



Case # _____ - _____

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- Basic Plan Review
- Development Plan Review
- Waiver Review
- Open Space Fee-in-Lieu
- City Council Appeal
- Minor Project
- Site Plan Review
- Master Sign Plan
- Parking Plan
- Administrative Departure

Wireless Applications

- New Tower
- Alternative Structure
- Co-Location
- Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- Conditional Use
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: _____
- Rezoning

SUBMISSION REQUIREMENTS

- Fee** (refer to the approved fees list)
- Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements** for each type of application (refer to checklists)
- Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 4313 Tuller Rd. Dublin	
Tax ID/Parcel Number(s): 273-008249-00	Parcel Size(s) in Acres: 17.692
Existing Land Use/Development: Agriculture	Zoning District: BSC Residential

Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): Thomas Family Limited Partnership	
Mailing Address: 1700 Dun Rd. London, Ohio 43140	
Daytime Telephone: 740-778-3288	Fax:
Email or Alternate Contact Information: Lthomas671@aol.com	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) <u>Casto Communities</u>	
Mailing Address: <u>250 Civic Center Dr. Suite 500 Columbus, OH 43215</u>	
Daytime Telephone: <u>614-744-2028</u>	Fax: <u>614-220-5607</u>
Email or Alternate Contact Information: <u>bsobczak@castoinfo.com</u>	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) <u>Aaron Underhill</u>	
Mailing Address: <u>8000 Walton Parkway, Suite 270 New Albany, OH 43054</u>	
Daytime Telephone: <u>614-939-8052</u>	Fax:
Email or Alternate Contact Information: <u>aaron@underhillesq.com</u>	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, David A Thomas, the owner, hereby authorize Casto Communities to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: <u>Johedane Thomas Family LTD Partnership</u>	Date: <u>12-12-2013</u>
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Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Brent Sobczak/Casto Communities, the owner or authorized representative, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative: <u>[Signature]</u>	Date: <u>12-12-13</u>
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VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Brent Sobczak, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative: <u>[Signature]</u>	Date: <u>12-12-13</u>
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Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 12th day of December, 20 13
 State of Ohio
 County of Franklin



CHARLES H. WATERMAN, IV
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

[Signature]
 Notary Public, State of Ohio

ZONING DESCRIPTION
17.01 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 2, Township 2, Range 19, United States Military Lands, being all of the remainder of that 17.940 acre tract conveyed to The Thomas Family Limited Partnership by deeds of record in Official Records 17716D16, 17716D19, 17716E02, 17716E05, 17716E08, 17716E11 and 17716E14, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the southerly right-of-way line of Tuller Road, being the common corner of the remainder of said 17.940 acre tract, the remainder of that tract conveyed to The Thomas Family Limited Partnership by deed of record in Official Record 17716D10, and those 1.083 and 1.010 acre tracts conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207090097840;

Thence with the perimeter of said 17.940 acre tract, the following courses and distances:

South 03° 07' 49" West, a distance of 738.00 feet to a point;

South 03° 08' 43" West, a distance of 156.74 feet to a point;

North 86° 09' 08" West, a distance of 856.83 feet to a point;

North 03° 36' 58" East, a distance of 161.72 feet to a point;

North 03° 34' 56" East, a distance of 120.03 feet to a point; and

North 03° 24' 34" East, a distance of 580.13 feet to a point in the southerly right-of-way line of said Tuller Road, being the southwesterly corner of said 1.010 acre tract;

Thence South 86° 43' 53" East, with said southerly right-of-way line, the line common to the remainder of said 17.940 acre tract and said 1.010 acre tract, a distance of 733.09 feet to a point;

Thence North 81° 43' 45" East, continuing with said southerly right-of-way line, said common line, a distance of 120.96 feet to the POINT OF BEGINNING, containing 17.01 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Tuller Flats:

Basic Plan Review - Site Plan

I. General Application Requirements:

Project Description:

Tuller Flats is located on a 17.69 acre parcel south of Tuller Road, east of Village Parkway. It is zoned BSC-Residential and is located in the Tuller/Greenway character District. The applicant proposes 392 apartment units contained within four building configurations, Community Clubhouse with amenities located in a central green, greenway and additional open spaces strategically located throughout the development. Buildings are 3 stories in height.

Unlike any existing buildings in the City, the proposed architectural style is unique to Dublin, featuring contemporary facades with high quality building materials and multiple color palettes. Our research indicates this product will appeal to a segment of the market that is currently underserved in the City of Dublin and surrounding area. Our building design boasts a range of apartment living configurations providing for both single level and two level living units with attached garages as an option to most residents.

Description of Conformance:

Conformance to BSC Vision Report and BSC General Purpose

Tuller Flats intends to bring to life the five Vision Principles of the Vision Report which will be carried through the development in the following ways:

- 1. Enhance economic vitality:* The proposed Tuller Flats development provides a vibrant and walk-able community located within close proximity to area shopping and dining, residential neighborhoods, parks and open space. It will provide a unique living style that is currently not available in the City.
- 2. Integrate the new center into community life:* When adjacent parcels are developed and/or re-developed, Tuller Flats will be become fully linked to the rest of the Bridge Street Corridor District through an interconnected system providing options for vehicular, pedestrian and bicycle transportation.
- 3. Embrace Dublin's natural setting and celebrate a commitment to environmental sustainability:* With the extension of the John Shield's Greenway through the site, Tuller Flats will celebrate both of a

physical and visual connection to the Scioto River. The development proposes to save existing tree rows on the west and south property lines where feasible and intends to use more sustainable building and landscape materials. The site layout is direct in intent for less reliance on the auto and geared toward a pedestrian friendly to both the residents of this community and the larger neighborhood.

4. *Expand the range of choices available to Dublin and the region:* As mentioned above, Tuller Flats will provide an architectural style unique to Dublin and will appeal to a segment of the market that is currently underserved in the City and surrounding area. This lifestyle choice will complement and strengthen Dublin's existing community fabric.

5. *Create places that embody Dublin's Commitment to community:* We believe Tuller Flats is an example of a 21st Century community that will enhance the long term viability of the larger community and Historic Dublin by providing a unique living environment that is walk-able and centrally located in a highly desirable area.

Conformance to BSC Districts Intent

Tuller Flats meets the intent of the BSC Residential District by providing multi-family uses in a mid rise development. It is located adjacent to existing residential development to the south and once parcels to the north, east and west are developed and/or re-developed in the future, it will become part of an integrated neighborhood supporting adjacent retail and office development.

Conformance to the Site Plan Review Criteria (see section III)

Waivers and/or Administrative Departures:

List of Plan Waivers and/or Administrative Departures

Waivers/administrative departures are requested for the following (please see accompanying Site Plan Waiver Review form for descriptions):

- Section 153.060-A Maximum Block Dimensions and 153.060 B Typical Block Access Configurations
- Section 153.062(O)(3)(a)1 Apartment Building Street Frontage: Front Property Line Coverage

II. Basic Plan Requirements:

General Plan Elements:

- i. *Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features*
 - These items are indicated on the Site Aerial Plan (Sheet 3) and Existing Conditions Plan (Sheet 4).
- ii. *Project area, boundaries, dimensions and total development area including all parcels and rights-of-way, in acres or square feet*
 - These items are indicated on the Existing Conditions Plan (Sheet 4) and Site Plan (Sheet 7).
- iii. *Proposed building type(s) and location(s), with land uses and potential maximum densities (refer to §153.062)*
 - These items are indicated on the Site Plan (Sheet 7) Building Types and Densities Plan (Sheet 10).
- iv. *Method for provision of required open space(s), if applicable (refer to §153.064)*
 - Open space is indicated on the Open Space Plan (Sheet 11).

Site Development

A. Use

- i. *List the planned uses (refer to §153.059), potential number of dwelling units, and potential square footage of each use. Identify whether any use specific standards apply (refer to §153.059(C)).*
 - The planned uses include apartment buildings and a civic building/clubhouse with outdoor pool and deck area, open spaces including greenways and pocket parks.
 - The proposed number of dwelling units is 392 and potential unit types and building square footages are identified on the building floor plans.

B. Open Space

- i. *Required open space computation and method(s) of provision identified on the plans (refer to §153.064)*
 - An open space calculation and provisions are identified on the Open Space Plan (Sheet 11).
- ii. *Open Space Types proposed (refer to §153.064(F))*
 - Open space types are indicated on the Open Space Plan (Sheet 11).
- iii. *Request for fee-in-lieu application*
 - The proposed plan provides for slightly more than the required open space per code. No fee-in-lieu will be requested at this time.

C. Parking and Loading

- i. *Required parking computation (vehicular and bicycle) based on proposed mix of uses (refer to § 153.065(B))*
 - Vehicular and bicycle parking calculations and locations are provided on the Site Plan (Sheet 7).
- ii. *Conceptual parking and loading location and layout, including all on-site, off-site, and on-street vehicular and bicycle parking*
 - These locations are provided on the Site Plan (Sheet 7).

D. Landscaping and Tree Preservation

- i. *Typical landscape treatments, with representative planting palette*
 - Typical landscape treatments are indicated on the Overall Landscape Key Plan (Sheet 15) and the Landscape Details (Sheets 16-17).
- ii. *Street trees proposed (refer to §153.065(D)(3)), including types and location*
 - Street trees are indicated on the Overall Landscape Key Plan (Sheet 15).
- iii. *Typical perimeter landscape buffering, if applicable (refer to §153.065(D)(4))*

- Perimeter buffering on the south and west property lines will be accomplished by maintaining existing trees where feasible and augmenting with additional plant material as necessary once final site plan, grading and engineering are completed.
- iv. *Typical surface parking and circulation area landscape treatment (refer to §153.065(D)(5))*
 - Typical landscape treatments are indicated on the Overall Landscape Key Plan (Sheet 15) and the Landscape Details (Sheets 16-17).
- v. *Conceptual Required Building Zone (refer to §153.065(D)(6)) and foundation planting (refer to §153.065(D)(7)) treatments*
 - Conceptual RBZ's are indicated on the Block Plan (Sheet 12), typical landscape treatments are indicated on the Overall Landscape Key Plan (Sheet 15) and the Landscape Details (Sheets 16-17).
- vi. *Identify areas with significant existing vegetation, and describe tree preservation methods (refer to §153.065(D)(9))*
 - Significant vegetation occurs within tree rows on the west and south property lines. Additionally, there is an east /west tree row located approximately 150 from the south property line and existing street trees along Tuller Road. Although these trees have not been field surveyed or identified by species, condition or size, they were viewed on a site visit. In general, these tree rows are typical in character to what you would expect - significant understory vegetation with some vines growing up the trees, trees range in size, condition and species. The applicant's intent is to preserve the existing trees where feasible along the west and south property lines and protect during construction. It is the desire for the east /west tree row to be preserved within the Greenway. This area is anticipated for dedication to the City for the extension of the greenway from the east, through our site to the River and its ultimate development will be determined by the City. Existing trees in the tree rows will have selective pruning as necessary. Street trees along Tuller will remain except in areas that require removal due to construction of new roads.

E. Signs

- i. *General sign locations, including potential ground signs, building-mounted signs, and all other proposed signs (refer to §153.066(H))*
 - General sign locations are indicated on the Site Plan (Sheet 7). The applicant has not determined at this time the type of signs (wall or ground signs) at specific locations.
- ii. *Sign plan concept, if known and/or applicable*

- A sign plan concept is not known at this time.

F. Site Management

i. *Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.065(E))*

- Refer to the Site Plan (Sheet 7) and the Overall Landscape Key Plan (Sheet 15) and the Landscape Details (Sheets 16-17).

ii. *Proposed dumpster location*

- Proposed dumpster locations are indicated on the Site Plan (Sheet 7) and with conceptual screening and landscape indicated on the Landscape Details (Sheets 16-17).

iii. *Location and general plan for stormwater management consistent with the requirements of Chapter 53 of the Dublin City Codes*

- Proposed stormwater management compliance is shown on the Grading and Stormwater Infrastructure Plan (Sheet 9).

iv. *Conceptual site lighting plan (refer to §153.065(F))*

- Conceptual Lighting is shown on the Lighting Plan (Sheet 14).

Building Types and Architecture

A. Building Sitting

i. *List and identify on the plans the proposed building type(s) (refer to §153.062)*

- These items are indicated on the Site Plan (Sheet 7) and Building Types and Densities Plan (Sheet 10).

ii. *Identify the Required Building Zones on the plans, based on proposed building type (refer to §153.062(O))*

- Proposed lot dimensions and RBZ's are shown on the Block Plan (Sheet 12).

- iii. *Identify the front and corner property line coverage on the plans for each building elevation located adjacent to a front or corner side property line, based on proposed building type (refer to §153.062(N))*
 - Proposed building coverage for each block are shown on the Block Plan (Sheet 12).
- iv. *Identify the required side and rear setbacks on the plans, based on proposed building type (refer to §153.062(O))*

B. Architectural Elevations

- i. *Submit schematic architectural renderings, including general roof plans depicting the proposed roof type and slopes (if applicable) (refer to §153.062(D)), conceptual building sections indicating story height (refer to §153.062(N)(2)), conceptual building elevations, demonstrating compliance with §153.062 to the extent that the project details are known at this stage (refer to §153.062(O) for individual building types), and planned building materials/material palettes (refer to §153.062(E)), with approximate percentage of each material applied to each building elevation.*
 - Architectural plans, elevations and renderings are included with the submittal package.
 - Proposed material palettes are indicated on the architectural renderings and elevations.
- ii. *To the extent that project details are known, include the proposed architectural details on the schematic architectural renderings demonstrating compliance with the general building type requirements of §153.062(D)-(N)*
 - Architectural plans, elevations and renderings are included with the submittal package to illustrate compliance with the apartment building type requirements.
- iii. *Identify how terminal vista treatments are met, if applicable (refer to §153.062(J))*
 - Treatment of terminal vistas are accomplished through the greenway and a proposed apartment building sited on axis from Deardorff, south across John Shields Parkway and also with the Community Building/clubhouse sited on axis from McCune both east across Watson and west across Deardorff. Watson and Deardorff have terminal vistas to the north crossing Tuller Road into existing development. Watson south of John Shields terminates into an existing tree row with possible extension of the road in the future. McCune west of Watson terminates at the property line into an existing tree row with possible extension of the road in the future. All other streets do not have terminal vistas due to future extension into adjacent parcels.
- iv. *Describe the method of meeting building variety requirements (refer to §153.062(K))*

- Building variety is achieved through the use of multiple building types, with complementary material palettes being employed on several of these types in various locations. The buildings themselves are composed of a variety of geometric forms, and these forms create recesses, openings, and projections of varying scale and proportion. Façade treatments create shifting rhythms along the length of the buildings and the building entries occur at different points in that rhythm. Building types and material palettes are intermixed to create variety within streetscapes. Placing identical building types with same material palettes adjacent to each other has been avoided as much as possible, with the exception of the buildings bordering the center green space, which are intended to create a cohesive edge to the open space. The clubhouse is an accent building within that green space, with a complementary material palette but a sleek horizontal composition of forms that contrasts to the cadence of the residential buildings beyond.

Grading and Utilities

- i. *Site grading plan, including locations of existing drainage courses, floodplains, streams, and wetlands with elevations, and method of mitigation or protection*
 - Proposed grading is shown on the Grading and Stormwater Infrastructure Plan (Sheet 9) and existing conditions are shown on the Existing Conditions Plan (Sheet 4).
- ii. *Stormwater drainage and management consistent with the requirements of Chapter 53 of the Dublin City Codes*
 - Proposed stormwater management compliance is shown on the Grading and Stormwater Infrastructure Plan (Sheet 9).
- iii. *Location(s) of sanitary sewers, existing and proposed*
 - Proposed utilities are shown on the Site Utilities Plan (Sheet 8). Existing utilities are shown on the Existing Conditions Plan (Sheet 4).
- iv. *Location(s) and size(s) of existing and proposed water mains, well sites, water service and fire hydrants*
 - Proposed utilities are shown on the Site Utilities Plan (Sheet 8). Existing utilities are shown on the Existing Conditions Plan (Sheet 4).
- v. *Location(s) of above and below ground gas, electric and telephone lines, existing and proposed (refer to §153.065(G))*

- Existing overhead electric lines are shown on the Existing Conditions Plan (Sheet 4). All other gas, electric and telephone lines shall be confirmed with ALTA survey.

vi. *Location(s) of transformers and utility boxes*

- Proposed transformer locations are shown on the Site Plan (Sheet 7) and on the Site Utilities Plan (Sheet 8). The telecommunication pedestals will likely be located adjacent to the transformers.

Other Project Materials

i. *Conceptual phasing plan, if applicable*

- Conceptual Phasing is indicated on the Site Plan (Sheet 7).

ii. *Any other materials for which the applicant would like to receive feedback (list below):*

III. Basic Plan Review Criteria:

- a) The development plan as proposed is substantially similar to the Basic Plan.
- b) The Development Plan has not been approved as the Basic Development Plan and Basic Site Plan are being submitted together.
- c) The application meets all the requirements of 153.059 and 153.062 through 153.065 except as those identified by the applicant as proposed Waivers /Administrative Departures.
- d) As indicated on the Site Plan, the internal circulation system and driveways provide safe an efficient access for residents, occupants, visitors and emergency vehicles, bicycles and pedestrians.
- e) The proposed Site Plan (Sheet 7) and the Street Extension and Greenway Plan (Sheet 5) indicates the relationship of the buildings and structures to each other and to other facilities and provides for the coordination and integration of the development within the surrounding area and large community. Through the proposed site design, high quality architecture, landscape and site improvements this projects maintains the image of Dublin as a high quality community.

- f) The application is consistent with the types, distribution and suitability of open space. The intent of the plan is to incorporate natural features by maintaining trees into the greenway and along property perimeters and existing topography to the extent possible.
- g) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including but not limited to fire and police protection, public water and sanitary sewerage services, recreational facilities, traffic control, waste management and administrative services.
- h) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site and removal of surface waters will not adversely affect neighboring properties.
- i) The development is proposed in two phases with each phase able to be independent without the need for further phased improvements.
- j) The application demonstrates consistency with the Vision Report, Community Plan and other City documents.

Tuller Flats:

Basic Plan Review -Development Plan

I. General Application Requirements:

Project Description:

Tuller Flats is located on a 17.69 acre parcel south of Tuller Road, east of Village Parkway. It is zoned BSC-Residential and is located in the Tuller/Greenway character District. The applicant proposes 392 apartment units contained within four building configurations, Community Clubhouse with amenities located in a central green, greenway and additional open spaces strategically located throughout the development. Buildings are 3 stories in height.

Unlike any existing buildings in the City, the proposed architectural style is unique to Dublin, featuring contemporary facades, high quality building materials and multiple color palettes. Our research indicates this product will appeal to a segment of the market that is currently underserved in the City of Dublin and surrounding area. Our building design boasts a range of apartment living configurations providing for both single level and two level living units with attached garages as an option to most residents.

Description of Conformance:

Conformance to BSC Vision Report and BSC General Purpose

Tuller Flats intends to bring to life the five Vision Principles of the Vision Report which will be carried through the development in the following ways:

1. *Enhance economic vitality:* The proposed Tuller Flats development provides a vibrant and walk-able community located within close proximity to area shopping and dining, residential neighborhoods, parks and open space. It will provide a unique living style that is currently not available in the City.

2. *Integrate the new center into community life:* When adjacent parcels are developed and/or re-developed, Tuller Flats will be become fully linked to the rest of the Bridge Street Corridor District through an interconnected system providing options for vehicular, pedestrian and bicycle transportation.

3. *Embrace Dublin's natural setting and celebrate a commitment to environmental sustainability:* With the extension of the John Shield's Greenway through the site, Tuller Flats will celebrate both of a physical and visual connection to the Scioto River. The development proposes to save existing tree rows on the west and south property lines where feasible and intends to use more sustainable building and landscape materials. The site layout is direct in its intent for less reliance on the auto and geared toward a pedestrian friendly environment to both the residents of this community and the larger neighborhood.

4. *Expand the range of choices available to Dublin and the region:* As mentioned above, Tuller Flats will provide an architectural style unique to Dublin and will appeal to a segment of the market that is currently underserved in the City and surrounding area. This lifestyle choice will complement and strengthen Dublin's existing community fabric.

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Conformance to BSC Districts Intent

Tuller Flats meets the intent of the BSC Residential District and Tuller/Greenway District by providing multi-family uses in a mid rise development. It is located adjacent to existing residential development to the south. Once parcels to the north, east and west are developed and/or re-developed in the future, it will become part of an integrated neighborhood supporting adjacent retail and office development. It will also provide a portion of the east/west greenway and both street and transit links between Riverside and Sawmill Districts.

Conformance to the Development Plan Review Criteria (See Section III below)

Waivers and/or Administrative Departures:

List of Plan Waivers and/or Administrative Departures

Waivers/administrative departures are requested for the following (please see accompanying Site Plan Waiver Review form for descriptions):

- Section 153.060-A Maximum Block Dimensions and 153.060 B Typical Block Access Configurations
- Section 153.062(O)(3)(a)1 Apartment Building Street Frontage: Front Property Line Coverage

II. Basic Plan Requirements:

General Plan Elements:

- i. *Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features*
 - These items are indicated on the Site Aerial Plan (Sheet 3) and Existing Conditions Plan (Sheet 4).
- ii. *Project area, boundaries, dimensions and total development area including all parcels and rights-of-way, in acres or square feet*
 - These items are indicated on the Existing Conditions Plan (Sheet 4) and Site Plan (Sheet 7).
- iii. *Potential building type(s) and location(s), with land uses and potential maximum densities, if known (refer to §153.062)*
 - These items are indicated on the Site Plan (Sheet 7) and the Building Types and Densities Plan (Sheet 10).
- iv. *Potential method for provision of required open space(s), if known (refer to §153.064)*
 - Open space is indicated on the Open Space Plan (Sheet 11).

Streets and Utilities

- i. *Street network designations for each proposed street (refer to §153.061)*
 - The street network is indicated on the Site Plan (Sheet 7) and Street Types and Sections Plan (Sheet 13).
- ii. *Relationship to existing or planned adjoining streets. Include existing and proposed streets located within 300 feet of the site (refer to §153.061)*
 - The relationship to the existing street network is indicated on the Street Extensions and Greenways Plan (Sheet 5).
- iii. *Identification of street types and typical sections (Refer to §153.061)*

- The street network is indicated on the Street Extensions and Greenways Plan (Sheet 5) the Site Plan (Sheet 7) and Street Types and Sections Plan (Sheet 13).
- iv. *Possible intersection modifications. Identify the potential extent to which existing intersections may need to be modified as a result of the proposal. Additional analysis may be required by the City Engineer based on site conditions.*
 - This project will provide for the extension of John Shields Parkway through the site. Extensions of John Shields through adjoining properties are anticipated to be coordinated through TIF agreements by the City. John Shield will extend to the west to connect with Tuller Ridge Drive on property currently owned by the City of Dublin and to the east to connect to Village Parkway through the Byers property. Extension of Hobbs Landing West from its terminus on Greystone Mews is anticipated to be coordinated through TIF agreements by the City, through the Byers and Thomas family properties and extending north to Tuller Road. Future road re-alignments and intersection improvements will be required at Tuller and Village Parkway.
- v. *Location of all proposed site access points, including potential service streets (refer to §§ 153.060 and 153.061)*
 - The location of all proposed site access points and service streets are indicated on the Site Plan (Sheet 7).
- vi. *Location and level of pedestrian access provisions (refer to §§ 153.060 and 153.061)*
 - Location of pedestrian access is indicated on the Site Plan (Sheet 7) and the Block Plan (Sheet 12).
- vii. *Fire access zones (refer to §153.061)*
 - Fire access is provided along the public street and on the service streets/alleys internal to the blocks.
- viii. *On-street parking areas (refer to §153.061)*
 - On street parking areas are indicated on the Site Plan (Sheet 7). Additionally, off street parking is provided through surface parking and garages provided internally to the blocks, see Site Plan (Sheet 7).
- ix. *Location of proposed sanitary service and needed extensions*
 - Location of proposed utilities is shown on the Site Utilities Plan (Sheet 8).

- x. *Location of proposed water service and fire hydrants, or needed extensions*
 - Location of proposed utilities is shown on the Site Utilities Plan (Sheet 8).
- xi. *Location and general plan for stormwater management compliance (refer to Chapter 53 of the Dublin Code of Ordinances)*
 - Proposed stormwater management compliance is shown on the Grading and Stormwater Infrastructure Plan (Sheet 9).

Lot and Block Configurations

- i. *Proposed lot and block configurations, including proposed rights-of-way (refer to §§ 153.060 and 153.061)*
 - Proposed lot and block configurations are shown on the Block Plan (Sheet 12).
- ii. *Lot dimensions, and conceptual locations of Required Building Zones if applicable (refer to §§ 153.060 and 153.062(O))*
 - Proposed lot dimensions and RBZ's are shown on the Block Plan (Sheet 12).
- iii. *Block dimensions, including maximum block length and perimeter (refer to §153.060(C)(2))*
 - Proposed block dimensions and maximum block length are shown on the Block Plan (Sheet 12).
- iv. *Mid-block pedestrianway locations (refer to §153.060(C)(6))*
 - Proposed mid-block pedestrian locations are shown on the Block Plan (Sheet 12).
- v. *Planned/potential public and/or private open spaces, if known (refer to §153.064)*
 - Open space is indicated on the Open Space Plan (Sheet 11).
- vi. *Proposed building types and locations (refer to §153.062(O)), and conceptual site layout, if known*
 - These items are indicated on the Site Plan (Sheet 7) Building Types and Densities Plan (Sheet 10).

Neighborhood District Requirements

The site is not located within a Neighborhood District requiring additional standards per 153.063 so these items are not applicable. However, the plan accomplishes many of these standards and an explanation of those are indicated herein where noted.

- i. *Location and length of planned shopping corridor (refer to §153.063(C)(5) or (E)(6)), if applicable*
 - NA
- ii. *Mid-block and/or mid-building pedestrianway locations (refer to §§ 153.060(C)(6), 153.062(F)(4), and 153.063), if applicable*
 - Proposed mid-block pedestrian locations are shown on the Block Plan (Sheet 12).
- iii. *Treatments at terminal vistas, if required or proposed (refer to §153.060(C)(6))*
 - Treatment of terminal vistas are accomplished through the greenway and a proposed apartment building sited on axis from Deardorff, south across John Shields Parkway and also with the Community Building/clubhouse sited on axis from McCune both east across Watson and west across Deardorff. Watson and Deardorff have terminal vistas to the north crossing Tuller Road into existing development. Watson south of John Shields terminates into an existing tree row with possible extension of the road in the future. McCune west of Watson terminates at the property line into an existing tree row with possible extension of the road in the future. All other streets do not have terminal vistas due to future extension into adjacent parcels.
- iv. *Gateway locations and conceptual elements (refer to §§ 153.063(C)(5), (D)(5), or (E)(6) as applicable to the zoning district)*
 - The John Shields Greenway will serve as a gateway element extending through the property. Other than proposed signage, no other gateway elements are proposed at this time.
- v. *Conceptual open space network elements (refer to §§ 153.063(C)(6), (D)(6), or (E)(7) as applicable to the zoning district)*
 - Open Space is indicated on the Street Extensions and Greenways Plan (Sheet 5) and Open Space Plan (Sheet 11).

Other Project Materials

- i. *Conceptual phasing plan, if applicable*
 - Conceptual Phasing is indicated on the Site Plan (Sheet 7).
- ii. *Any other materials for which the applicant would like to receive feedback (list submitted materials below):*
 - No additional materials are provided.

III. Basic Plan Review Criteria:

- a) The development plan as proposed is substantially similar to the Basic Plan.
- b) The lots and blocks are generally consistent with the requirements of 153.060 except as noted below in the Development Plan Waivers as noted below.
- c) The application is consistent with the general pattern of street development conceptualized by the BSC Street Network as shown in 153.061 and the expected traffic from the development can be accommodated on existing or proposed streets.
- d) The application is not contained within any of the BSC Districts requiring special Neighborhood Standards as indicated in 153.063
- e) The development is proposed in two phases with each phase able to be independent without the need for further phased improvements.
- f) The application demonstrates consistency with the Vision Report, Community Plan and other City documents.
- g) The application provides adequate and sufficient infrastructure to serve the proposed development.