



CITY OF DUBLIN, OH

Land Use and Long Range Planning
 5600 Shier-Rings Road
 Dublin, Ohio 43016-1236
 Phone/TDD: 614-410-4600
 Fax: 614-410-4747
 Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Dublin Road, Dublin, OH 43017 and Memorial Drive, Dublin, OH 43017	
Tax ID/Parcel Number(s): Franklin County Parcel #273-1054 Delaware County Parcel #600-433-07-017-000	Parcel Size(s) (Acres): 17.660 acres per requested lot split
Existing Land Use/Development: R-1 Restricted Suburban Residential and PUD	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: PUD with Final Development Plan for Subarea "C" single family cluster housing.
Total acres affected by application: 17.660

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Wasatch Partners LLC	
Mailing Address: 330W. Spring Street, Columbus, OH 43215 (Street, City, State, Zip Code) Suite 400	
Daytime Telephone: Please contact representative	Fax:
Email or Alternate Contact Information:	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Vince Romanelli, Romanelli & Hughes Building Co.		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
Organization (Owner, Developer, Contractor, etc.): Developer			
Mailing Address: 148 W. Schrock Rd., Westerville, OH 43081 (Street, City, State, Zip Code)			
Daytime Telephone: 614-891-2042		Fax: 614-891-2045	
Email or Alternate Contact Information: rh-homes.com			

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Michael L. Close, Esq. and Thomas L. Hart, Esq.	
Organization (Owner, Developer, Contractor, etc.): Isaac Wiles Burkholder & Teator LLC	
Mailing Address: Two Miranova Place, Ste. 700, Columbus, OH 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-221-2121	Fax: 614-365-9516
Email or Alternate Contact Information: mclose@isaacwiles.com; thart@isaacwiles.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

<input checked="" type="checkbox"/> Robert D. Walter/George Bennett for Wasatch ^{Partners} Properties LLC, the owner, hereby authorize Michael L. Close/Vince Romanelli to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>George H. Bennett - Vice President</u>	Date: <u>6-24-14</u>

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached to this application.

Subscribed and sworn before me this 24th day of June, 2014

State of OHIO

County of Franklin

Notary Public Karyn S. Hendricks



KARYN S. HENDRICKS
Notary Public, State of Ohio
My Commission Expires 02-05-19

VII. 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 visit, photograph and post a notice on the property described in this application.

<input checked="" type="checkbox"/> Robert D. Walter/George Bennett for Wasatch ^{Partners} Properties LLC, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <u>George H. Bennett - Vice President</u>	Date: <u>6-24-14</u>

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

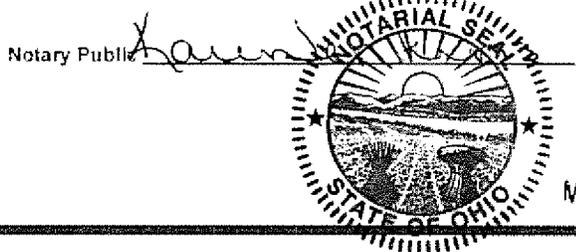
I, <u>Robert D. Walter/George Bennett for Wasatch ^{Partners} Properties, LLC</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>George Bennett, Vice President</u>	Date: <u>6-24-14</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>Vince Romanelli for Romanelli and Hughes Building Co.</u> , 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 applicant or authorized representative: <u>Vince Romanelli</u>	Date: <u>6/20/14</u>

Subscribed and sworn to before me this 20 day of June, 2014

State of OHIO
 County of Franklin



KAREN JENKINS
 Notary Public
 State of Ohio
 My Comm. Exp. 11-16-2017

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

DEER RUN (SUBAREA C) FINAL DEVELOPMENT PLAN APPLICATION

4. FINAL/AMENDED FINAL DEVELOPMENT PLAN STATEMENT

A. Explain the proposed develop and how the proposal relates to existing development in the vicinity.

The Applicant proposes to develop subarea C, roughly 17.660+/- acres out of the Deer Run Planned Unit Development. The Deer Run PUD totals approximately 51.7 acres and was approved by Dublin City Council under Ordinance 11-11 on March 28, 2011. Deer Run is comprised of two additional sections outside of the subject subarea, both featuring estate lots. Subarea C is the southern-most portion of the PUD and is an architecturally significant, single-family cluster community with 37 homes and a large percentage of open space. Subarea C homes will meet the standards of the architectural design guidelines adopted as part of the PUD text, which are based on a European-style village theme. Overall open space is 7.287+/- acres, much of it wooded, including significant areas to buffer the homes from Memorial Drive to the south and Dublin Road to the east. A boulevard entry is proposed off Memorial Drive and is lined up with the existing street to the south. (Autumnwood Way – Amberleigh). Green common area islands are planned for internal streets servicing the homes. With the proposed balance of natural feature preservation, low-development intensity, and clustering of buildings in a specific area, the plan can be appropriately characterized as conservation development.

Relationship to Existing Land Use Character of the Vicinity: The proposed plan is consistent with medium and low density single-family residential development to the north, west and south. The majority of the property making up proposed Subarea C, south of the ravine was previously zoned as part of the Amberleigh North Subdivision (phases 4 and 5). That previous zoning called for 63 cluster condominiums in 3 and 4 unit buildings in phase 5 on 15.32 acres and 11 single-family lots in phase 4 of the Amberleigh North Plan. (Z96-002) This plan called for empty-nester housing with architectural quality consistent with such projects as Weatherstone and The Mews. Currently, this portion of the site is undeveloped, with significant existing woods.

The approved single-family cluster housing development in Subarea C represents a less intense plan for the southernmost area with 37 cluster homes and approximately 41 percent open space replacing 63 condominium units and 11 single-family homes.

B. Relationship to Dublin Community Plan and the Approved Development Plan and the Nature and Location of any proposed Modification from the Preliminary Development Plan Standards

The 2007 Dublin Community plan marks the site as future "Residential Low Density" which is made up of a density of 0.5 to 1 units per acre. This would allow up to 51 units. The approved PUD allows of 46 units on 51.7 acres and yields 0.9 units per acre, when all three subareas are considered. This low density is provided with significant open space, natural features and tree preservation.

The proposed development seeks to protect the site's unique land characteristics, including the ravine between Subareas A and B and existing woods. Through such preservation, and by concentrating most building in Subarea C, along with limiting the ravine area to large, estate lot development, the proposal meets the Community Plan's definition of "Residential Low Density". The resulting balance of protecting natural and sensitive areas, while configuring buildings and integrating development in harmony with the existing character of the land, is expected to create opportunities for outstanding living environments, and is consistent with the surrounding lower density development pattern.

Modification from Preliminary Development Plan Standards: There are no substantial changes.

C. Explain how the proposed final development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission [Code Section 153.055(B)].

- 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 section 153.053(E)(4);**

The Final Development Plan substantially conforms to the Preliminary Development Plan and the conditions approved with the Preliminary Development Plan approval.

- 2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;**

The site is limited to one vehicular access point with a boulevard entrance to safely divide traffic. Security gates for each drive lane are triggered by an automatic sensor, permitting 24-hour emergency access and approved by

Washington Township. The entrance is lined up with the existing Autumnwood Way intersection. The relatively small number of dwelling units will not significantly impact public roads. Internal streets are private and to be maintained by the homeowner's association. Parallel parking is provided on the inside of Lucera Loop and Pesaro Way.

Council members did not find an internal sidewalk necessary given the proposed character of this development and the preliminary development plan/PUD text did not provide for sidewalks. A four foot wide pedestrian path connection is made to the future City park as depicted on the final engineering plan.

3. The development has adequate public services and open spaces;

Public services are adequate as depicted in attached plans. Homes are clustered in order to protect trees, existing topography, create perimeter buffering and set aside over 7 acres of open space, much of it wooded. This amounts to conservation style development, with over 41 percent open space for this section of the development.

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;

See number 3 above. Much of the planned land development for the PUD is located in this subarea of the site. This reflects the preliminary development plan goal of protecting natural ravines and other sensitive areas in the other two subareas. The clustering of the homes in subarea C is intended to group them within a buffer of existing vegetation.

In addition, due to the large number of trees on this site, Dublin City Council adopted specific tree survey, replacement and preservation regulations for this development that are found in Section VI (A) through (E), pages 21 and 22 of the PUD text. A copy of the required tree survey is provided, along with the required preservation and replacement guidelines. Setbacks and buffers further protect outstanding natural areas.

5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessary spilling or emitting light onto adjacent properties or the general vicinity.

See lighting exhibits in accordance with development text requirements. Lighting has been provided on the top of the entry columns as an aesthetic accent lighting mirroring the existing access to the property on Dublin Road.

- 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;**

See graphics and signage plan and exhibits.

- 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;**

See landscaping plans, tree survey and tree preservation text language.

- 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;**

Adequate provision is made for storm water drainage through a combination of strategies, such as permeable pavement strips, overland percolation and discharge, and the installation of storm structures. See plans attached.

- 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;**

The applicant believes this criteria will be met. Development of the subject subarea of this application will be done in a manner consistent with the preliminary development plan in effect for the other two subareas.

- 10. And, the Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.**

This is to be determined by the Planning and Zoning Commission, but the applicant believes this criteria will be met.

D. For an amended final development plan, explain how the proposal is different from the approved final development plan.

N/A

E. Explain how the proposal is consistent or inconsistent with the development text for the Planned District.

The proposal's themed architectural style and quality level, clustering of housing in order to preserve natural features, buffers and mature tree areas are all consistent with the commitments of the PUD development text. The multi-decade history of success and the outstanding reputation of the chosen developer mean the built environment will meet the promise of the preliminary plans and create an outstanding community. There are no substantial inconsistencies between the development text and the final development plan as proposed.