



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 10, 2009

SECTION I – CASE INFORMATION

INFORMAL CASE: 30 MINUTE TIME LIMIT

3. Brigid's Crossing 09-087INF

7100 & 7136 Avery Road
Informal

Proposal: A housing development consisting of 12 condominiums in six residential buildings located on the east side of Avery Road. The site consists of two parcels, zoned PLR, Planned Low Density Residential District, and R-1, Restricted Suburban Residential District.

Request: Informal review and feedback prior to a formal application for a Concept Plan or Rezoning/Preliminary Development Plan.

Applicant: Bishop James A. Griffin, Saint Brigid of Kildare; represented by Michael L. Close, Esq., Wiles, Boyle, Burkholder et. al.

Planning Contact: Rachel S. Ray, Planner I.

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

Case Summary

This is a request for informal review and feedback for a condominium development intended for empty-nesters. The concept consists of a neighborhood development of six residential buildings, each containing two condominiums, for a total of 12 dwelling units.

Site Considerations

Location

The two parcels total 3.2 acres, located on the east side of Avery Road at the intersection with Manteo Drive, approximately 500 feet north of Tara Hill Drive.

Character

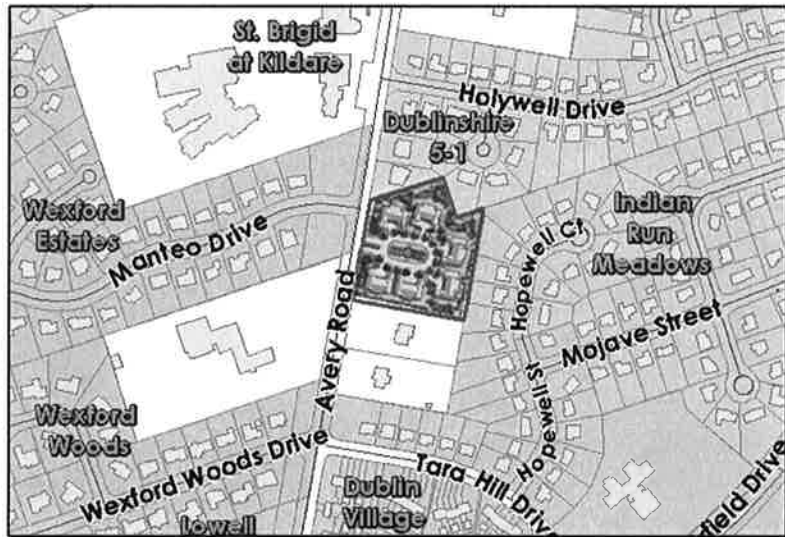
The larger of the two parcels (2.3 acres) has a vacant single-family home and shed located in the center of the lot. A 4,000-square-foot paved basketball court is located near the back of the lot. The smaller, 0.9-acre parcel has a pole barn near the south property line. Mature trees are located around the perimeter of both lots. The two parcels provide 325 feet of frontage along Avery Road and range between 300 and 400 feet deep. The site is generally flat, with a gentle slope down approximately four feet to the northeast.

Surrounding Zoning and Uses

The northern parcel and surrounding lots to the north are zoned PLR, Planned Low Density Residential District, as part of the Dublinshire residential subdivision. The southern parcel and adjacent parcels to the south are zoned R-1, Restricted Suburban Residential District. Parcels to the east are zoned PUD, Planned Unit Development District, as part of the Indian Run Meadows subdivision.

To the west across Avery Road are the Northwest Assembly of God church and single-family homes in the Wexford Estates subdivision. The Dublin Village condominiums, zoned PUD, are located approximately 300 feet south of this site, and the Saint Brigid of Kildare Catholic Church is located on the west side of Avery Road, approximately 250 feet to the north.

While not currently for sale, the two lots south of this site could potentially be the subject of a future application featuring a similar type of infill housing, particularly given the expected increase in demand for “empty-nester” and condominium-style housing over the next several decades. Planning has concerns that if the Brigid’s Crossing proposal is approved, and a similar development is proposed to the south, the result would be small, disconnected, and isolated residential developments that have little relationship either to one another or to the surrounding area. If approved, Brigid’s Crossing (and any other similar proposal) should be designed to reinforce the establishment of a true neighborhood, with pedestrian and vehicular connections and a site design that prevents the creation of an isolated housing development.



While not currently for sale, the two lots south of this site could potentially be the subject of a future application featuring a similar type of infill housing, particularly given the expected increase in demand for “empty-nester” and condominium-style housing over the next several decades. Planning has concerns that if the Brigid’s Crossing proposal is approved, and a similar development is proposed to the south, the result would be small, disconnected, and isolated residential developments that have little relationship either to one another or to the surrounding area. If approved, Brigid’s Crossing (and any other similar proposal) should be designed to reinforce the establishment of a true neighborhood, with pedestrian and vehicular connections and a site design that prevents the creation of an isolated housing development.

Proposal Description

Layout

The 12 proposed condominium units are located in six buildings around the perimeter of the site along a private cul-de-sac with access from Avery Road. A 0.2-acre central green is located in the center of the site, ringed by the private drive. The central green contains formal landscaping, pathways, and a fountain. Mounding is provided to isolate the condominiums and the surrounding parcels to the north and south. The homes, which have courtyard-style garages, are designed to coordinate with the architecture of the Saint Brigid of Kildare church, who is the applicant for this proposal.

Density & Development Character

The plan proposes 12 condominium units on a 3.2-acre site for a density of 3.75 dwelling units per acre. The Future Land Use designation in the Community Plan for this site is *Residential Medium Density (1-2 dwelling units per acre)*, which would allow up to six dwelling units.

The site is surrounded by low density, traditional suburban neighborhoods with moderate sized homes. The existing development pattern and density within this area generally established the Future Land Use designation of *Residential Medium Density (1-2 dwelling units per acre)* for this site; however, average density in the immediate area is 3.0 units per acre. Although the closely grouped homes of this proposal contrasts with the existing development pattern of this area, the net density does not greatly exceed what is recommended for this site or the existing surrounding development.

Access & Transportation

Access to this site is provided by a boulevard driveway on Avery Road. The proposed alignment may create conflicts with the existing Manteo Drive intersection located less than 100 feet to the north of the proposed driveway. While this proposal would ultimately require a traffic analysis should it proceed to a rezoning/preliminary development plan, access points should either be aligned with existing intersections or spaced farther apart to allow for safe vehicular movements.

Open Space

A 0.2-acre central green containing pathways and a water feature is planned for the center of the site. The site itself has no useable open space, depending instead on other available open space in the area. Code requires 0.424 acres of dedicated park land for this development based on the number of proposed dwelling units. Due to the size of the site and the proximity of existing park facilities and the amenities associated with the nearby Saint Brigids of Kildare church, payment of a parkland dedication fee in lieu of land dedication may be an acceptable alternative.

Stormwater

Stormwater management has not been provided with this proposal. Should this proposal move forward, compliance with the Stormwater Code must be demonstrated, which may ultimately affect site arrangement.

Architecture

While not a requirement at the informal stage, the applicant has provided architectural concepts that consist of traditional architecture utilizing stone and stucco with wood accents designed to coordinate with Saint Brigid's architecture. Each building contains two homes, which are two stories and average approximately 2,000 square feet with court-loaded garages.

Neighborhood Contact

Planning has strongly urged the applicant to contact the neighborhoods adjacent to this site and across Avery Road. A neighborhood meeting has been scheduled for this Sunday, December 6. Planning has received communication from a number of nearby residents with comments about this project (see attached). Most of the residents prefer a less dense neighborhood development on this site that is more consistent with the existing single-family residential development context and the Community Plan Future Land Use map.

SECTION II – REVIEW STANDARDS

Community Plan

Future Land Use

The Future Land Use Map designates this site as *Residential Medium Density (1-2 dwelling units per acre)*, which is characterized as the modern suburban residential pattern commonly found in

Dublin. This land use designation would allow a maximum of six dwelling units for this site, and this proposal is for 12.

The proposed density nearly doubles the recommended density of the Community Plan's recommended Future Land Use classification. However, since the character of the area immediately surrounding the site is medium-density residential with densities ranging from 2.05 units per acre in Wexford Woods to 8.74 units per acre in Dublin Village, it is Planning's opinion that 3.0 units per acre is not necessarily inappropriate for this site.

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.

This Principle recommends that economic implications of density be weighed against the overall quality of development. The proposed architecture suggests a high level of quality, and the private street design has the potential to establish interesting internal spaces and architectural edge. However, the proposed plans do not provide adequate open space as required by Code, instead utilizing existing nearby open space amenities.

While quality and visual character of a development are very important, the density designations of the Community Plan are based on lengthy and detailed evaluation of transportation, utility and long-term fiscal impacts, in addition to existing development context. In Planning's opinion, the applicant has two options for moving forward with this proposal in order to be more consistent with the Community Plan, including:

- 1) Reducing the overall density to more closely comply with the Plan and adjacent development densities by eliminating at least one residential building (two units); or
- 2) Creating an integrated plan with the adjacent parcels to the south to reduce overall density and to provide required public open space. While these lots currently are not included as part of this proposal, nor are they for sale at this time, future development following a similar pattern should be contemplated for the parcels adjacent to this site if approved.

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

The proposed development is a type of housing that is limited in this area of the city and presents an opportunity for residents to downsize, perhaps closer to their existing neighborhoods, by offering an additional housing choice. The applicant, Bishop Griffin of the Saint Brigid of Kildare Catholic Church, has indicated that there is a demand for this housing product among the church's parishioners. High-end empty-nester homes also cater to a more balanced housing market that will support the city's changing demographics and future economic development goals.

However, the location of this proposal with respect to its context requires discussion. While additional housing choice is a desirable intent, Planning has concerns that the

concept may not fit within the established character of its surroundings without a reduction in the number of units and a modified site plan.

Given the similarly sized lots south of this site, approval of this proposal could result in a similar development character eventually developing on the two larger residential lots to the south. If developed in a manner similar to this project, two adjacent and disconnected developments with little ability to relate to each other or their surroundings could result. Provisions should be made to accommodate future integration of the adjacent lots through providing a stub-street or other means of pedestrian and vehicular connectivity to the south. Additionally, the site design should demonstrate the ability to create a neighborhood that has a consistent, integrated feel should the parcels to the south also redevelop.

Principle 7: Developing streets that create an attractive public realm and make exceptional places for people.

The proposed layout includes the integration of open spaces into the street design and architecture that is oriented to provide visual termini and defined street edge. Both design features will provide a positive environment. However, as previously mentioned, provisions should be made to accommodate a future connection should the lots to the south also redevelop.

SECTION III – PLANNING ANALYSIS AND DISCUSSION POINTS

Given the conceptual nature of the materials submitted for informal review, it appears that the architecture and development details will be of high quality and may meet some of the Land Use Principles by promoting a greater range of housing choice and diversity within the community. However, the proposed density of 3.75 dwelling units per acre (du/acre) exceeds the maximum density and is somewhat inconsistent with the Community Plan Future Land Use Map.

The proposed site design does not currently provide sufficient reasoning to deviate from the adopted Future Land Use Map with a lack of open space and stormwater management, and furthermore seems to support the creation of a small, isolated housing development that fails to provide the connectivity critical to establishing a neighborhood.

The applicant would like feedback from the Commission prior to completing a rezoning/preliminary development plan application. Planning recommends that the Commission informally review the proposal and provide the applicant with feedback regarding the proposed density and site design.

Planning Analysis Summary

- The proposed residential use is appropriate, but the density exceeds the Future Land Use map by at least six dwelling units, but only exceeds the average density of the surrounding area by two or three dwelling units.
- The proposal may meet the objectives of the Land Use Principles by providing an opportunity for a wider range of housing choices, which is an objective of the Community Plan. However, whether this location is appropriate for a proposal of this density should be discussed.

- Although not part of this proposal, the site should accommodate future connections and integrated development to the south, should the parcels located to the south of this site redevelop in a similar manner to prevent the creation of two isolated housing developments.
- The proposed site plan includes a small central green space with formal landscaping and a path system; however, the amount of open space provided is insufficient to meet Code requirements for parkland dedication.
- Currently, the proposal does not provide stormwater management.
- The proposed access drive into the site is located just south of the existing intersection of Manteo Drive and Avery Road. This alignment may result in conflicts with the existing intersection and should be evaluated with the traffic analysis should this proposal proceed to a rezoning/preliminary development plan.

Discussion Points

- *Should the City permit or encourage smaller, disconnected residential developments to meet future housing needs?*
While the demand for this type and style of housing may be present, discussion on the ability of these developments to relate to adjacent development is needed. Creating these small “islands” of residential development, cut off from surrounding neighborhoods, would seem inconsistent with creating true neighborhood development.
- *Does the Commission think that the proposal warrants a deviation from the density recommended for this site by the Community Plan?*
The surrounding area is residential in character with an average density of 3.0 units per acre, and at 3.75 units per acre, the proposal is somewhat inconsistent with the Future Land Use Map of the Community Plan.
- *If the Commission believes that the proposed use and density may be appropriate for this site, how should the site design be modified to justify the increase in density?*
Implementing the suggested modifications discussed in this report and summarized in the Planning Analysis Summary could mitigate an increase in density for this site.