



CITY OF DUBLIN.

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

JANUARY 21, 2010

CASE INFORMATION

**8. Belvedere Neighborhood Park 8055 Summerhouse Drive East
09-112FDP Final Development Plan**

Proposal: Construction of a playground, gazebo and associated site improvements for the Belvedere Neighborhood Park located at the northwest corner of Summerhouse Drive East and Drury Road.

Request: Review and approval of a final development plan under the Planned District provisions of the Dublin Zoning Code, Section 153.050.

Applicant: Terry Foegler, City Manager, represented by Laura Karagory, Parks and Open Space.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

Case Summary

This is a request for review and approval of a final development plan for site improvements which includes new playground equipment, picnic tables with shade structures, additional landscape material, and associated site improvements within the existing Belvedere Neighborhood Park. In Planning's opinion, this proposal meets the final development plan review criteria and approval is recommended.

Case Background

The park is located in Reserve H in Section 4 of the Belvedere subdivision. The preliminary development plan for the Belvedere subdivision development was approved in 1999. The final plat for Section 4 was approved on May 15, 2003 by the Planning and Zoning Commission, but was not submitted to City Council for final approval. A revised final plat for Section 4 was approved on October 2, 2003 by the Planning and Zoning Commission and on November 17, 2003 by City Council. The plat included approximately 15.5 acres of parkland with bikepaths, stormwater pond and the subdivision entry feature. The majority of the park is part of the scenic setback for Brand Road.

Site Description

Location

The 2.62-acre neighborhood park is located in the center of Section 4, fronting Drury Road, Alimoore Green, Jacobsen Street, and Summerhouse Drive East.

Site Character

Reserve H is a square parcel with an existing playground and swing set in the center. Bikepaths have been constructed leading from various directions toward the center of the park. Sidewalks border the entire site. Existing trees, vegetation and mounds are located around the perimeter of the site.

Surrounding Zoning and Uses

The park and all surrounding parcels are zoned PLR, Planned Low Density Development District, as part of the Belvedere subdivision.

Neighborhood Involvement

Representative of the City's Parks Department held meeting with the Homeowners Association to discuss the proposed park amenities and address resident concerns. The residents asked that the open space within the southwest corner of the site be maintained as an open play area.

Plan Description

Overview

The proposed park modifications include the construction of an additional playground, new swings, two shade structures, picnic tables, bike racks, and landscaping.

Playground

The proposed circular playground area includes the replacement of the existing swing set, and the addition of playground equipment intended for older children to complement the existing equipment for younger children, which includes slides, tunnels, and climbing activities. An 18-inch stone seating wall is proposed along the southeast edge of the playground. The proposed materials and colors are brown and beige for the play equipment with tan, rubberized material for the play surfaces.

Picnic Areas

The proposed picnic areas are located north and east of the playground with one picnic table for each, on concrete pavement with black shade structure posts and natural colored fabric covers.

Parking and Access

On-street parking is not available on adjacent streets and additional parking is not provided as this park is intended as a neighborhood park to be used by residents of Belvedere. Existing sidewalks provide access to the park, and bike paths will be constructed inside the park. A bike rack and three trash receptacles are proposed along the asphalt path connections surrounding the playground.

Landscaping

Additional landscaping includes Red Oaks and Corneliancherry Dogwoods installed around the playground and the picnic areas.

Stormwater Facilities

The existing stormwater facilities meet the City's Stormwater Management requirements.

Planning Analysis and Recommendation

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. 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 are met: The proposed improvements meet the applicable zoning and text requirements.

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 are met: Although on-street parking is not provided in the surrounding streets of the proposed park, use is intended primarily for nearby residents, making the area easily accessible for residents. Extensive paths are provided throughout the park and are connected throughout the subdivision.

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 are met: The proposed modifications enhance the existing park and are located appropriately on the site. The proposal meets the City's Stormwater Management regulations.

PLANNING ANALYSIS AND RECOMMENDATION: Approval.

The proposal is consistent with the existing Belvedere development text and is compatible with the surrounding area. It is Planning's opinion that the proposal complies with the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code and approval is recommended with no conditions.

FINAL DEVELOPMENT PLAN

REVIEW STANDARDS

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).**

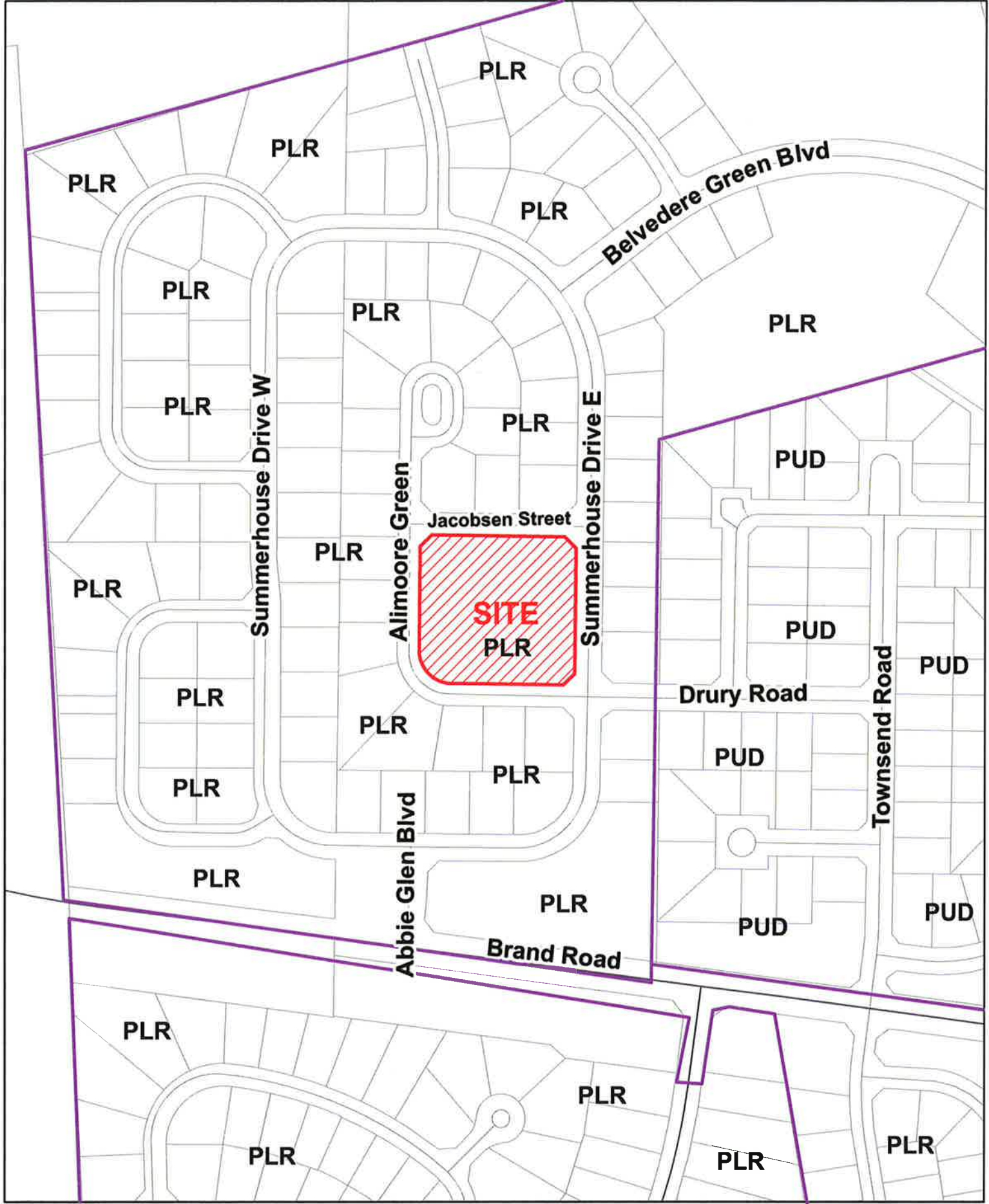
The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD 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 such updated standards would not cause undue hardship.

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:

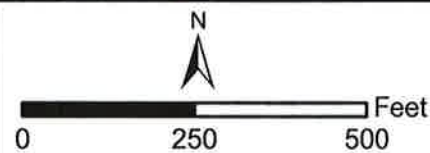
1. The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the 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;

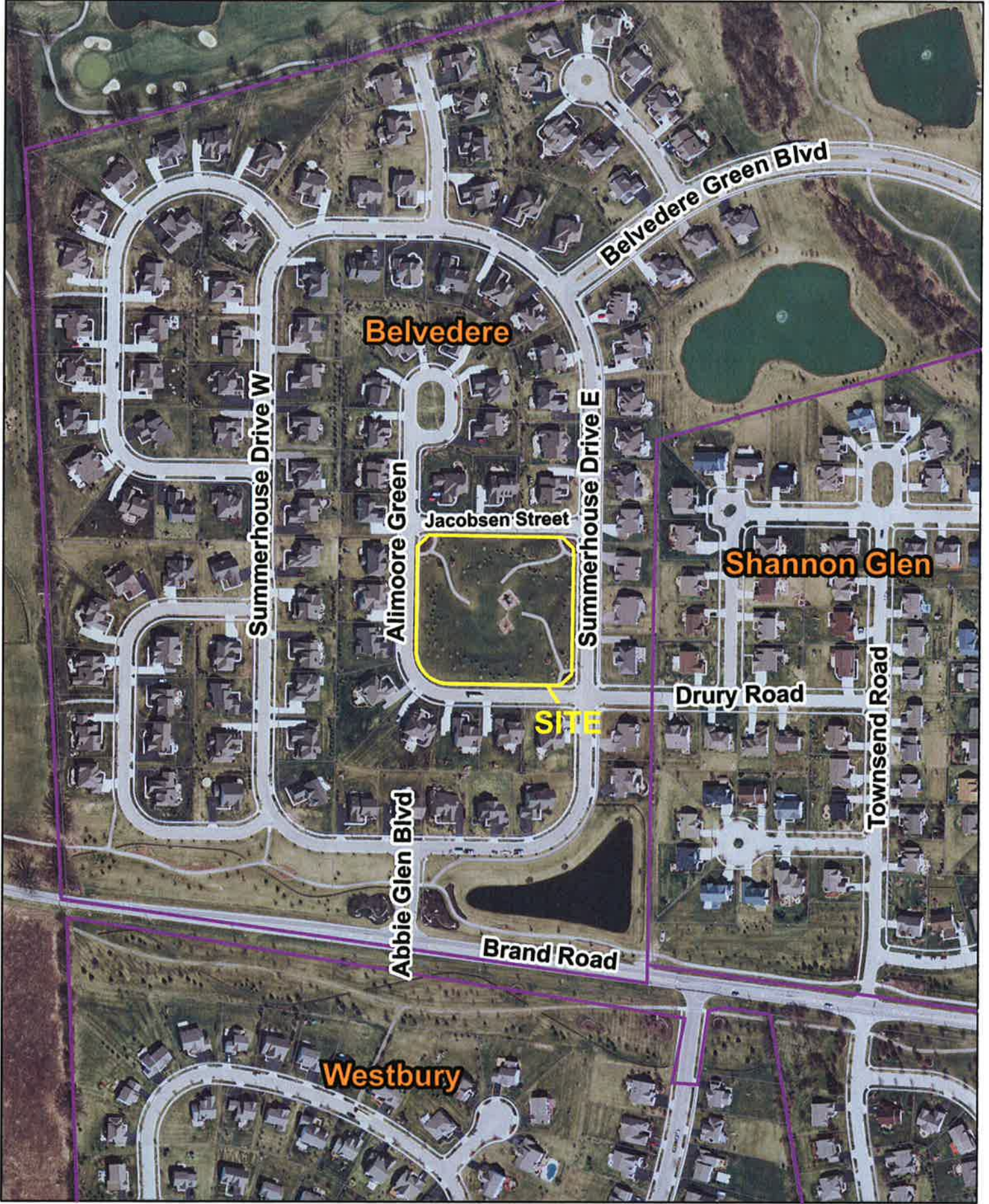
7. The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
8. 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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09-112FDP
Final Development Plan
Belvedere Neighborhood Park
8055 Summerhouse Drive East



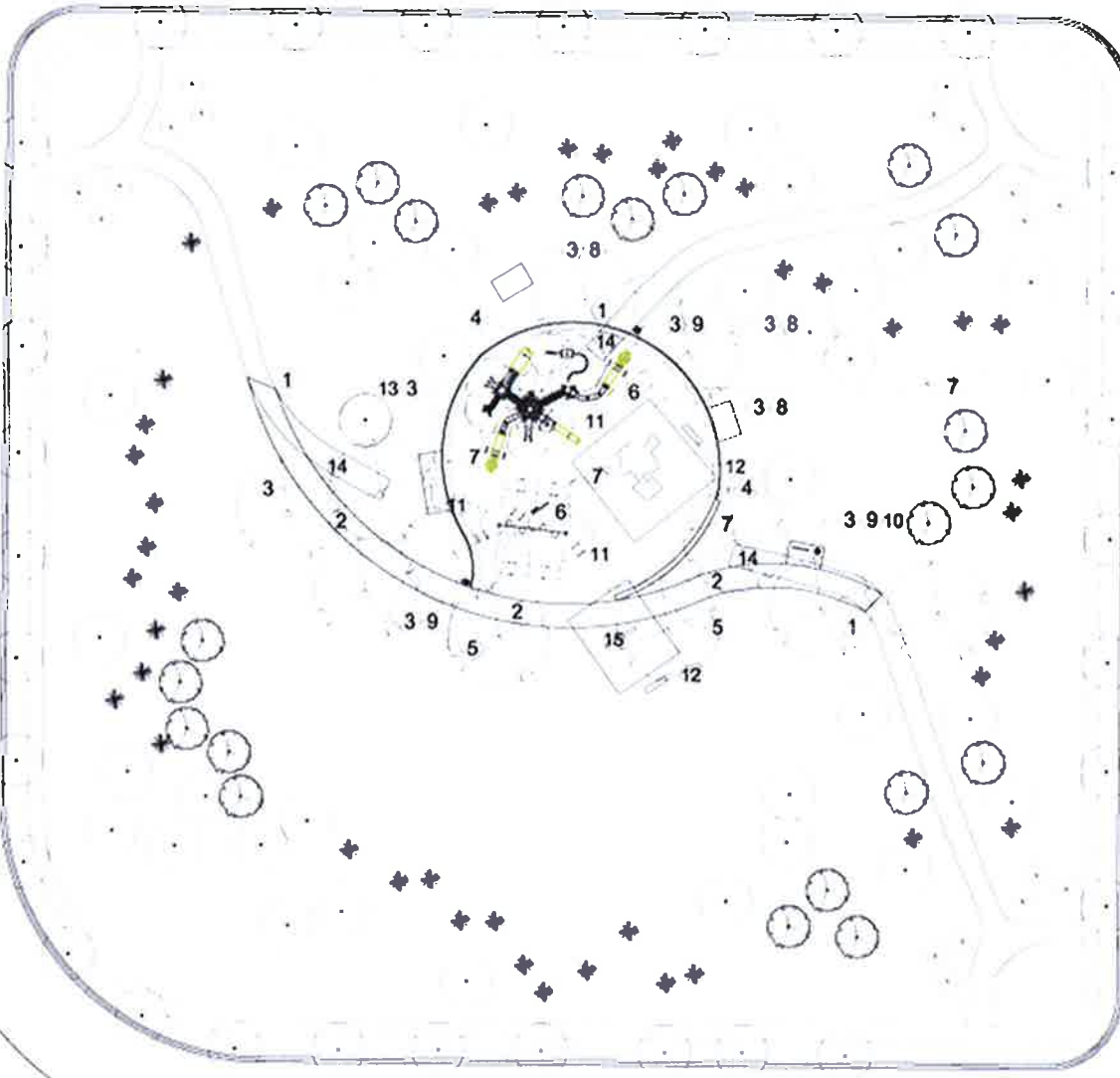


PROPOSED SITE PLAN

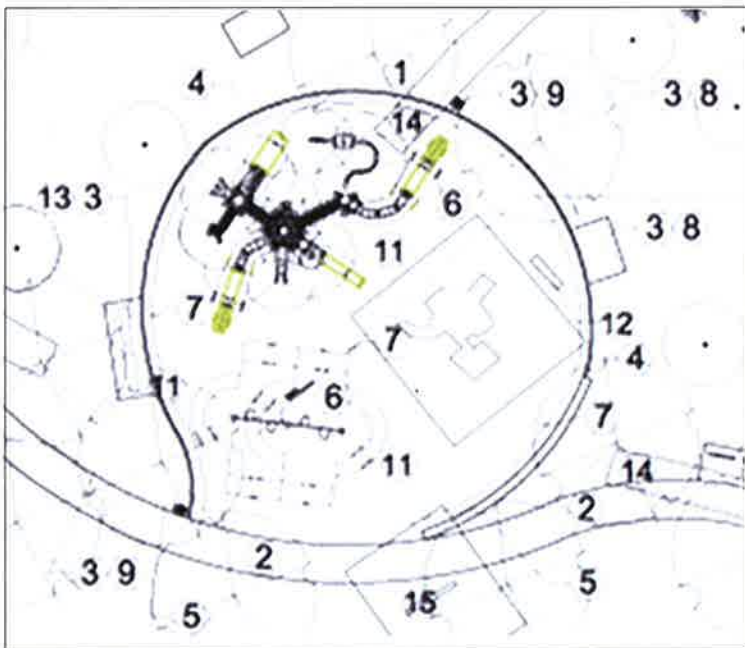
JACOBSEN STREET

ALIMOORE GREEN

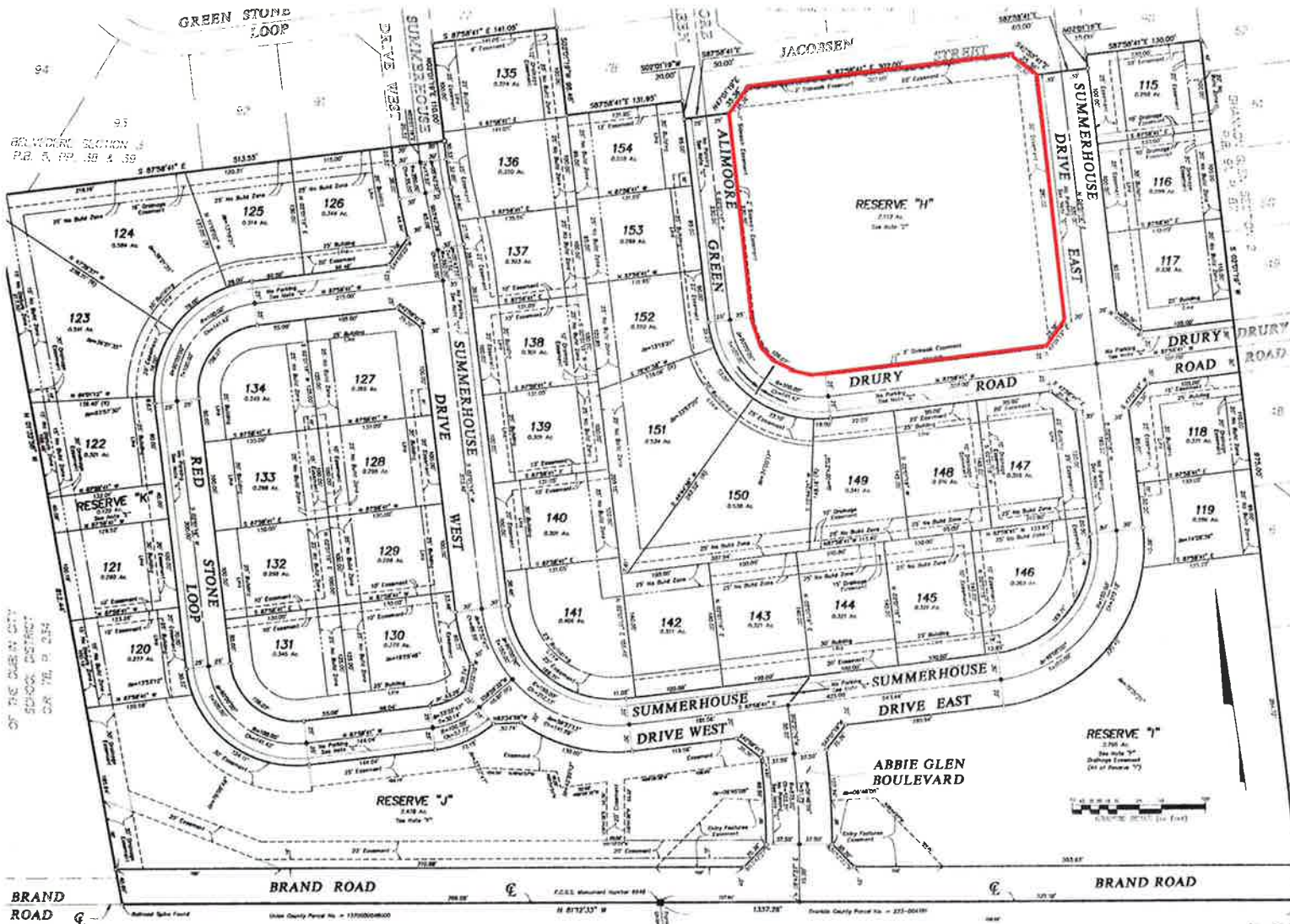
SUMMERHOUSE DRIVE E



DRURY ROAD



BELVEDERE SECTION 4



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PROPOSED PLAYGROUND EQUIPMENT

