



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

DECEMBER 11, 2008

SECTION I – CASE INFORMATION

2. Ballantrae – Entry Features 08-096AFDP

Baronscourt Way, Larne Drive, Barronsmore Boulevard Amended Final Development Plan

- Proposal: The addition of three entry feature monolith signs for the approved Ballantrae subdivision, proposed at the intersections of Baronscourt Way and Shier Rings Road, Larne Drive and Cosgray Road, and Barronsmore Boulevard and Cosgray Road.
- Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.
- Applicant: Edward Golf Communities; represented by Charlie Driscoll, Edwards Companies.
- Planning Contacts: David Stromberg, Planning Assistant; Jennifer M. Rauch, AICP, Planner II
- Contact Information: (614) 410-4600, dstromberg@dublin.oh.us or jrauch@dublin.oh.us

Case Summary

This is a request for review and approval of an amended final development plan to utilize the monoliths as entry feature signs at four main entrances to the Ballantrae subdivision. Existing monolith features will be used at the intersections of Baronscourt Way and Shier Rings Road, and Larne Drive and Cosgray Road. A new entry feature with landscaping and monoliths will be installed at the intersection of Barronsmore Boulevard and Cosgray Road, with one of the new monoliths used for an entry sign. An existing monolith located at the intersection of Royal Dublin Drive and Rings Road is currently engraved and used as an entry feature sign. Planning recommends approval of this application with conditions.

Case Background

The proposed entry feature signs are located in Sections 3, 8 and 9 of the Ballantrae subdivision. The Ballantrae rezoning was approved by City Council on August 14, 2000. The Planning and Zoning Commission approved final plats for Section 3 on February 6, 2003, Section 8 on September 1, 2005 and Section 9 on February 1, 2007. The existing entry feature sign is located in Section 1, approved by the Planning and Zoning Commission on July 19, 2001. Entry features were not included in these approvals although there was a discussion of the use of the monoliths as entry feature signs with Section 3.

Site Description

Location

The Ballantrae subdivision is an irregularly shaped site of approximately 640 acres bounded by Shier Rings Road to the north, Cosgray Road to the west and Rings Road to the south. Only Sections 1, 3, 8 and 9 have direct access onto the bounding roads. Other Sections of Ballantrae are accessed from Eiterman or Woerner-Temple Roads.

Site Character

The development of Ballantrae is partially based upon historic Ireland with amenities such as stone rubble walls, links grass and artificial ruins. The stone monoliths, prominently located at the entrances to the subdivision and at key intersections, complement this theme. Six stone monoliths, one of which serves as an entry sign, are located at the entrance to Section 1, at the intersection of Royal Dublin Drive and Rings Road. Four blank monoliths are located at the intersections of Baronscourt Way and Shier Rings Road at the entrance to Section 3 and at the Larne Drive and Cosgray Road at the entrance to Section 8. The proposed location of a third entry sign at the intersection of Barronsmore Boulevard and Cosgray Road at the entrance to Section 9 has no features.

Surrounding Zoning and Uses

The site is primarily zoned PLR, Planned Low Density Residential, with a small section zoned PCD, Planned Commerce District, as part of the Dublin Golf Communities development text. Properties to the north, south and west are zoned R, rural, and properties to the east are zoned PUD, Planned Unit Development, as part of the Kendall Ridge and Cramer's Crossing subdivisions.

Plan Description

Overview

The proposal includes the engraving of one of the four existing monoliths at the Section 3 and Section 8 entrances and the addition of six new monoliths and associated landscaping at the Section 9 entrance.

Entry Sign Requirements

Section 153.161 (E) of the Zoning Code permits entry feature signs for subdivisions provided they consist entirely of natural materials, are limited to a maximum height of six feet and 20 square feet in area, do not interfere with safe pedestrian and vehicular movement, and located outside of any right-of-way.

Monoliths

The stone monoliths used at the Section 3, 8 and 9 entrances are 50 inches wide by 88 inches tall, and 52 inches wide by 92 inches tall. The six new monoliths proposed at the Section 9 entrance will be placed with three on each side of the intersection and outside any rights-of-way, easements and sight triangles for the intersection. The locations have been approved by Engineering. The stone monoliths located at the entrance to Section 1 includes two of the larger, and one of the smaller monoliths, which has the existing engraving. No changes are proposed to the locations of the existing monoliths at the entrances to Sections 1, 3, and 8.

Sign Copy

The proposed plans indicate that the monolith on the right side of the entrance to Sections 3, 8 and 9 nearest to the road will be engraved with the entry sign. The engraving will say “BALLANTRAE” and “EST. 2001” with the Ballantrae logo. The letters for “BALLANTRAE” will be 9 inches tall and the letters for “EST. 2001” will be 3.75 inches tall. The dimensions for the letters and logo will be 16.25 inches by 42 inches, or approximately 5 square feet. The top of the engraving is to be no more than 6 feet in height, to meet Code. No changes are proposed to the copy of the existing engraved monolith at the Section 1 entrance, which reads “Highlands of Ballantrae.”

Landscaping

The applicant is proposing to use a mixture of variegated lily turf, clump red maple, compact American cranberrybush and royal beauty cotoneaster with the new Section 9 entrance, which is consistent with the landscaping located at other entry points in Ballantrae. No modifications are proposed for the existing landscaping associated with Section 1, 3, and 8. The plans indicate uplighting; however, the applicant has stated that no lighting is proposed for any entry feature.

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 proposed entry signs engraved on the existing monoliths are in keeping with design character set forth within the approved development text.

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: No changes are being proposed to lighting or circulation on the site. The signs will assist visitors in identifying the subdivision entrance. The signs are also located outside the right-of-way, any easements and sight vision triangles.

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 through conditions: The proposal is sensitive to the natural characteristics of the site and adequately provides for all applicable stormwater provisions. The materials used for the proposed landscaping and entry features are consistent with other Sections of Ballantrae. The height of the engraving must be no higher than six feet from grade (Condition 1). Any entry feature lighting, if provided, will be subject to approval by Planning (Condition 2).

SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Approval with Conditions

Amended Final Development Plan

In Planning's opinion, this proposal meets the amended final development plan criteria and the development standards within the approved development text. Therefore, Planning recommends approval of this application with the following two conditions:

Conditions:

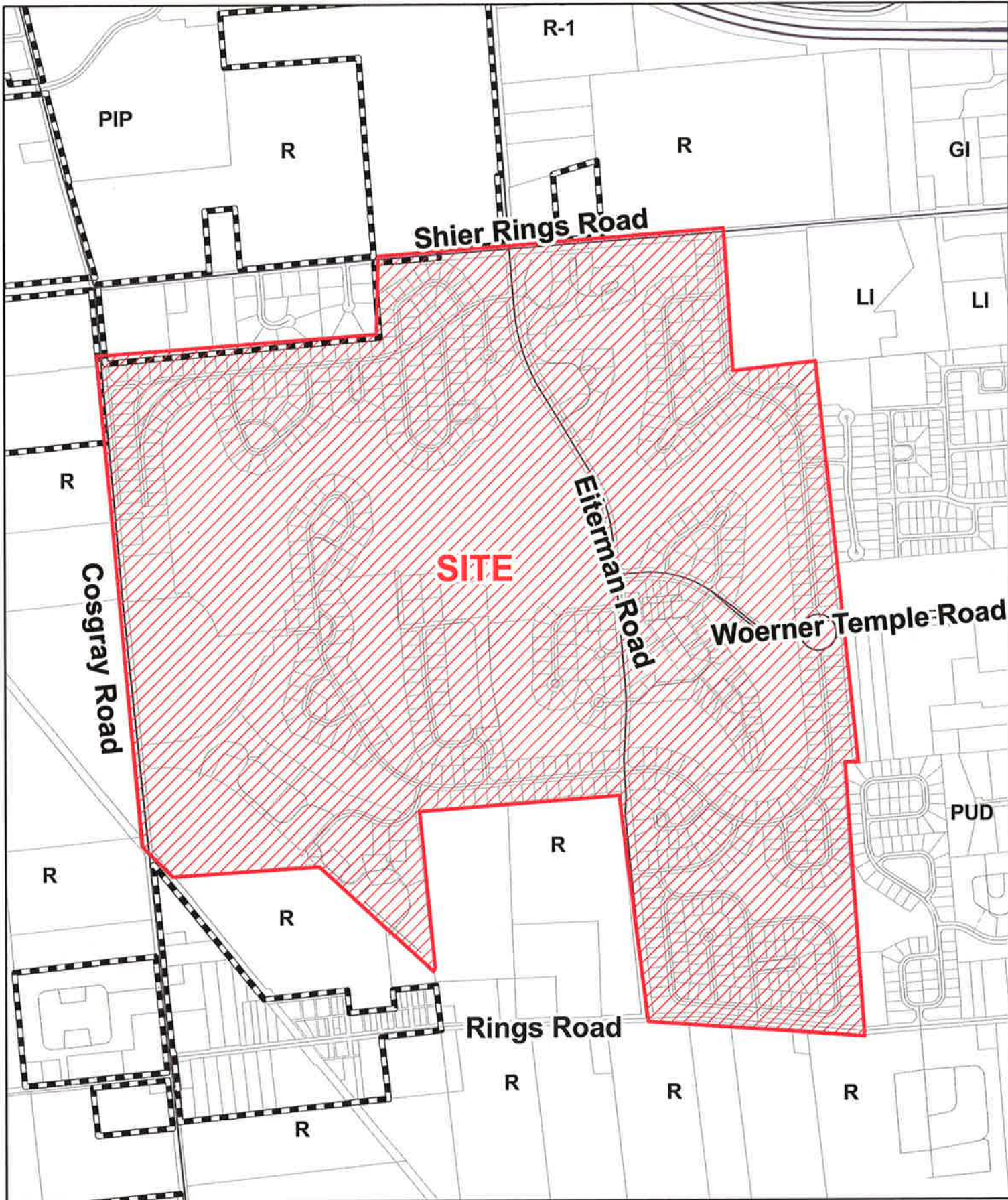
- 1) The height of the engraving is no greater than six feet from grade; and
- 2) Any entry feature lighting, if provided, will be subject to approval by Planning

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.





Proposed Site Modifications

SHIER RINGS ROAD Proposed Engraving

Proposed Engraving

COSGRAY ROAD

Proposed Monoliths
and Engraving

WOERNER TEMPLE

BALLANTRAE PLACE

RINGS ROAD

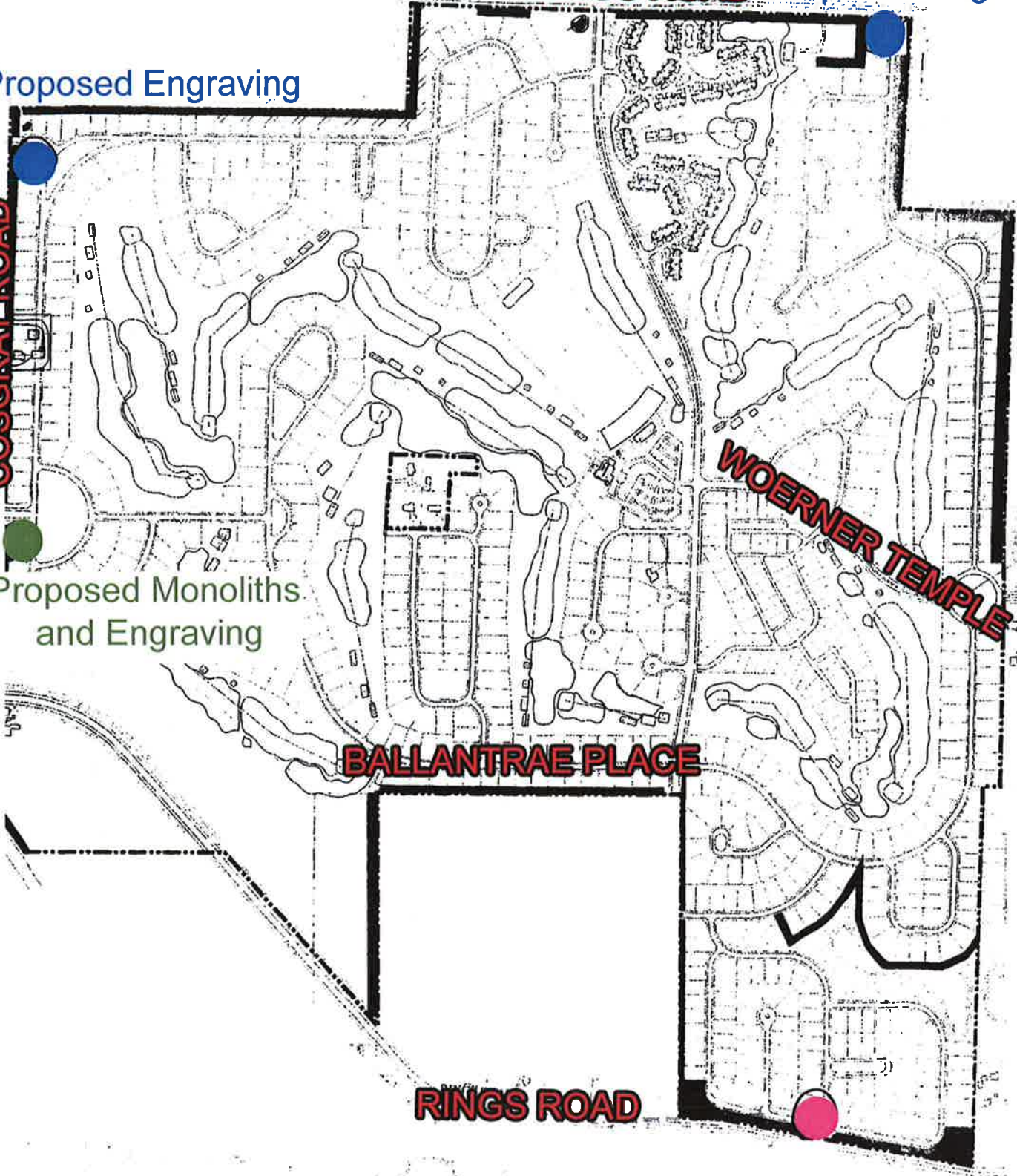
Existing Engraving

08-096AFDP

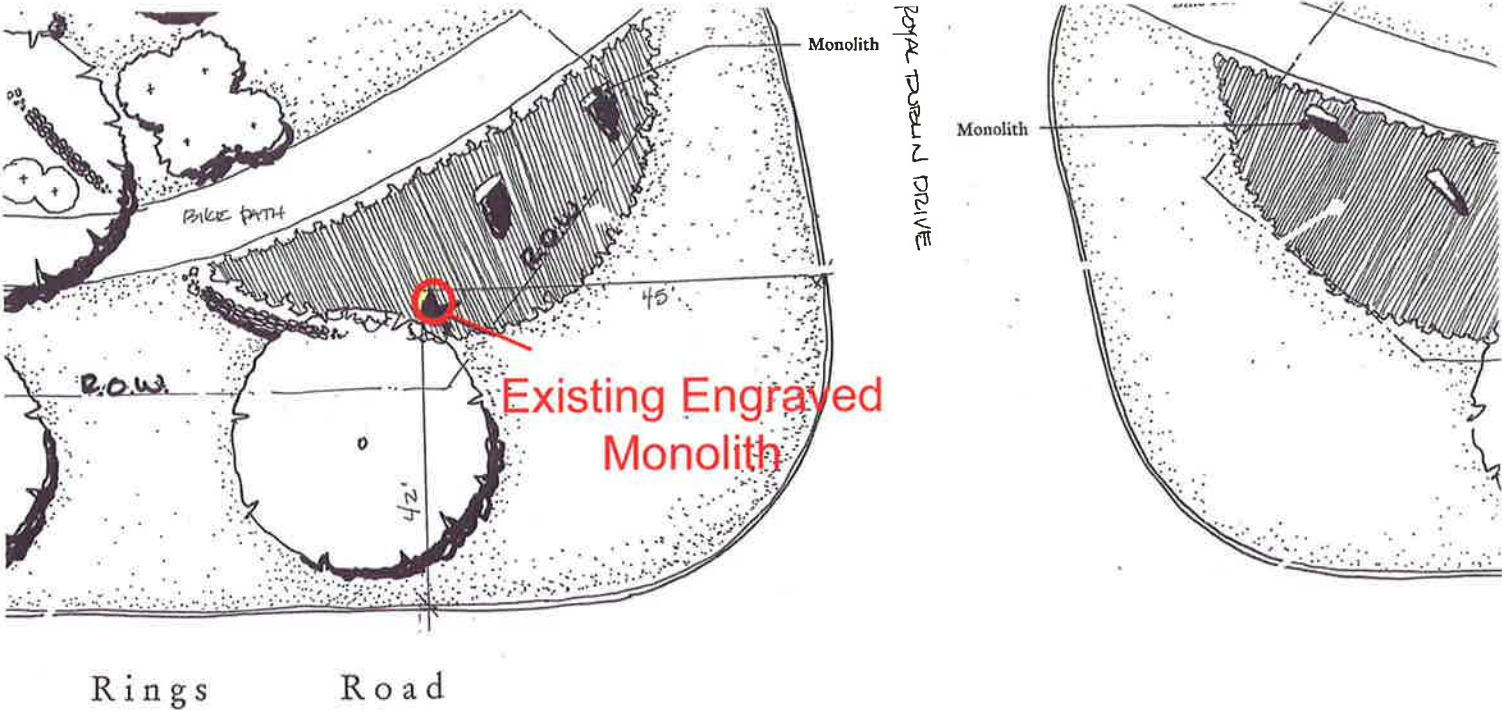
Ballantrae Entry Feature

Baronscourt Way, Barronsmore

Way and Larne Drive



Section 1 Entry Feature



No Proposed Changes

Existing Section 1 Engraving

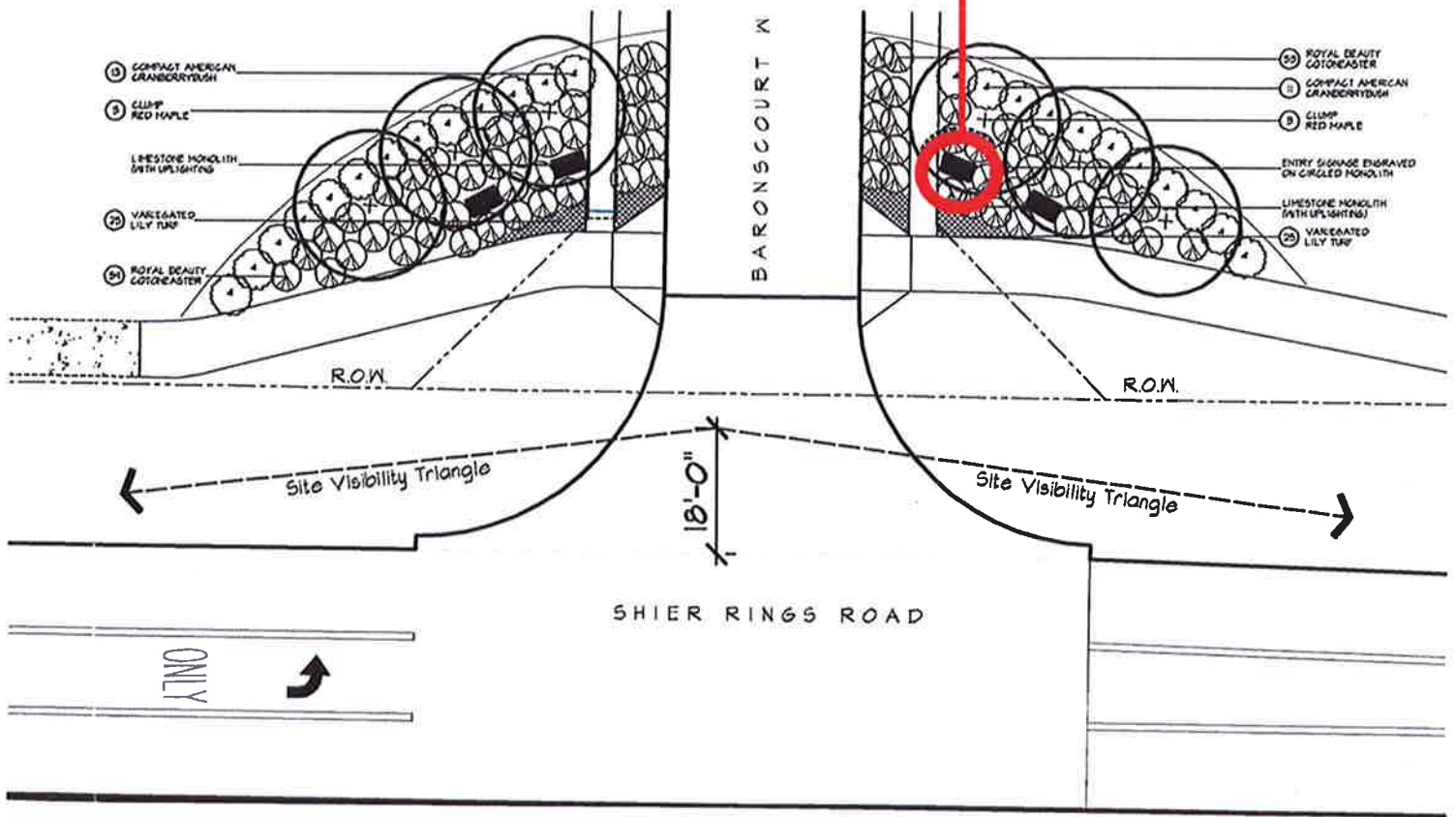


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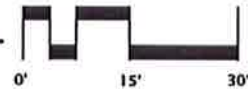
Ballantrae Entry Feature
Baronscourt Way, Barronsmore
Way and Larne Drive

Section 3 Entry Feature

Proposed Monolith to be Engraved



SHIER RINGS ROAD AND BARONSCOURT WAY ENTRY FEATURE

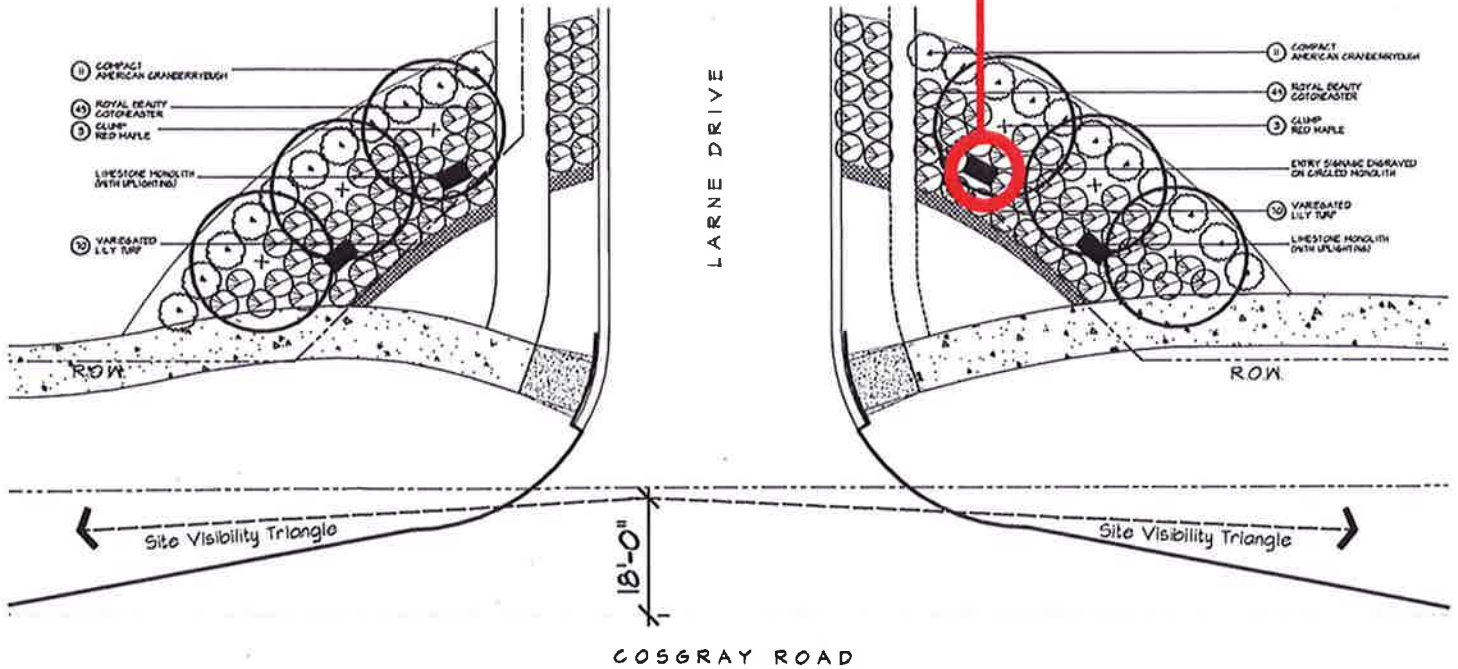


Proposal:
Engraving of one Monolith

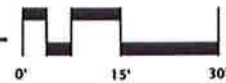
08-096AFDP
Ballantrae Entry Feature
Baronscourt Way, Barronsmore
Way and Larne Drive

Section 8 Entry Feature

Proposed Monolith to be Engraved



COSGRAY ROAD AND LARNE DRIVE ENTRY FEATURE

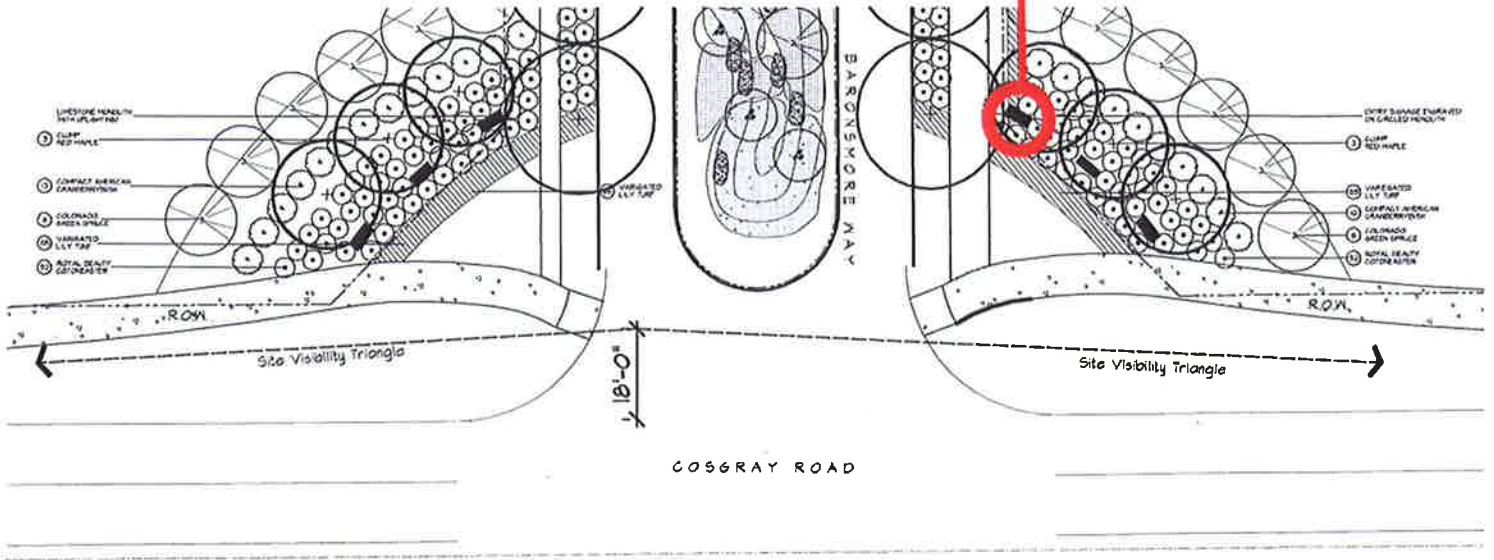


Proposal:
Engraving of one Monolith

08-096AFDP
Ballantrae Entry Feature
Baronscourt Way, Barronsmore
Way and Larne Drive

Proposed Section 9 Entry Feature

Proposed Monolith to be Engraved



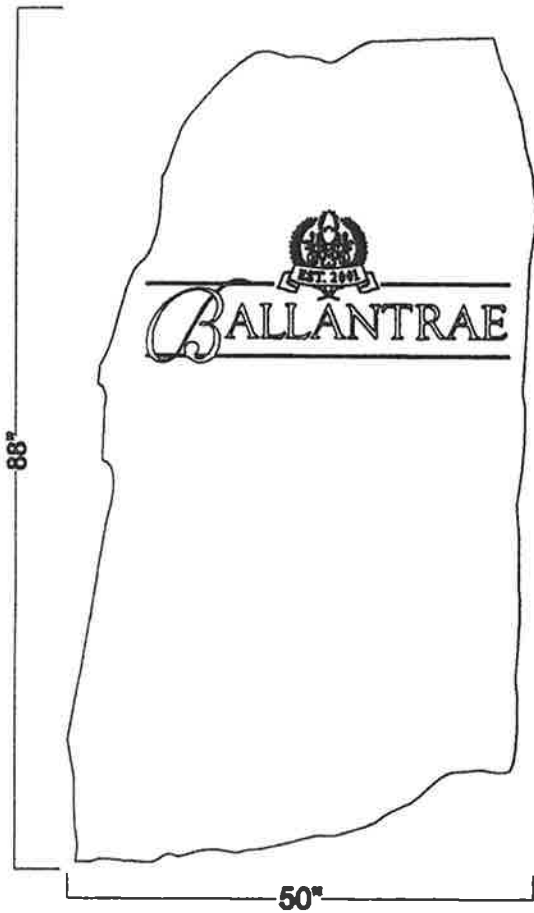
COSGRAY ROAD AND BARONSMORE WAY ENTRY FEATURE



Proposal:
6 New Monoliths
1 Monolith to be Engraved
New Landscaping

08-096AFDP
Ballantrae Entry Feature
Baronscourt Way, Barronsmore
Way and Larne Drive

Proposed Monoliths and Engraving



08-096AFDP
Ballantrae Entry Feature
Baronscourt Way, Barronsmore
Way and Larne Drive