



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

PLANNING REPORT

PLANNING AND ZONING COMMISSION

OCTOBER 9, 2008

SECTION I – CASE INFORMATION

4. Heather Bluff Estates 6025 & 6033 Heather Bluff Drive
08-094INF Informal

Proposal: Develop two platted single-family lots at a zero lot line configuration with two structures that can be used as one large single-family unit or independently for multi-generational living or for a home office. The site is located within the Heather Bluff Estates Planned Unit Development District, on the south side of Heather Bluff Drive, approximately 325 feet west of its intersection with Wilcox Road.

Request: Informal review of the proposed use, lot configuration and design.

Applicant: Robert Apel.

Planning Contact: Rachel E. Swisher, Planner I.

Contact Information: (614) 410-4656, rswisher@dublin.oh.us

Case Summary

This is a request for informal review and feedback for a proposal to develop two single-family lots in the Heather Bluff Estates subdivision. The two lots are proposed to be developed as two attached single-family units with the units split by a side lot line, or “zero lot line” configuration. The intent is to allow them to be used either as one large single-family home, independently for multi-generational living, or for a home office. The applicant wishes to receive feedback from the Commission regarding the proposed use, lot configuration, and design concept prior to filing a concept plan/rezoning/preliminary development plan application.

Case Background

The rezoning/preliminary development plan for six single-family lots in the Heather Bluff Estates subdivision was recommended for approval by the Planning and Zoning Commission on August 9, 2007, and was approved by City Council on September 17, 2007. The final development plan was approved by the Planning and Zoning Commission on January 17, 2008.

Site Considerations

Location

The site of this application is located on the south side of Heather Bluff Drive approximately 200 feet west of the intersection with Wilcox Road. The site is comprised of Lots 5 and 6 of the

subdivision, which are 0.228-acres and 0.251-acres respectively, for a combined total site area of 0.479-acres.

Character

The area surrounding the site is residential in character, although the existing lots that are the subject of this application are undeveloped. Sidewalks are on both sides of Heather Bluff Drive, on which the two lots front. The land is flat, and a substantial portion of the site is heavily wooded with mature trees. The two lots are also located within a Stream Corridor Protection Zone for the Cramer Creek ditch located approximately 150 feet to the north of Heather Bluff Drive.

Surrounding Zoning and Uses

The site is zoned PUD, Planned Unit Development District, as part of the Heather Bluff Estates subdivision. The Heather Glen South subdivision, zoned PUD, Planned Unit Development District, is located immediately to the west of the proposed development. There is a single-family home, zoned R-1, Restricted Suburban Residential District, located to the east of the site. Further to the north and east of the site across Wilcox Road is the Heather Glen subdivision, which is zoned PLR, Planned Low Density Residential District.

Future Land Use

The Future Land Use Map designates this site as *Residential Medium Density*, which is characterized as a modern suburban residential pattern of development with lot sizes that average approximately 0.25-acre. The recommended density for this land use classification is 1-2 dwelling units per acre, which is consistent with this proposal.

Plan Description

Overview

The plan proposes two adjoining single-family dwelling units constructed on two separate lots along the shared side property line or zero lot line. Each single-family dwelling unit will have a two-car garage with a curb cut onto Heather Bluff Drive. The applicant intends to use the two units primarily as single-family residences with a particular focus on providing an option for multi-generational housing. The applicant has also indicated that one of the two units may be used as a home office.

Proposed Use

The single-family residences are on separate lots. The applicant is proposing to develop this site with two unequally sized adjoining units that are capable of meeting the changing needs of a family. As described by the applicant, the family might begin as a young couple living in the smaller of the two units that they rent from their parents, living in the larger unit, but owning both. As the younger family grows, they could purchase both units to accommodate the needs of a growing family. If the additional space is not needed, the smaller unit could be rented to an aging parent or an adolescent child, or it could be used as a home office. As the homeowners become empty-nesters and require a smaller living space, they have the ability to move into the smaller unit and rent or sell the larger unit to a younger family that may need the additional living space.

The applicant would like to have the option of using the smaller unit as a home office with the potential for two employees. Visitors to the office would be limited and employees would be

required to park in the attached garage. Any number of employees working on site would however exceed the limitations placed on typical home occupations, and a rezoning of this site to permit office use would be required.

Architecture

The applicant has provided a conceptual architectural elevation for the proposed development. The plans show Lot 6 with the larger unit and a two-car, front-loaded garage. The smaller unit is shown on Lot 5 with a two-car, side-loaded garage. The proposed elevations indicate a modern architectural style which is inconsistent with the existing neighborhood of standard single-family residential designs.

While few details regarding specific building materials have been provided at this stage the approved development text requires that homes within the subdivision be constructed with natural materials such as brick, stone, wood, stucco, or fiber cement siding. More details must be provided should this development proposal proceed with a concept plan/rezoning/preliminary development plan.

Development Standards

The plans indicate a 30-foot front yard setback, which is less than the 35-foot platted setback required for these two lots. The applicant will need to modify the building arrangement to accommodate the platted 35-foot front yard setback. A 15-foot Tree Preservation Zone exists on the west side of Lot 6, and a 30-foot Tree Preservation Zone exists on the south side of both Lots 5 and 6. All Tree Preservation Zones are maintained with this development proposal.

The approved development text requires a six-foot minimum side yard on all lots, with a minimum side yard setback of 12 feet or more between structures. The proposed plan shows a zero setback on both lots for the two connected single-family homes, which does not adhere to the 12-foot minimum setback requirement. The applicant is requesting a zero lot line configuration with the development of these lots.

Tree Preservation

The site contains a number of large, mature trees primarily concentrated along the periphery of the two lots. The proposed residential units are centrally located on the site, which provides an opportunity to preserve more of the existing mature trees along the edges of the lots than might be possible if the 12-foot side yard setback were maintained.

Neighborhood Contact

The applicant has contacted the Heather Glen Homeowners Association regarding this proposal, and Planning has received several calls from nearby residents inquiring about this project. The applicant has been advised to review the proposed development with the surrounding property owners prior to review by the Planning and Zoning Commission.

Community Plan

Future Land Use

The number of units proposed is consistent with the Future Land Use classifications for these parcels and would not increase the density. Any proposed office uses associated with this proposal would not be consistent with the approved planned development and the Community Plan's recommended residential land use classification. Additionally, the surrounding area is

primarily residential in character and therefore an office use beyond a typical home occupation would be inappropriate.

Applicable Land Use Principles

Principle 1: Provide high quality design for all uses, recognizing density has important economic implications, but is essentially an outcome, not a determinant, of creating a quality place.

The proposed modification to the required side yard setback to permit two separate units on two separate lots with a zero lot line configuration maintains the residential use classification approved with the rezoning of this property and recommended by the Community Plan.

Principle 2: Create places to live that have a stronger pedestrian environment, connections to convenient services, and are conducive to multi-generational living.

The proposed modifications to the side yard requirement will allow these two lots to develop in a manner that will provide a unique flexible housing product that will meet the expectations of the Community Plan, be compatible with the surrounding neighborhood, and provide a housing option that facilitates multi-generational living. Conversely, an expanded version of a home occupation would not be a compatible use for this site due to the residential character of the surrounding area.

Principle 5: Create a wider range of housing choice in the community, as well as in new neighborhoods.

The proposed development is a unique housing product that presents an opportunity to provide additional housing choice within the City of Dublin. Integration of this option in the community can provide a more balanced housing market that will support the City's changing demographics and future economic development goals without negatively impacting the character of existing neighborhoods. However, the context of this proposal requires discussion and direction.

SECTION II – PLANNING ANALYSIS AND DISCUSSION POINTS

In Planning's preliminary opinion, the proposed use as two residential units designed for multi-generational living is consistent with the Community Plan and adheres to the Land Use Principles by promoting a greater range of housing choice and diversity within the community. The proposal also attempts to better preserve mature trees that exist on the site. The architectural concept will however need to be revised to demonstrate compatibility with the existing neighborhood. The potential use of the units as an office is not consistent with the Community Plan and would be incompatible with the general character of the surrounding established neighborhood.

The applicant would like feedback from the Commission prior to completing a concept plan and rezoning/preliminary development plan application. Planning recommends that the Commission informally review the proposal and provide the applicant with feedback regarding any desired modifications to the proposed use, site layout, or the architectural concept.

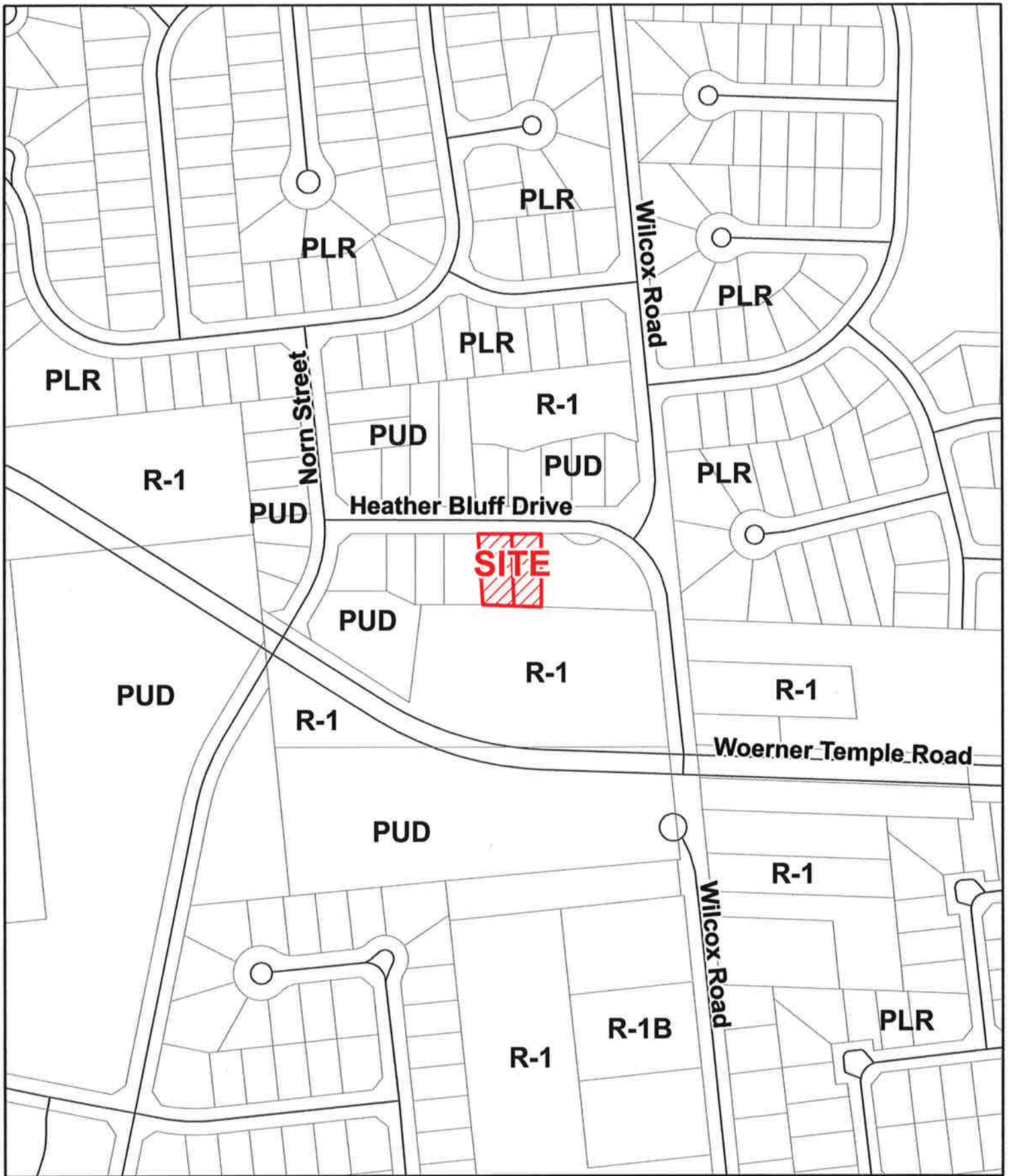
Planning Analysis Summary

- The proposed residential use is appropriate and consistent with the Future Land Use map and the Land Use Principles and provides an opportunity for multi-generational housing, which is an objective of the Community Plan.
- The potential use of one of the two units as an office that exceeds the boundaries of a typical home occupation is not consistent with the Community Plan and would be incompatible with the surrounding established neighborhood.
- The proposed zero lot line configuration would not change the essential character of the development provided that the two lots remain separate.
- The proposed site layout with a zero lot line configuration attempts to better preserve existing mature trees on the site.
- The proposed architecture and building materials need additional refinement to create a design that is more compatible with the surrounding neighborhood.

Discussion Points

- *Does the Commission think that the proposed use as a multi-generational housing product is appropriate in this location?*
The surrounding area is strongly residential in character, and the multi-generational housing option is consistent with this character. The proposal adheres to the Land Use Principles by promoting greater housing choice and diversity within the community.
- *Does the Commission view the zero lot line configuration as an appropriate arrangement for development of the two lots?*
A zero lot line configuration provides an opportunity to develop a unique housing product that can support flexibility and multi-generational living. The zero lot line configuration also clusters the two residential components of the development in the central portion of the two lots, which could allow the preservation of more of the existing mature trees on the site.
- *Is the Commission concerned that the proposed architecture lacks consistency with the surrounding mature neighborhoods?*
The proposed architectural concept reflects a modern design that strongly contrasts with existing nearby residences. A more traditional architectural design utilizing natural building materials would be more compatible with the residential character of the neighborhood.
- *Does the Commission consider that a rezoning would be appropriate in order to permit a potential use of one of the units as an office (or would the Planning and Zoning Commission support an Amended Final Development Plan to permit the deviation from the side yard requirement of the approved development text)?*
Office uses within an established neighborhood that surpass the basic parameters of a home occupation are not consistent with the Community Plan or the general character of the existing neighborhood.

While Planning is intrigued by this housing concept, discussion is needed as to whether it is appropriate on lots within or nearby an established residential area. The Commission may wish to discuss this proposal as a general concept as well as how it may apply to this subdivision.



City of Dublin
Land Use and
Long Range Planning

08-094INF
Heather Bluff Estates
6025- 6033 Heather Bluff Drive



0 250 500 Feet

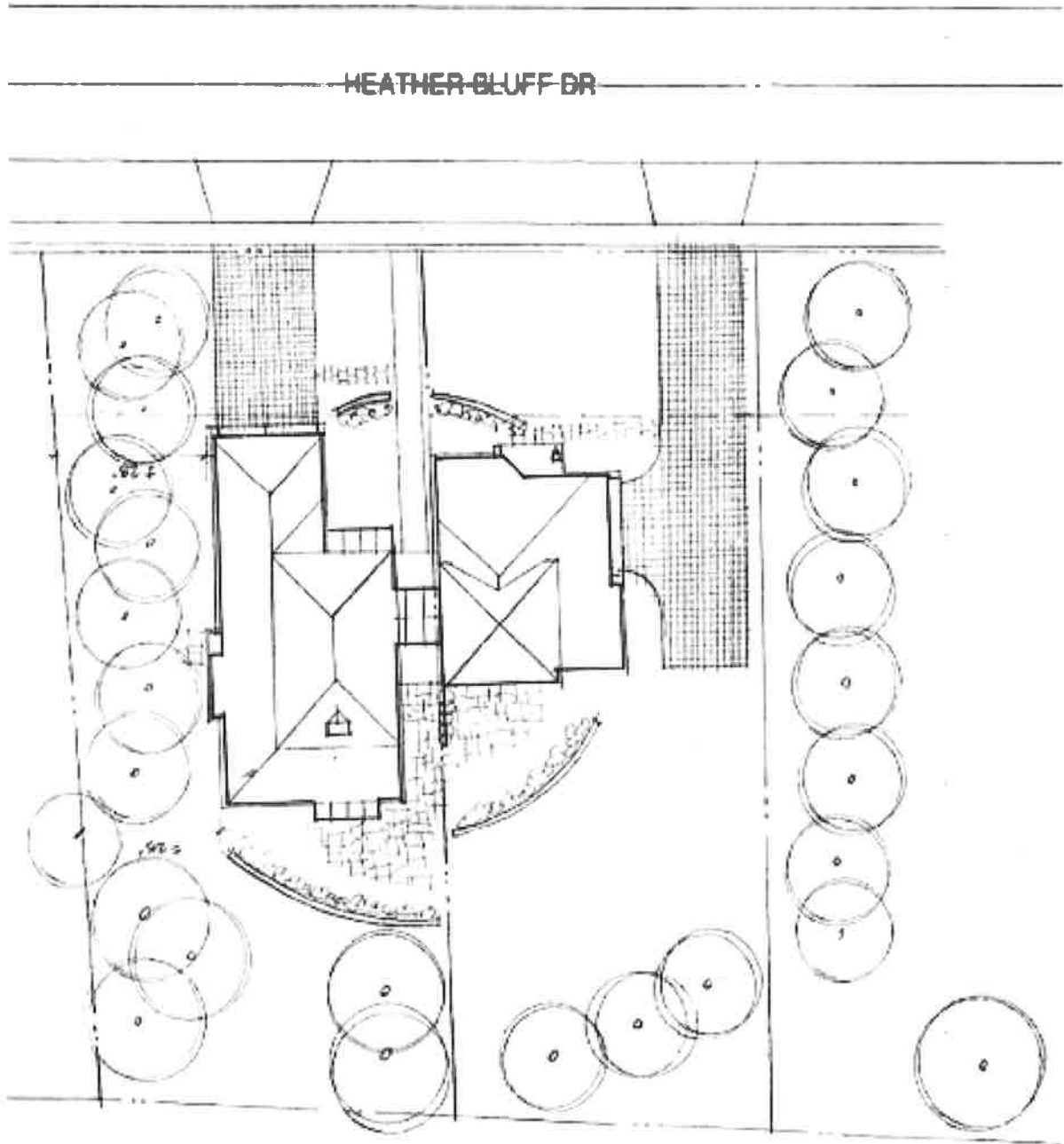


City of Dublin
Land Use and
Long Range Planning

Development Context
08-094INF
6025- 6033 Heather Bluff Drive



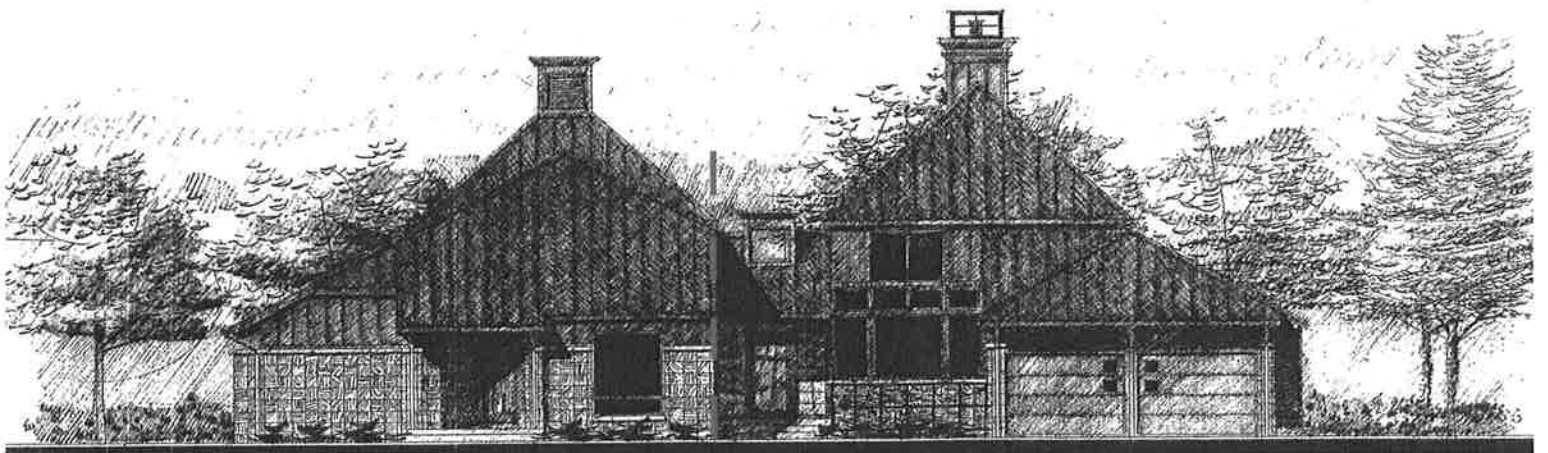
Proposed Site Plan



08-094INF
Heather Bluff Estates
6025 & 6033 Heather Bluff Drive



Proposed Architectural Concept



Lot Line

08-094INF
Heather Bluff Estates
6025 & 6033 Heather Bluff Drive