

AVONDALE WOODS

July 16, 2010

Site Overview

Introduction

Avondale Woods is a planned 120 acre residential community which will serve as the southern gateway to Dublin. It proposes an intergenerational concept and provides economically varied housing types including an adjacent 18 acre parcel to be developed by National Church Residences for senior housing.

With a commitment to sustainability, nearly 40% of the property is maintained in reserve areas. These reserves are woven through the different neighborhoods and take on many forms including active and passive recreation areas, aesthetically pleasing ponds, bike paths and a 28 acre woodlot which will be named Avondale Woods and maintained as a tree preserve. Avondale Woods is perhaps the largest remaining woodlot in Dublin.

The origin of the name "Avondale" comes from the Irish country estate of Charles Stewart Parnell who was often referred to as the founder of Irish Democracy. This historical link bridges time and distance between 19th Century Ireland and modern Dublin, Ohio.

Site Characteristics

The site is essentially a peninsula bounded by the City of Columbus (or township parcels in Columbus' exclusive annexation area) on all but the northern boundary. The CSX Railroad tracks bound the western property edge. Major roadways bound the other three sides: Avery Road on the east, but only along a portion of the east property boundary, the planned Tuttle Crossing Boulevard extension on the north, and the planned Hayden Run Boulevard on the south. Despite its size, the site has limited vehicular access through a single curb cut along Avery Road though ultimately roadway access will be excellent once Tuttle Crossing Boulevard is extended along the northern boundary. No access will be permitted from the site to Hayden Run Boulevard.

Dominant elements of the site are two large woodlots, totaling about 33 acres, located in the northwest corner of the site and along the railroad tracks. These areas are planned to be fully preserved from development. Fence rows generally outline the remaining property borders and are in varying stages of maturity and health. The balance of the site is currently agricultural land, relatively flat and nondescript.

Several utility easements cross the property. Both a 48" storm sewer and 36" sanitary sewer are contained within an easement moving east to west through the property. A 16" waterline is contained within an easement on the south property line and an AT&T easement runs north to south through the middle of the site. Proposed storm and sanitary sewer lines are planned in an easement extending north from the NCR site along the east property line.

Housing Products

In addition to the already approved National Church Residences senior housing project, the planned housing types are attached residential including owner occupied and rental units and detached single family housing. Attached residential products are anticipated to include a combination of flat and two story units. Detached residential will be single family lots ranging from 50 to 80 feet in width.

Residential Community Themes

Housing Variety

The Avondale Woods community seeks to create a neighborhood that provides homes for different residential market segments ranging from young adults, young adults with families, established families and seniors. The goal is not to divide these segments into separate efforts, but rather integrate them into an interactive single community. Done effectively, the same resident may transition through various life stages by moving from one residential segment to another while staying in the Avondale Woods community. For instance, a young couple might begin their journey in a rental unit and move to a small detached single family home, then to migrate to a larger and more expensive home as the children grow older. An established couple, once the children have grown may choose to move to a maintenance free condominium home or smaller detached residence. A couple in their older years may choose to move to the NCR senior residences.

Interrelationship

Through the shared open space reserves, passive areas and activity centers the needs and desires of all residents can be met while allowing various groups to intermix and develop a sense of a shared community. Within a civic green, a clubhouse and swimming pool will be centrally located and shared by the entire community. Additional elements within the green might include a picnic structure and/or gathering space.

Pedestrian Friendly

“Walk-ability” is an essential element to this community. Sidewalks and interlinked bike paths connect the various neighborhoods to each other, to the wooded reserves, open spaces, active recreational areas and property perimeters. To create a welcoming pedestrian friendly environment building setbacks are reduced to limit isolation and bring the homes and porches closer to the sidewalks. Decorative fences or plantings along the sidewalks create a traditional small town and more urban feel as do walkways that directly connect front doors to the sidewalks.

Planning Factors

The Avondale site presents a number of factors that must be considered in laying out the development. Most important of these are preservation of the woodlots, which in turn dictates the type and location of much of the open space. Vehicular access points are similarly established by site configuration and engineering standards. The timing and location of Tuttle Crossing Boulevard is not under Avondale’s control. Regional water, storm and sanitary sewer lines transverse the site from east to west and these must be considered when laying out homes and streets. The predominant drainage flows are from west to east which similarly requires that storm water detention must be along the eastern boundary.

Anticipated Development Standards

Density and permitted uses

The 120 acre site shall have a maximum density of 3.0 dwelling units per acre. Permitted uses shall include both detached and attached residential product comprised of owner occupied and rental units. A community clubhouse, pool and related neighborhood uses shall be permitted.

Detached Residential (Single Family Homes)

Lot Size:

The detached single family home portion will allow a range of lot sizes from 50' – 80' width at the building setback line. Single family homes will have similar characteristics while also allowing individuality and a mix of housing types and styles.

50'-69' wide lot standards:

- Building setbacks shall be a minimum of 20' from the right of way.
- The side yard setback shall be a minimum of 5' per side.
- The rear yard setback shall be 25'.
- Homes shall have a minimum of 1200 square feet for a ranch and 1500 square feet for a two story.
- A minimum 3' front walk extending from the front door or front porch to the sidewalk is required for all homes except for homes with courtyard garages.
- Lamp posts shall be required at the end of the front walk near the public sidewalk.
- Front yard fences, hedges or other landscaping are to be installed along the public sidewalk in front of homes.

70'+ wide lot standards: (except for lots backing to Avondale Woods and/or with the 50' sewer easement in the front yard)

- Building setbacks shall be a minimum of 22' from the right of way
- The side yard setback shall be a minimum of 8' per side.
- The rear yard setback shall be 30'.
- Homes shall have a minimum of 1700 square feet for a ranch and 2200 square feet for a two story.
- A minimum 3' front walk extending from the front door or front porch to the sidewalk is required for all homes except for homes with courtyard garages or the homes backing to Avondale Woods and/or with the 50' sewer easement in the front yard.
- Lamp posts shall be required at the end of the front walk near the public sidewalk.
- Front yard fences, hedges or other landscaping are to be installed along the public sidewalk in front of homes.

70'+ wide lot standards: (for lots backing to Avondale Woods and/or with the 50' sewer easement in the front yard)

- Building setbacks shall be the greater of 22' or the width of the sewer easement from the right of way
- The side yard setback shall be a minimum of 8' per side.
- The rear yard setback shall be 30'.

- Homes shall have a minimum of 1700 square feet for a ranch and 2200 square feet for a two story.
- Lamp posts shall be required at the end of the front walk near the public sidewalk.
- A meandering 8' bike path shall be located within the right of way and may extend 10' into the front yard setback.
- Located approximately 30' from the edge of the right of way, an evergreen hedge or fence shall be installed in front of the homes with appropriate breaks for driveways and pedestrian access. At the terminus or breaks in the hedge, a post or column of no greater than 18" diameter shall be constructed of wood or masonry materials. A unified design for the bike path, hedge and column shall be provided at time of Final development Plan.

Architectural Concepts:

Applicant's architects are designing a new product line that will respond to the unique demands of the Avondale Woods development. Depictions of the architectural concepts are provided and intended to provide general illustrations of the materials, colors and scale of the various residential products.

Landscaping, Buffering and Open Space:

Open space shall be provided within the boundaries of the neighborhood as indicated on the concept plan and shall include both passive and active recreation. The central park shall include a clubhouse, swimming pool and connectivity to the walking trails.

The large wooded area located in the northwest portion of the site shall include a small gravel parking area located in a low density tree area approximately in the middle of the eastern edge. An open area of land including a walking path and fencing shall connect the northern woods to the central park. The central park shall include a minimum 18' gazebo, playgrounds for two age groups, benches and connectivity to the walking trails.

The pond park shall include a small parking area, walking trails, benches and the two detention ponds. Each detention pond shall include a fountain. The walking trails shall provide connectivity to adjacent sites to the west, north and the NCR project.

The northeast portion of the site will provide a buffer to screen from the potential commercial area to the east through the installation of a 6' tall privacy fence to be maintained by each individual lot owner. In addition, the eastern half of the north property line shall have a buffer containing a 2' earth mound planted with 3 deciduous trees and 5 evergreen trees per 100' to provide screening from the possible extension of Tuttle Crossing. At the area where our proposed street abuts the north property line, an entry feature shall be provided along both sides of this street. Buffering shall be provided along the west property line adjacent to the railroad tracks and shall include 8 evergreen trees per 100' of frontage.

Attached Residential Homes:

Maximum Density:

Maximum density for the attached residential homes shall be 10 dwelling units per acre.

Additional Standards:

The two attached residential neighborhoods will be accessible from the public roads designed to serve the entire development. Internal streets and drives for the attached residential homes shall be private. Parking shall be provided in driveways, garages and surface parking areas throughout the attached residential neighborhoods.

A perimeter setback of 25 feet shall be required.

Units fronting the public street shall have a building setback of 20' from the public right of way. Where units front the public street, a minimum 3' front walk extending from the front door or porch to the public sidewalk is required. Lamp posts shall be required at the end of the front walk near the public sidewalk. Front yard fences, hedges or other landscaping are to be installed along the public sidewalk in front of each building facing a public street.

The perimeter setback along the railroad track will contain a landscape buffer of 8 evergreen trees per 100 feet. Along the south property line adjacent to Hayden Run Boulevard existing tree in good health shall be maintained and augmented with a total of 8 trees per 100. In the perimeter buffer adjacent to the NCR project, a minimum 2' earth mound shall be installed and planted with 3 deciduous trees and 5 evergreen trees per 100'.

The perimeter setback for attached residential units adjacent to the pond park shall include a picket fence of no greater than 4' and plantings to include a mix of ornamental trees and shade trees at a ratio of 6 per 100'. Gates shall be provided as necessary along the park to provide pedestrian access. For perimeter setbacks not adjacent to the park, plantings shall be provided to include a mix of ornamental trees and shade trees at a ratio of 6 per 100'.

A common clubhouse will be provided that may be located either within the attached residential homes or within the Central Park and shall be accessible by the entire Avondale community.

Architectural Concepts:

Applicant's architects are designing a new product line that will respond to the unique demands of the Avondale Woods development. Depictions of the architectural concepts are provided and intended to provide general illustrations of the materials, colors and scale of the various residential products.

Relationship to Existing Land Use Character

Avondale Woods' relationship to existing development is indirect due to physical features which largely separate the site from adjoining lands, most of which are either in, or destined for development in, the City of Columbus.

Only along the agricultural lands on the northern boundary does the site border the City of Dublin. The planned Tuttle Crossing Boulevard extension is slated for this area.

To the west, large scale residential development in the City of Columbus is currently underway. However, the intervening railroad lines prevent direct interface with the site. There is one 18 acre agricultural portion of the Columbus land that adjoins the site and is on the east side of the railroad lines.

The southern boundary borders the first of a group of large lot homesites that reach from Avery Road to the railroad lines. This is the planned location where Hayden Run Boulevard will traverse the railroad lines.

On the eastern boundary, the portion which borders Avery Road faces agricultural land already in the City of Columbus and expected to develop commercially. Most of this road frontage will be occupied by the 18 acre National Church Residences retirement complex with the balance comprising the site's open space entrance feature. To the north of the entrance are 10 large lot single family homes in the township that front on Avery Road and back up to the site's planned open-space areas and retention ponds. These homes are in the exclusive annexation area for the City of Columbus. To the north of the homes, at the northeast corner of the site, is a 13 acre agricultural parcel fronting on Avery Road and already in the City of Columbus.

RELATION OF THE PROPOSAL TO THE DUBLIN COMMUNITY PLAN

The Community Plan's Future Land Use Plan (Figure 3.3) shows the site as Mixed Residential, Low Density. The plan states "Low density mixed residential areas are intended to provide a mix of housing options and transition from existing single-family neighborhoods at a maximum density of 3.0 du/ac.

The area plans portion of the Community Plan includes the site in the Southwest Area Plan (Avery West Detail) at Figure 3.11. Although the concepts in this illustration are only "general guides to indicate potential development options", several of the features are included in this proposal. The wooded areas as shown are all preserved and the site's two main entrances are in the same locations. Similarly, more intensive residential uses are located at the northern and southern portions of the site with traditional single family residential development in the center. The proposal does not duplicate the east/west thoroughfare that provides a second interface with the Tuttle Crossing Boulevard extension. This roadway option was discussed at length with planning staff and determined to be both impractical and a potentially harmful cut-through to Avery Road. A stub for access to the City of Columbus 18 acre site along the railroad track is provided however, leaving the option for an additional less intensive roadway connection.

Overall, the proposal, does directly address the task of providing "mixed residential areas intended to provide a mix of housing options" in a more effective manner than has been typical in the past developments. The variety of rental and owner occupied multifamily units as well as the different tiers of single family homes provides options for mobility between housing types. When the National Church Residences development is also considered, the options are further increased. The proposal does not provide a transition from existing single-family neighborhoods as this language is inapplicable to the areas adjoining the site.

Although the architectural treatments have not been fully developed, adherence to the Residential Appearance Standards are contemplated at this point.