



Legislation Text

File #: 15-0029, **Version:** 1

Dublin North PUD Development Plan Amendment
(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

CPC A 13-00043 - Legislative
CPC MP 06-00069-A3MJ14 - Legislative
CPC PUZ 14-00043 - Legislative
CPC PUD 06-00108-A6MJ14 - Quasi-Judicial

This project includes the following applications: 1.) the Dublin North 1D Annexation; 2.) an amendment to the Dublin North Master Plan; 3.) establishment of the PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 5.66 dwelling units per acre, maximum building height of 30 feet, with Airport Overlay) zone district; and 4.) an amendment to the Dublin North Development Plan (Phase 7).

If approved, the applications would allow the property to be included within the City and be developed for single-family residential use, specifically for 22 single-family residential lots, City streets, and landscape areas, similar to adjacent City approved projects.

The property is located northwest of the Dublin Boulevard and Sandyford Lane intersection, south of Vickie Lane and consists of 5.0 acres.

Previous Council Action:

The City Council accepted the petition and referred the annexation to staff on December 10, 2013. The City Council approved a resolution setting the public hearing date for January 13, 2015, at their regular meeting of November 25, 2014.

Background:

This is a simple addition to an existing development plan and allows for an additional 22 lots. Please see the attached Planning Commission staff report for a more details project summary and analysis.

Financial Implications:

The City Finance Department prepared a fiscal impact analysis report for this annexation; they found a positive cumulative cash flow for the City.

Board/Commission Recommendation:

The City Planning Commission unanimously approved the applications at their September 18, 2014,

regular meeting.

Stakeholder Process:

The standard City notification process was used for the applications' internal review and included posting the property with a notice poster and mailing postcards to approximately 202 property owners within 1,000 feet of the project area. No e-mail or letters of concerns were received.

The same posting and notification process was utilized prior to the CPC public hearing.

All applicable agencies and departments were asked to review and comment. No significant concerns were identified. All issues and concerns were incorporated into the annexation agreement or amended development plan.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC PUD 06-108-A6MJ14 - PUD DEVELOPMENT PLAN AMENDMENT

Approve the Dublin North Phase 7 PUD Development Plan Amendment based upon the finding that the plan complies with the PUD development plan review criteria in City Code Section 7.3.606, subject to the following technical and informational modifications, found in the City Planning Commission's Decision of Record, dated September 18, 2014.

Not applicable.