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PLANNING REPORT

PLANNING AND ZONING COMMISSION

DECEMBER 10, 2009

SECTION I – CASE INFORMATION

4. Deer Run Residential 09-093CP

Dublin Road and Memorial Drive Concept Plan

Proposal: A single-family development consisting of nine estate lots and 38 cluster lots for 51.7 acres located at the northeast corner of Dublin Road and Memorial Drive.

Request: Review and feedback of a concept plan under the Planned District provisions of Code Section 153.050

Applicant: Wasatch Partners, Deer Run Land and Deer Run Associates; represented by Michael L. Close, Esq., Wiles, Boyle, Burkholder et al.

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Case Summary

This is a request for review and feedback for a concept plan for a single-family development consisting of nine estate and 38 cluster lots located at the northeast corner of Dublin Road and Memorial Drive.

Case Background

The site consists of multiple parcels located in two approved developments. The northernmost portion of the proposal consists of 11 platted estate lots approved as Deer Run Estates in 1984. The property was part of a City-sponsored area rezoning by City Council in 2003 to establish R-1, Restricted Suburban Residential District zoning. The southernmost portion was originally part of the Amberleigh North subdivision, Sections 4 and 5, which was approved for 11 single-family units and 63 cluster condominium units. In 2002 City Council approved another preliminary development plan for Wasatch Estates to permit five estate lots and a gatehouse with caretaker's quarters.

Site Considerations

Location

The site consists of 51.7 acres located at the northeast corner of Dublin Road and Memorial Drive, with 1,350 feet of frontage on Dublin Road and 1,100 feet of frontage on Memorial Drive.

Character

The north 22-acre portion (former Deer Run Estates) contains two single-family homes accessed from Deer Run Drive, a gated, private drive intersecting Dublin Road. The 29-acre south portion (Wasatch Estates) is undeveloped. The site is heavily wooded with mature trees and relatively steep topography for the area. A creek with a wooded ravine separates Deer Run Estates from Wasatch Estates.

Surrounding Zoning and Uses

The northern parcels are zoned R-1, Restricted Suburban Residential District, while the southern parcels are zoned PUD, Planned Unit Development District, for Wasatch Estates. The properties across Memorial Drive are zoned PUD, as part of the Amberleigh North subdivision. The properties to the north are zoned R-2, Limited Suburban Residential District as part of the Kerry Glen residential subdivision. To the east is the Amberleigh Community Park, also zoned PUD and the subject of an application also on the agenda (see application 09-107FDP). To the west, across Dublin Road are properties within the Muirfield Village, Phase 13, zoned PUD and the Reserve, zoned PLR, Planned Low Density Residential.

Proposal Description

Layout

The proposed plans have three subareas, with nine estate and 38 single-family cluster lots. The estate lots are in the northern part of the site, four of which are located on the north side of the existing creek accessed off the existing private drive (Subarea 1), and five in the middle of the site south of the creek accessed off a new private cul-de-sac (Subarea 2). The lots range between 7.8 acres and two acres. The 38 cluster lots (Subarea 3) are located in the southern portion of the site along two culs-de-sac with proposed lot dimensions of 60 feet by 100 feet.

The estate lots will utilize the existing Deer Run Drive entrance, while the cluster lots will utilize a new access point along Memorial Drive, aligning with Autumnwood Way of the Amberleigh North subdivision. Common open spaces are proposed along the Dublin Road and Memorial Drive frontages in each subarea. A large open space and no-build zone is proposed between the five estate lots and the cluster lots to preserve a large portion of existing trees separate the two unit types. Planning recommends the no-build zone be changed to a no-disturb zone to ensure no intrusion is made into the wooded ravine area.

Density & Development Character

The 47 units on 51.7-acres equal a density of 0.7 dwelling units per acre. The Future Land Use designation in the Community Plan is Residential Low Density (0.5-1 dwelling units per acre), which would allow up to 51 dwelling units. The proposal is compatible with the surrounding lower density, traditional suburban neighborhoods.

Access

Access is provided by two separate, gated private drives. All the proposed lots are located along cul-de-sac streets, which will need to meet the requirements of the Washington Township Fire Department to ensure adequate street widths and compliance with on-street parking requirements. In addition, the proposed southern access point will need to align with the existing intersection with Autumnwood Way to the south to allow for safe vehicular movements. The

plans indicate the location of the existing Deer Run Drive crossing the northern property line, which will need to be rectified with any future application and development of the project.

The Community Plan also identifies the character of Memorial Drive and Dublin Road as *River Character*, with setbacks of 60-100 feet and informal landscaping and design elements that incorporate the overall feel of the river corridor.

Open Space

Approximately 10 acres of common open space are included throughout the development. Code requires 3.6 acres of dedicated park land, based on the number of proposed dwelling units. A land swap of 0.6 acres of the site and City parkland along the western property line is proposed, which will not affect the development of Amberleigh Park and will be finalized at the preliminary development plan stage. An existing fence extending from the applicant's property onto City parkland along the southern property line will need to be removed. Appropriate sidewalk and bikepath connections will need to be addressed.

Stormwater

The proposed plans indicate a future pond on the east side of the cluster lot development, but stormwater details have not been provided. With its close proximity to the Scioto River, the site is exempt for the quantity control component of the City's Stormwater Management plan. However, should this proposal move forward, the quality component must be met. Planning recommends the applicant explore alternative stormwater management techniques to meet this requirement.

Architecture

The applicant has provided architectural concepts showing a European style village utilizing stone and brick and other traditional accents for the cluster homes. The estate homes will be custom built.

Neighborhood Contact

The applicant met with the surrounding neighborhoods to present the plan and gain feedback prior to the presentation of the concept plan to the Commission. The residents expressed concern about the need for a future park connection and stormwater management, which the applicant will address with the preliminary development plan. Planning has received communication from one neighbor expressing concern about the project and past proposals (attached).

SECTION II – REVIEW STANDARDS

Concept 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 Plan (Commission approves/denies).

The concept plan is the first step in establishing a planned district and is intended to outline the basic scope, character and nature of a proposed project. All complex projects, projects involving more than 25 acres, and projects that may not comply with the Community Plan are forwarded to the Planning and Zoning Commission for its review and feedback. The goal of the review and feedback is to provide input in the formative stages of the design.

Evaluation based on the Community Plan:

Future Land Use

The 2007 Community Plan Update identifies this site as *Residential Low Density (0.5 -1 dwelling units per acre)*. This land use classification is intended to accommodate environmentally sensitive areas and sites affected by physical feature, with larger lot single-family homes and developments that preserve open space and natural features.

Future Land Use met: The Residential Low Density classification would allow up to 51 units on the 51-acre tract. The proposed 47-unit development is consistent with the recommended density of the Community Plan's recommended Future Land Use classification and is consistent with surrounding development. The proposed site layout takes advantage of the natural features and strives to preserve the existing tree masses and site topography.

Land Use Principles

The ten Land Use Principles of the Community Plan were adopted to serve as the basis for evaluation of future development proposals and to set common design objectives and directions for land use policy in Dublin. The Land Use Principles are summarized and discussed below.

Quality and Character (Principles 1, 6, 7, and 9): 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; preserving the rural character of certain areas of the community, including the appearance of roads, as well as the landscape; developing streets that create an attractive public realm and make exceptional places for people; and creating streets that contribute to the character of the community and move a more reasonable level of traffic.

Land Use Principles met: The proposal incorporates a high quality design concept that is consistent with the Future Land Use map and complements the surrounding residential development. The proposal strives to preserve the site's natural features through the provision of common spaces and the preservation of existing trees.

Connectivity (Principles 2, 8 and 10): Creating places to live that have a stronger pedestrian environment, connections to convenient services, and are conducive to multi-generational living and social interaction; creating better connected places, in part, to improve the function of the street network and also to better serve neighborhoods; and providing opportunities to walk and bike throughout the community.

Land Use Principles may be met: The provision of pedestrian connectivity will be necessary to connect the proposed development to the surrounding neighborhoods and the adjacent park. As a whole, the proposed development will accommodate different lifestyles and generational preferences.

Integration (Principles 3, 4, and 5): Creating places with integrated uses that are distinctive, sustainable and contribute to increasing the City's overall vitality; providing some retail services in closer proximity to residential areas as an important amenity to residents; and creating a wider range of housing choice in the community, as well as in new neighborhoods.

Land Use Principles may be met: The site is designated for residential development in the Community Plan and the proposal provides a wider range of housing choices with the mix of estate and cluster lots.

SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Rezoning/Preliminary Development Plan

Based on Planning's analysis, this proposal complies with the future land use designation for this site and is consistent with the Community Plan and Land Use Principles. Planning recommends that the applicant pursue a preliminary development plan (rezoning) based on the evaluation contained within this report and the feedback provided by the Planning and Zoning Commission.

Discussion Points

- 1) Does the Commission support Planning's analysis of the proposal and recommend the applicant move forward with a rezoning/preliminary development plan for the combination of estate and cluster lots?
- 2) What design considerations should the applicant utilize to meet the Land Use Principles?
- 3) Does the Commission believe the proposed architecture concept is appropriate for the development and compatible with the surrounding neighborhoods?