

CASE 3: 16-0239LR – Norwich Cottages – 5154 Norwich Street

PARCEL NUMBER: 050-000252, 050-000364, 050-000268

APPLICANT: Billie Rosnagle c/o Steven Rosnagle and Eric Ward, 7075 Riverside Drive, Dublin, Ohio 43016.

REQUEST: Review and approval of a rezoning application under the provisions of Hilliard Code Chapter 1117 for a PUD Concept Plan consisting of 16 single-family residences on 2.52 acres.

BACKGROUND:

The site consists of three parcels totaling 2.85 acres located on the northeast side of Norwich Street approximately 200 feet northwest of Linda Road. The site was rezoned OH-RD, Old Hilliard Residential District on November 27, 2014 (Ord. 14-29). The applicant is requesting approval of a PUD Concept Plan consisting of 16 single-family detached condominiums on approximately 2.52 acres. Two parcels fronting Norwich Street and totaling 0.33 acre will be excluded from the PUD Concept Plan and will be developed independently from the proposed development.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the Hilliard Comprehensive Plan and Chapter 1117 of the Zoning Code and then forward a recommendation to City Council. The Commission may recommend that the application be approved, disapproved, or it may recommend a modification of the PUD Zoning Development Plan.

STAFF RECOMMENDATION:

Staff finds that the proposal is generally consistent with the recommendations in the Comprehensive Plan concerning land use. Staff finds that the proposal will provide a distinct housing option in the area. Staff finds that PUD is the appropriate zoning district for this site. Based on these findings, staff recommends that proposed PUD Zoning Development Plan and Text be approved with the following 7 conditions:

- 1) That a legal description and exhibit for the two parcels that will be excluded from the PUD Concept Plan are submitted, subject to staff approval, prior to the application being scheduled on a Council agenda;
- 2) That the PUD site is limited to not more than 16 dwelling units;
- 3) That the design and location of the private drive meets the requirements of the City Engineer and Norwich Township Fire Department;
- 4) That a 5-foot-wide sidewalk is provided along both sides of proposed streets;
- 5) That the proposed color renderings of dwellings are included as part of the PUD Concept Plan;
- 6) That a fee in lieu of park land dedication is provided consistent with the Code; and
- 7) That the development plan and text are revised consistent with the recommendations listed in the staff report prior to the application being scheduled on a Council agenda.

CONSIDERATIONS:

- The site is zoned OH-RD. To the northeast are single-family residences zoned R-2, Low/Medium Residential. To the northwest and southwest are single-family residences zoned OH-RD. To the southeast are offices zoned OH-RD and apartments zoned R-3, Moderate Density Residential.

Comprehensive Plan Issues:

- The site is located within the Old Hilliard Focus Area and is recommended for high-density residential uses. Recommended density is 10 to 20 dwelling units per acre. A variety of housing types are permitted from single-family, to townhomes and condominiums (diversity in housing types and pricing is strongly encouraged). Whenever possible, access to individual units should be provided from the street. Parking in this area should be both on-street and off-street, as well as served by parking structures when feasible. Outdoor patios and public spaces should be integrated into the overall design of this area.

Planned Unit Development District

- In order to permit and encourage more creative and innovative land development for the benefit of the community as a whole and in furtherance of the vision and goals of the City of Hilliard Comprehensive Plan, planned unit development may be permitted as a zoning district to achieve the following purposes:
 - (a) Provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the City in general;
 - (b) Preserve existing natural assets, such as stands of trees, floodplain, open fields, wetlands, lakes, streams and the like;
 - (c) Accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of this Code;
 - (d) Encourage the utilization of open space and the development of recreational amenities generally located within walking distance of all living units;
 - (e) Encourage the use of lands in ways which are most in accord with their character and adaptability; and
 - (f) Encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features.
- The minimum site size for an all residential PUD is 20 acres. Sites containing less than the minimum required acreage may be approved by the City Council, if the Council determines that the site will advance the purposes of the PUD District and:
 - 1) Rezoning the property to PUD will not result in a significant adverse effect upon nearby properties;
 - 2) The proposed uses will complement the character of the surrounding area;
 - 3) The purpose and qualifying conditions of the PUD District can be achieved within a smaller area; and
 - 4) PUD zoning is not being used as a means to circumvent conventional zoning requirements.
- The PUD shall achieve recognizable and substantial benefits that may not be possible under the existing zoning classification. At least two of the following benefits shall be accrued to the community as a result of the proposed PUD:
 - 1) Preservation of significant natural features.
 - 2) A complementary mix of land uses or housing types.
 - 3) Preservation of common open space beyond the minimum required.
 - 4) Connectivity of preserved open space with adjacent open space, greenways or public trails.
 - 5) Coordinated development of multiple small lots or parcels.

- 6) Removal or renovation of deteriorating buildings, sites or contamination clean-up.

Proposed Plan:

- The proposal consists of a maximum of 16 detached single-family residences on 2.52 acres (6.3 dwelling units per acre). Access to the site will be from a single access point from Norwich Street with a cul-de-sac at the northeast end of the site. The proposed plans show a potential future vehicular access points to the adjacent property to the northwest. A storm water management basin is proposed in the north central portion of the site.
- Based on 16 dwelling units, the required parkland dedication is 0.56 acres. Code specifically prohibits counting land dedicated for the purposes of roadways, highways, sidewalks, and storm water management facilities for the purpose of recreational facilities. A fee in lieu of land dedication will be required prior to the issuance of a building permit. The Code requires the appraised value of the land in order to determine the fee in lieu of land dedication. The proposed text states that the proposal shall conform to the provisions of the Code concerning the fee in lieu of land dedication.
- The plan shows a minimum building setback of 140 feet from the Norwich Street right-of-way line, and a minimum 20-foot building from all other property boundaries. The plan shows a minimum pavement setback of 10 feet from the southeastern property line.
- The proposed plan shows 16-foot-tall decorative site lighting; however, the proposed fixtures do not appear to be cut-off type. **Staff recommends that the plan be revised to show cut-off type light fixtures.**
- The Code permits a ground sign with a maximum height of 7 feet, and requires a minimum 5-foot setback from the Norwich Street right-of-way line. The proposed plan shows a single post ground sign located near the entrance to the site. **Staff recommends that the plan be revised to show the required setback per Code.**

Architecture

- Architectural renderings of the proposed buildings have been provided. The proposed building elevations show a high level of architectural design quality and a variety of exterior materials. **Staff recommends that proposed color renderings be included in the plans.**

Landscaping

- The site has a large number of existing trees. The final location of buildings may be adjusted to preserve as many trees as practicable. The Code requires a 10-foot-wide buffer with at least 4 trees per 100 feet along the southeastern property line.

Proposed Text:

- The proposed text includes the following standards:
 - 1) Section A. – Permitted uses include single-family detached dwellings (maximum of 16), accessory buildings/structures, and home occupations.
 - 2) Section B.1. – Requires conformance to the provisions of the Zoning Code except as otherwise provided in the text.
 - 3) Section B.2. – Maximum 35-foot building height.
 - 4) Section B.3. – Minimum 878-square-foot floor area for dwellings.

- 5) Section B.4. – Minimum building setbacks of 20 feet from property boundaries, 10 feet from the private street, and 10 feet between dwellings. Minimum pavement setback of 10 feet from the property perimeter.
- 6) Section B.5. – Maximum 30 percent lot coverage by buildings/structures.
- 7) Section B.6. – Minimum 2 parking spaces per dwelling unit.
- 8) Section B.7. – Vehicular access to the site will be from a 24-foot-wide private street. Access to the proposed residential outlots fronting Norwich Street shall be from the private street. A 50-foot-wide access easement to the adjacent property to the northwest is proposed to provide vehicular access to future development.
- 9) Section B.8. – Pedestrian access to the site will be from a 5-foot-wide sidewalk on the west side of the private street and extending from Norwich Street to building #1 as shown on the PUD Concept Plan. **The Hilliard Design Manual states that sidewalks are required on both sides of all Old Hilliard District streets. Engineering judgment should be used to determine the appropriate pedestrian accommodation based on vehicle and pedestrian volume, adjacent land use, available right-of-way, and future conditions. Staff recommends that the plan is revised to show a 5-foot-wide sidewalk along both sides of proposed streets.**
- 10) Section B.9. – Site lighting shall be from cut-off type fixtures with a maximum height of 16 feet, and shall conform to the provisions of the Hilliard Design Manual concerning light trespass onto adjacent properties.
- 11) Section B.10. – Requires a landscape plan including a tree survey, tree replacement, buffering, and screening per Code to be provided with the application for final development plan review.
- 12) Section B.11. – Requires signage to meet the provisions of the Code.
- 13) Section B.12. – Requires a fee in lieu of park land dedication per Code.
- 14) Section B.13. – Requires building architecture to be consistent with the level of quality of design and exterior materials shown in the proposed color renderings. Individual walls must be articulated with fenestration, pattern, or structural expression on all sides of each structure. Each elevation will have at least one architectural element consisting of a window, closed shutter window, door, bump out, etc.

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