecture for the single-family lots and the revisions to the entry feature permit is consistent with the standards and conditions approved at the rezoning, and the proposal complies with the amended final development plan criteria set forth in Section 153.055(B) of the Dublin Zoning Code. Planning recommends approval of the request with conditions.

Two Motions Required

Approval of this request requires that the Commission make two separate motions. The Commission must find that the proposed deviation from the approved development text has met all of the criteria listed in Section 153.053(E)(2)(B)(4)(b) for modifications to a preliminary development plan. The first motion would be to approve the proposed modification to the development text because the provisions listed in Code Section 153.053(E)(2)(B)(4)(b) have been satisfied.

Should the Commission find that the proposed deviation from the approved development text has met all of the criteria listed in Section 153.053(E)(2)(B)(4)(b), then a motion for approval can be made based on the review criteria for an Amended Final Development Plan listed in Code Section 153.055(B). Planning is recommending the following conditions be included in the motion for approval:

Conditions:

- 1) That the development text be revised to limit the use of any particular architectural style to 33 percent of all single-family lots (81 lots);
- 2) That the text be revised to eliminate language for the Midwestern Vernacular architectural character that describes the style as "indigenous to Dublin" and that

the photographs illustrating this style be replaced to provide better examples of the style, subject to approval by Planning;

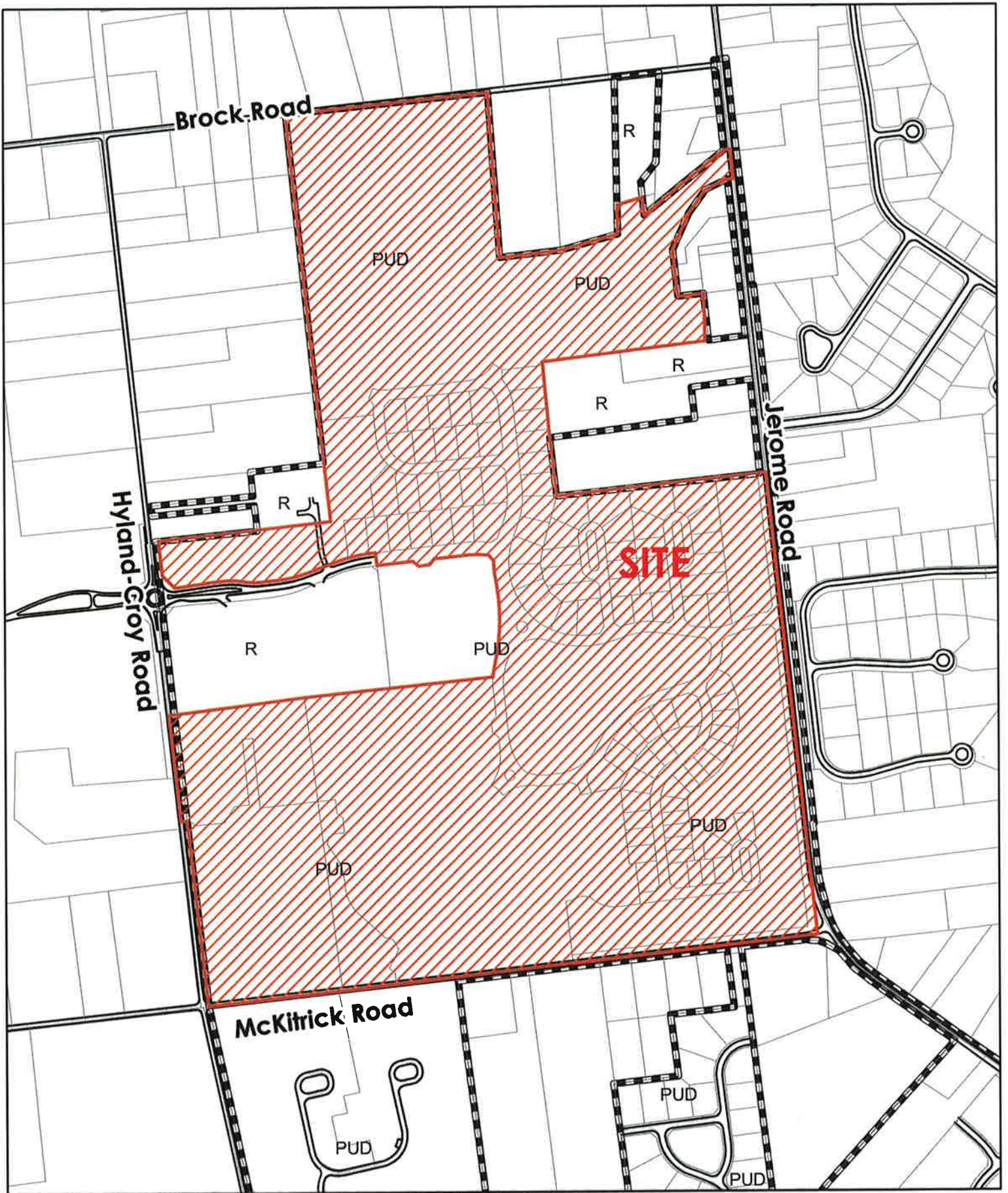
- 3) That the graphic illustrating a tapered water table be revised to accurately reflect its location in regard to window placement and topography;
- 4) That the text be revised to require the material return to extend for 24 inches at exterior corners when there is a transition in materials as required by the Residential Appearance Code; and
- 5) That the applicant clarifies the intent of changes to V.7.b Garage Standards on page 28 of the proposed development text, subject to approval by Planning.

Final Development Plan/Amended Final Development Plan

Review Criteria:

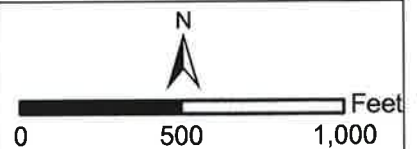
In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

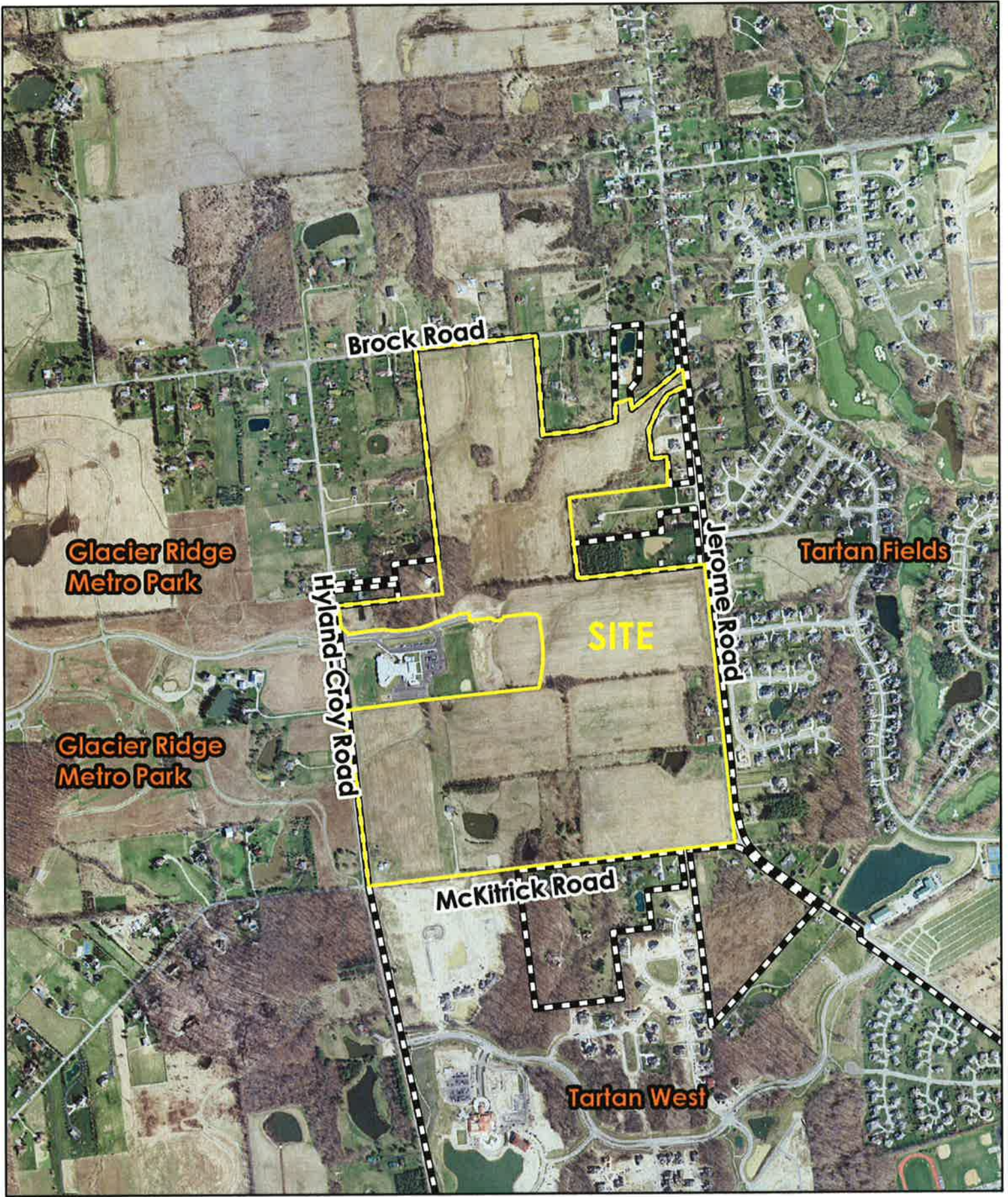
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within 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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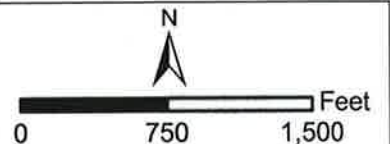
08-082AFDP
Amended Final Development Plan
Tartan Ridge Text Amendment
9756 Hyland-Croy Road



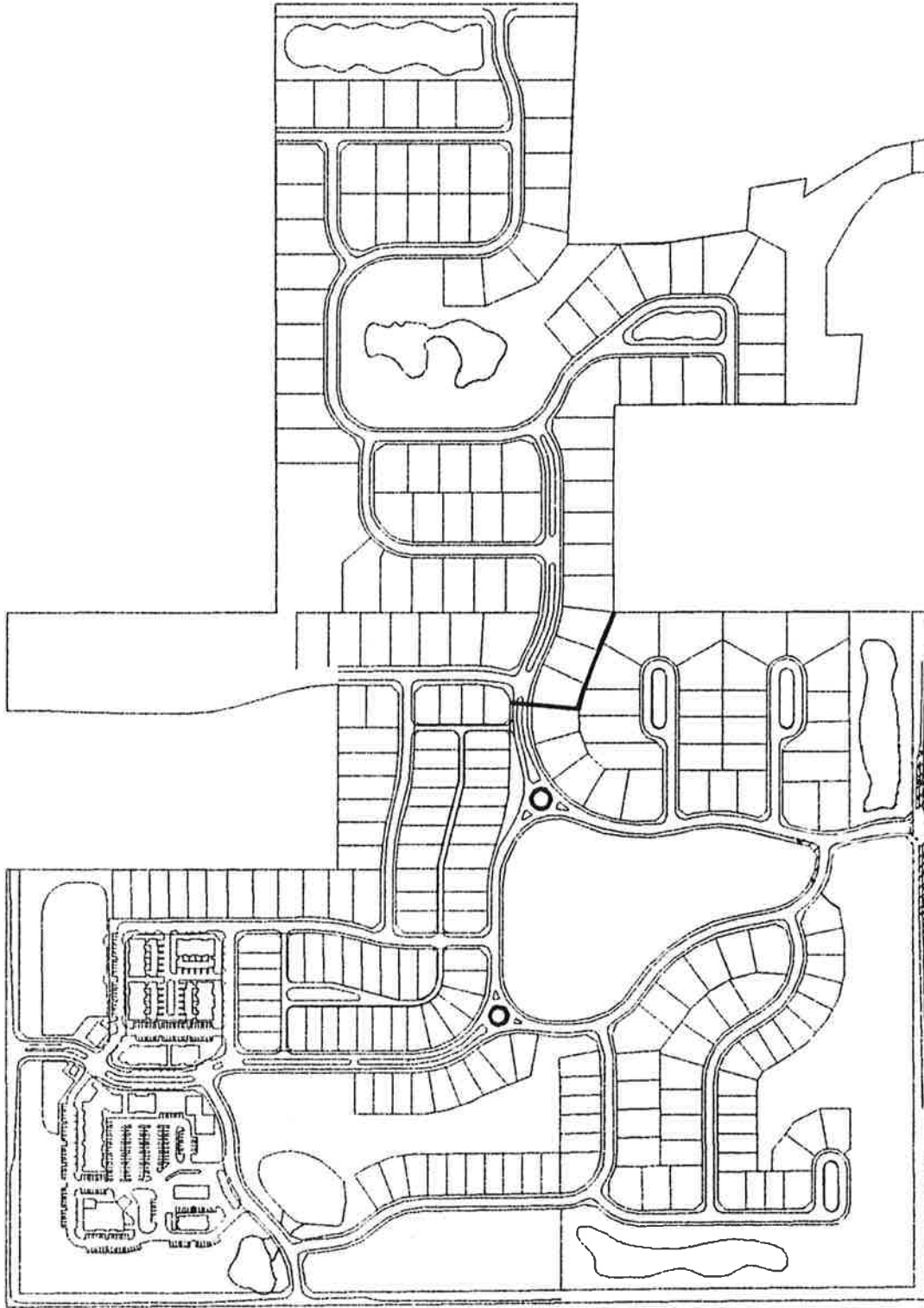


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Development Context

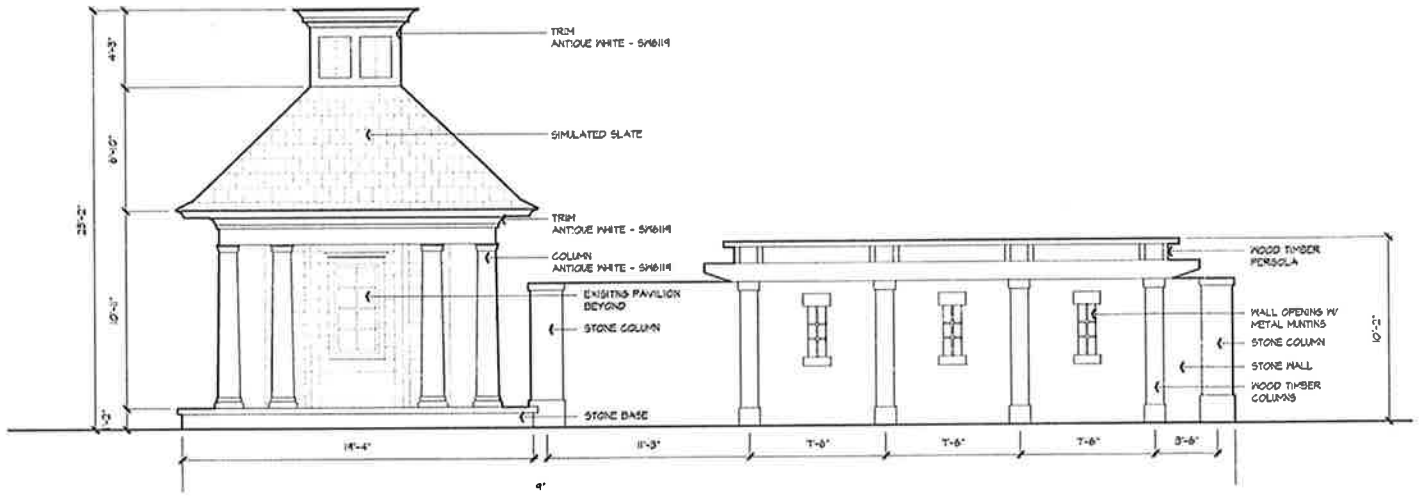


APPROVED SITE PLAN

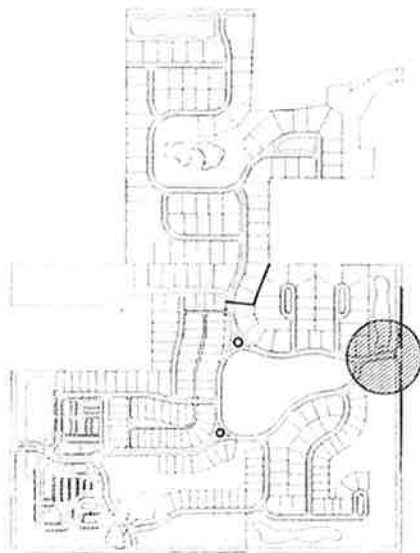


08-082AFDP
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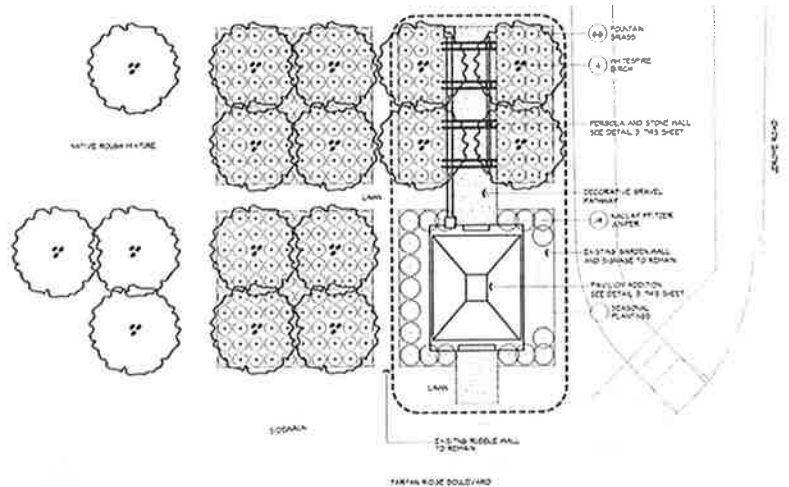
PROPOSED ENTRY FEATURE



PROPOSED EAST ELEVATION



LOCATION ON SITE



PROPOSED LANDSCAPING