

Preliminary Development Plan

# BALLANTRAE WOODS

Dublin, Ohio



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## SECTION I – Development Overview

## I. INTRODUCTION TO BALLANTRAE WOODS

Ballantrae Woods is proposed as a 49.6 acre residential development located south of Cosgray Road and west of proposed Churchman Road. The southern portion of the property abuts lots in the Village of Amlin. The CSX railroad track is the western border of the site and is currently very active.

The site proposes 135 units for a gross density of 2.72 dwelling units per acre, well below the 5 units per acre permitted in the Community Plan. The Ballantrae Woods development will be easily accessible by the neighboring Ballantrae developments through extension of and connection to the overall street and pedestrian networks. The product mix is intended to provide two housing opportunities: traditional single family homes on lots and detached condominium homes. The development will be constructed as a single unified community that attracts residents of varying ages and family types.

Large setbacks are planned for open space along Churchman Road and the railroad tracks. Sidewalks and pedestrian paths link all the open spaces within the community and extend into the neighboring developments. Connections will be made to the Woodlands and Amlin Village via sidewalks and pedestrian paths. The woodlot as mentioned above will be preserved and a community green will be provided as a central gathering point within the condominium area.

The Cottages at Ballantrae Woods will embody the best of the past while looking forward to the future. The architectural vocabulary will take its cue from Central Ohio farm houses of the 1840's and 50's, a style known as Carpenter Gothic (aka Folk Victorian Style) (aka Gothic Revival). Homes of this era used elements such as porches and newly available technology of mass production to add individuality and personality to a simple and efficient floorplan. The scroll-saw and powered machinery of the mid-nineteenth century allowed builders to create intricate and varied facades on a simple building volume.

The Cottages at Ballantrae Woods will use the Carpenter Gothic vocabulary as the inspiration for this new neighborhood. The varied details of the elevations are crafted to add warmth and charm to the feel of the community. The stone bases of the cottages recall the field stone foundations of the old Ohio farmsteads. In lieu of wood planks for board and batten siding, the cottages utilize environmentally sustainable cement-board siding, a long-lasting material having the same look as wood but requiring minimal maintenance. Intricate and unique designs for trim boards, decorative headers and other architectural elements will be incorporated. The scale of building elements such as garage doors has been visually reduced and downplayed to become more human-scaled and is paired with fenestration elements that add interest and further reinforce the human scale of the overall elevation. Five different versions of the elevations add variety and create unity but not uniformity along the gently curving

streetscapes. To unify the unique architectural treatments (variations on a theme), each cottage is painted white to allow the landscape elements to dominate the neighborhood.

Ballantrae Woods Cottages has a focus to provide a different neighborhood that meets the needs of a changing market to provide for both family and active adults who may not want the traditional single family home any longer but still be part of a vibrant neighborhood located close to community services, shopping and work.

The single family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches, modest setbacks, emphasizing neighborhood interaction and walkability while de-emphasizing the garage as the predominant façade element. Materials will be unified between the single family and condominium homes.

## II. REZONING STATEMENT

### **A. Explain the relationship of the proposed development to existing and future land uses in the surrounding area, the street system, community facilities, open space system, services, and other public improvements**

The proposed Ballantrae Woods development is located east of the Conrail railroad tracks, north of the Village of Amlin, west of the Woodlands condominiums and the proposed Glen at Ballantrae development. It is located northwest of the Links at Ballantrae. The new development will utilize Churchman Road to access the community. Churchman Road is currently under design by the City of Dublin. The first phase of Churchman will be constructed south from Cosgray Road to Marmion Drive by Edwards Development and then the second phase will extend south to tie into Rings Road. The development will utilize a green buffer area along the Churchman Road frontage and preserve a wood lot and large buffer along the CSX railroad to provide large green spaces within the development. A central green is proposed within the detached condominium portion of the site. The new development will utilize existing sanitary sewer, water and storm water connections to serve the 49.6 ± acre subdivision.

### **B. State how the proposed rezoning and development relate to the existing land use character of the vicinity.**

The proposed subdivision complements the condominium development located across Churchman Road and the housing in the Village of Amlin with the proposed condominium component of the plan. The detached condominiums will mirror the density and character of those adjacent areas. The single family housing site relates to the density and character of development taking place to the northeast of the subdivision (the Ballantrae subdivision areas). The proposed mixture of condominium and single family housing will mesh with the existing neighborhood character and provide a buffer to the railroad tracks to the west.

### **C. State how the proposed rezoning and development relate to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.**

The Dublin Community Plan shows the subject area as mixed residential medium density on its future land use map. The text within the plan indicates that these areas will have greater walkability and pedestrian orientation with a maximum density of 5.0 du/ac. The proposed subdivision proposes walkability with short blocks, connection to a multi-use path along the railroad track and connections to Churchman Road and other developed subdivisions. The proposed gross density of 2.72 du/ac is well below the 5.0 dwelling units per acres specified in the Comprehensive Plan. No deviations are necessary from the Comprehensive Plan.

### **D. Explain how the proposed rezoning meets the criteria for Planned Districts [Code Section 153.052(B)]**

- (1) **Consistency with Dublin Zoning Code:** Yes, the proposed development is consistent with the purpose; intent and applicable standards of the Zoning Code as has been

previewed and studied by Dublin City staff to insure elements are meeting the appropriate sections of the Zoning Code.

- (2) **Conformance with adopted plans:** Yes, the proposed development is in conformity with the Community Plan, Bike path Plan, Thoroughfare Plan as they apply to this site. All the applicable plan have been reviewed to insure the proposed density is within keeping the parameters of the Community Plan, that Churchman Road is completed and connected to existing roads to serve the area and that bikeway and pedestrian connections are created to insure walkability and ease of travel between the abutting neighborhoods. The three (3) connections to Churchman Road and subsequent connection to Cosgray and Rings Road will not overburden those rights of way or any other street connections in the area.
- (3) **Advancement of general welfare & orderly development:** Yes, the proposed development advances the general welfare of the City and its immediate vicinity and will not in any way impede the normal and orderly development and improvements of the surrounding areas.
- (4) **Effects on adjacent uses:** Yes, the proposed subdivision is appropriately located in the City so that the use and value of property within and adjacent to the area and safeguarded as there is residential housing to the northeast, east and south and the 138 units proposed on the site are appropriate to the area.
- (5) **Adequacy of open space for residential development:** Yes, the proposed subdivision will have sufficient open space areas to meet the objectives of the Community Plan. There are large green spaces proposed along Churchman Road and the railroad right of way as well as the preservation of a large wood lot which will add to the open spaces area found with the subdivision.
- (6) **Protection of natural features and resources:** The site has been primarily used for agricultural uses with the exception of the stand of trees located along the railroad tracks and under the proposed plan the trees will be preserved thereby respective of the natural features found on the site.
- (7) **Adequate infrastructure:** Yes, adequate utilities, access roads, stormwater drainage, stormwater retention and all other necessary facilities will be provided with the development of the 49.6 acre tract.
- (8) **Traffic and pedestrian safety:** Yes, adequate measures will be taken to provide the necessary ingress and egress to the site. Three access points will be provided to Churchman Road, minimizing traffic congestion on the surrounding public streets. The plan for access to perimeter public street and interior street are designed to maximize public safety and to promote pedestrian and bike circulation throughout the subdivision and to other abutting subdivisions.

- (9) **Coordination & integration of building & site relationships:** Yes, the relationship of the proposed housing units provides coordination and integration within the development. There will be two types of communities created within the subdivision that will each individually stand on its own as well as work within the larger context of the community and thereby maintain the quality image that Dublin is known for within the Central Ohio area.
- (10) **Development layout and intensity:** The homes have been designed to be reminiscent of a village with smaller lots, traditional architecture, and an emphasis on the streetscape. A central green is proposed in the middle of the development. The single family lots are designed within the existing site features and appear almost as a small conservation development surrounded by green spaces.
- (11) **Stormwater Management:** Adequate provisions are made for retention and release of stormwater off the site. The site is primarily flat and served as agricultural fields farming field before development. Manmade systems will be developed and installed to handle stormwater that is created by the development. There will be a single retention pond located in the southeast corner of the site for stormwater management
- (12) **Deviations:** There are no deviations from the zoning code anticipated at this time. The site plan has been laid out to comply with all applicable zoning code and subdivision standards.
- (13) **Design and Appearance:** The building designs will meet or exceed the quality of buildings in the surrounding area and all applicable appearance code standards of the city code. The developer proposes a traditional architectural style that will be unique to the area and provide an alternate architectural character in this area of the city.
- (14) **Development Phasing:** The phasing of the subdivision will occur in an orderly manner with infrastructure developed to serve each phase and not disrupt any surrounding areas.
- (15) **Adequacy of public services:** The proposed subdivision can be adequately served by the existing or planned public improvements as Churchman Road will be completed as a part of this development and thereby create a planned road connection between Rings Road and Cosgray Road without having to cross the railroad tracks. The development of the subdivision will not impair the existing public service systems provided for in the area.
- (16) **Infrastructure Contributions:** The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan. Phase 1 of Churchman Road will be constructed by Edwards Development from Cosgray Road to Marmion Drive concurrent with the construction of this development. The second phase of Churchman from Marmion to the portion constructed by the Links at Ballantrae is contained within the city's current Capital Improvements Plan. Required right of way for Phase 2 will be dedicated as part of the Woods at Ballantrae development to the City with terms of dedication to be determined. Churchman will create a new connection between Rings Road and Cosgray

Road that will serve this development the adjacent Ballantrae community and larger area.

**E. If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.**

No application has been previously submitted for the property for consideration by the Dublin City Council.

**SECTION II – Development Standards**

**I. OVERALL DEVELOPMENT STANDARDS**

This development shall be in accordance with Dublin Code at the time of development unless noted otherwise in the overall development standards or subarea standards. Where conflicts occur between the Dublin Code and the Development Standards, the Development Standards shall be applied over the Code.

The following standards shall be applicable to subareas as noted.

**A. Density:** Total site gross density shall not exceed 2.72 dwelling units per acre based on  $49.6 \pm$  acres for a total of 135 dwelling units.

**B. Parking:** All parking requirements shall be in accordance with Dublin code at the time of development except on street parking as noted in Subarea B.

**C. Model Homes and Sales Offices**

1. Model homes and sales offices shall be permitted within Subareas A and B in accordance with Dublin Code requirements.

**D. Residents Association**

1. Applicant will establish a forced and funded Master Owners Association responsible for maintenance of amenities common to the overall community.
2. A forced and funded Home Owners Association will be established for Subarea A and a forced and funded Condominium Owners Association will be established for Subarea B.
3. All Owners Associations will be turned over to the residents after 90% of the project is sold. Until such time, the developer will fund the associations annually to provide reserves for capital improvements.

**E. Entry Features and Churchman Road Open Space**

1. Entry features are permitted in each Subarea at entry points designated in the PDP with final design, location and landscape to be submitted for approval at time of Final Development Plan. The Conceptual Landscape Plan provides entry feature locations and conceptual imagery.
2. Entry features may be located within the setbacks in each Subarea but shall not prohibit clear sight distance or cause safety concerns.
3. Entry features may include but not be limited to fences, posts, columns, walls, trellises, gazebos, signs, landscaping, logos etc.

4. The entry feature designs and open space frontage along Churchman Road shall be landscaped in a manner reflective of the character of the adjacent Ballantrae development. Large vertical stone slabs shall be incorporated at entries along Churchman Road and augmented with trees and landscaping.
5. An open space along the Churchman Road right of way shall be provided. This open space shall be 100 feet in width, except where adjacent to Lots 1 and 3 where the setback shall be a minimum of 45 feet as shown on the Preliminary Development Plan. No portion of any lot may encroach into this space except as noted above. Pavement is permitted in the setback.
6. The entry feature designs and open space frontage along Churchman Road shall be landscaped in a manner reflective of the character of the adjacent Ballantrae development. Large vertical stone slabs shall be incorporated at entries along Churchman Road and augmented with trees and landscaping.
7. Within the open space along Churchman Road rock/rubble wall sections with informal character over time shall be installed and landscaped.
8. The edge of the stormwater pond shall be enhanced with sections of rock outcroppings and landscaping beds.
9. Detailed landscape plans for the entry features and Churchman Road open space shall be provided at time of Final Development Plan.

**F. Cosgray Road and Railroad Buffer:**

1. A 100 foot setback shall be provided along the Cosgray Road right of way and shall contain a landscape buffer extending along the rear of Lots 3, 4, 5 and 6. Existing healthy trees may be incorporated into the buffer where feasible. No portion of any lot may encroach into this space. Pavement is permitted in the setback.
2. An 8 foot bike path connection shall be provided along Cosgray Road from Churchman Road to the railroad tracks as generally shown on the Preliminary Development Plan. This path shall extend through the woods and connect with the proposed 8 foot path located within the open space along the railroad tracks. The bike path alignment will be finalized at the time of Final Development Plan.
3. A 100 foot building setback shall be required along the west property line/railroad tracks excepting the portion adjacent to the jog in the property line. No portion of any lot or building, except Condominium Homes 65 and 73, located at the property line jog, shall encroach into this space.
4. A landscape buffer shall be required within the 100 foot setback along the west property line to provide both a physical and visual barrier to the CSX railroad track. The buffer shall not be required in the area of existing woods. The 8 foot asphalt path

shall be extended through this space connecting to the south property line with the intent to provide for future pedestrian access as Amlin redevelops. The bike path alignment and landscape buffer will be finalized at the time of Final Development Plan.

5. This buffer shall be a minimum of 6 feet in height from proposed grade at installation.
6. Buffer treatments can be a combination of mounding, fencing and trees. Fencing need not be along the entire property line.
7. A landscape plan for this buffer including any proposed fencing shall be submitted for approval with the Final Development Plan. Any fencing shall be limited to 6 feet in height.

**G. Reserve Ownership and Maintenance**

Reserve	Acres	Ownership	Maintained By
A	±1.9	HOA	MOA
B	±4.4	City	City
C	±2.2	City	City
D	±2.6	HOA	MOA
E	±1.5	COA	MOA
F	±3.0	City	City
G	±4.4	COA	COA
H	±0.9	COA	COA
I	±1.4	COA	COA
J	±3.2	COA	COA
K	±2.0	COA	COA
L	±0.5	COA	COA
M	±1.6	COA	COA
N	±1.3	COA	COA
O	±2.7	COA	COA
P	±1.7	City	City
Q	±0.3	HOA	MOA

MOA=Master Owner Association      COA=Condominium Owners Association  
 HOA=Homeowner’s Association      City= City of Dublin

**H. Tree Replacement**

1. A detailed tree replacement plan shall be provided at time of Final Development Plan.
  2. With the exception of required street tree plantings and landscape requirements for single family, all other deciduous and evergreen tree plantings including the Churchman Road and Cosgray Road buffers, entry features and railroad buffer in excess of the code requirement may be counted toward tree replacement.
- I. Churchman Road Alignment:** Churchman Road as shown on the plan reflects the design currently provided by the City of Dublin. Design may change during final engineering.

## II. SUBAREA STANDARDS

### Subarea A

Subarea A is comprised of approximately 23.1 acres of single family homes located east of Cosgray Road and southwest of the proposed Churchman Road right of way.

- A. Permitted Uses:** Single Family Residential, one principle structure per lot
- B. Density:** A maximum of 45 residential units
- C. Front Yard Building Setback:**
  - 1. The front yard building setback shall be 20' from the right of way.
  - 2. Corner lots shall have a 20' front yard building setback from both rights of way.
- D. Side Yard Building Setback:** 5' per side
- E. Rear Yard Setback:**
  - 1. Rear yard setbacks shall be 20'.
- F. Lot Width:** 60' minimum at the building line
- G. Lot Depth:** Each lot will provide a minimum of 65' buildable depth.
- H. Open Space and Pedestrian Connectivity:**
  - 1. Open space and sidewalks shall be provided per the Preliminary Development Plan.
  - 2. A demarcation shall be provided between the lots and public path accessing the open space. See concept shown on Sheet 8. Detailed plan shall be provided at time of Final Development Plan.
- I. Architectural Requirements:**
  - 1. General:
    - a. In order to carry the neighborhood theme through this Subarea, all homes will have a mailbox of a single design and color to be included with the Final Development Plan.
    - b. Colors utilized on the homes will be from a traditional color palette from a major paint manufacturer.

- c. Dublin Residential Appearance code applies unless in conflict with specific standards herein.
2. Architectural Character:
  - a. The single family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability while de-emphasizing the garage as the prominent façade element.
  - b. The architectural character shall incorporate vocabulary from Traditional (Classical Colonial, Revival and American period revival styles), Craftsman and Victorian architecture. Continuity of elements and scale and the commonality of building materials between the referenced styles will reinforce the architectural cohesiveness while providing architectural diversity.
  - c. See Section IV Architectural Guidelines for a design matrix and illustrations of conceptual neighborhood character.
3. Materials
  - a. Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank).
  - b. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, wood, vinyl, and decorative synthetic millwork for exterior applications. However, in no case may horizontal vinyl lap siding be used.
  - c. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.
4. Architectural Diversity
  - a. A matrix will be provided to promote architectural diversity for the front building facades for single family homes at the time of Final Development Plan.
  - b. Diversity shall be achieved by restricting the same front facades as follows:
    - i. No homes two lots to the left or right of the subject lot shall have the same front façade as the subject lot and

- ii. No home directly across the street and two lots to the left or right of that lot shall have the same front façade as the subject lot. However, this requirement may be adjusted depending on specific site conditions. An example would be a home across the street facing on a different street.

5. Garages and Parking:

- a. Garage doors shall include decorative elements including but not limited to windows, panels, hardware, etc.
- b. Garage door color shall complement the primary color used on the home or match the trim color of the home.
- c. All homes will have a minimum two car garage.
- d. A front load garage shall have a minimum driveway length of 19 feet exclusive of sidewalks.
- e. The percentage of garage door opening to the overall front façade may not exceed 45 % for a two car garage and may not exceed 50% for a three car garage. The third car garage must have a single door, setback a minimum of 2' from the 2 car garage to reduce the impact from the street.
- f. All front loaded garages shall be located a minimum of 2' behind the front façade. A porch shall be considered part of the front façade as long as it has a roof.
- g. No more than two garage doors may be located on the same plane.

6. Roofs: Roof slopes to be min. 6/12 except porch roofs which may be less.

7. Front Porches: Front porches shall be required on all homes with a minimum 6' depth.

8. Windows:

- a. Windows without shutters shall be wrapped with trim
- b. Windows shall have grid patterns used on all four sides of the building

9. Shutters:

- a. Shutters shall be used judiciously but shall not be required on every window or on every elevation.
- b. Shutters shall be equal to the size of full window.

- c. If shutters are used on the home, the shutter color shall match the front door color.
- d. Shutters must include shutter hardware.

**J. Miscellaneous:**

- 1. The rights of way serving the single family homes shall be 50 feet. The pavement width shall be 28 feet as indicated on the plat.
- 2. Minimum center line radii shall be 100 feet.

**Subarea B**

Subarea B is comprised of approximately 24.3 acres of detached residential housing located south of Subarea A and extending to existing homes in Amlin.

**A. Permitted Uses:** Residential housing composed of detached condominium homes accessed by private drives.

**B. Density:** A maximum of 90 residential units

**C. Setbacks:**

- 1. Garage Setback:
  - a. For a front load garage, the garage shall be setback a minimum of 19 feet from the back of the sidewalk.
  - b. In the case where there is no sidewalk, the front load garage shall be setback a minimum of 19 feet from the back of the curb.
  - c. All front loaded garages must be located a minimum of 2 feet behind the front façade. A porch shall be considered part of the front façade as long as it has a roof.
  - d. For a side load or courtyard garage, the garage shall be setback a minimum of 15 feet from the sidewalk
  - e. In the case where there is no sidewalk, the side load or courtyard garage shall be setback a minimum of 15 feet from the back of the curb.
  - f. For homes located adjacent to two streets, if such home has a side load garage accessed from the secondary street, it must be setback 19 feet from the street or 19 feet from the sidewalk, if one exists.

**2. Building Setback:**

- a. The front of the principal structure or porch shall have a minimum setback of 14 feet from the sidewalk.
- b. Where there is no sidewalk, the front of the principal structure or porch shall have a minimum setback of 14 feet from the back of the curb.
- c. For homes located adjacent to two streets, the front of the home must adhere to the above setback standards. The side of the home shall be setback a minimum of 14 feet from the secondary street.
- d. A minimum distance of 12 feet shall be maintained between homes located side by side.
- e. A minimum distance of 45 feet shall be maintained between the primary structure of back to back homes. This distance shall be exclusive of patios or porches.
- f. A minimum distance of 25 feet shall be maintained between a home backing to the side of another home. This distance shall be exclusive of patios or porches.

**3. Perimeter Setbacks:**

- a. The minimum building setback from Churchman Road right of way shall be 100 feet.
- b. The minimum building setback from the west property line adjacent to the railroad track shall be 100 feet except for Condominium Homes 65 and 73 which shall have a minimum setback of approximately 70 feet due to the irregular property line configuration.
- c. The minimum building setback for homes adjacent to the single family lots in Subarea A and the south property line adjacent to Amlin shall be 25 feet. Any patio or outdoor amenity area shall be setback a minimum of 10 feet from Subarea A boundary and the South property line adjacent to Amlin.

**D. Open Space and Pedestrian Connectivity:**

1. Open space and sidewalks shall be provided per the Preliminary Development Plan.
2. A central green of approximately 0.5 acres shall be provided as shown on the Preliminary Development Plan. This green shall have a sidewalk of 4 feet along the perimeter and provide seating opportunities.

**E. Architectural Requirements:**

## 1. General:

- a. All homes shall be limited to a maximum of 1 ½ stories. The building areas shown on the Preliminary Development Plan are conceptual and indicate the maximum building envelope for each home, exclusive of outdoor amenity area. Final home footprints shall be provided at time of building permit.
- b. Although actual lots will not be created, a conceptual building area diagram (similar to a plot plan) will be provided at time of building permit.
- c. Privacy between outdoor amenity areas may be accomplished with building elements and/or other types of screening.
- d. Screening for outdoor amenity areas is permitted to a maximum height of 6 feet. Solid fencing may be permitted for the outdoor amenity area. Screening details must be provided at time of Final Development Plan.
- e. Any fencing used shall be limited to 6 feet in height and shall be submitted for approval with the Final Development Plan.
- f. Colors will be from a traditional color palette from a major paint manufacturer and will be a subset of the palette permitted for the single family homes in Subarea A.
- g. The applicant anticipates two locations for centralized mailboxes which have been indicated on the Preliminary Development Plan. These will be coordinated with the post office and details shall be provided at time of Final Development Plan.

## 2. Architectural Theme:

- a. The architectural theme for the “Cottage” (condominium) homes will use the Carpenter Gothic vocabulary as the inspiration and character for this new neighborhood. Elevations will use varied details to add warmth and charm to the feel of the community. Stone bases will be used to recall the field stone foundations of the old Ohio farmsteads. In lieu of wood planks for board and batten siding, the cottages shall use environmentally sustainable cement-board siding, a long-lasting material having the same look as wood but requiring minimal maintenance. Intricate and unique designs for trim boards, decorative headers and other architectural elements will be incorporated. The scale of building elements such as garage doors will be visually reduced and downplayed to become more human-scaled and paired with fenestration elements. To unify the unique architectural treatments (variations on a theme), each cottage will be painted white to allow the landscape elements to dominate the neighborhood.

- b. See Section IV Architectural Guidelines for a design matrix and illustrations of conceptual neighborhood character.
3. Materials:
- a. Primary cladding materials will be wood and fiber cement siding (eg Hardiplank), brick, stone/synthetic stone, stucco/synthetic stucco.
  - b. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, wood, vinyl, and decorative synthetic millwork for exterior applications. However, in no case may horizontal vinyl lap siding be used.
  - c. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.
4. Garages and Parking:
- a. The percentage of garage door opening to the overall front façade may be greater than 35% but may not exceed 40%. This requirement only applies to garages facing a public street.
  - b. Garage doors shall include decorative elements including but not limited to windows, panels, hardware, etc.
  - c. Garage door color shall complement the primary color used on the home or match the trim color of the home.
  - d. All homes will have two car attached garages.
  - e. The driveway shall be a minimum length of 19 feet exclusive of sidewalks.
  - f. Shared driveways shall be permitted.
5. Roofs: Roof slopes to be min. 6/12 except porch roofs which may be less.
6. Windows: Windows shall have grid patterns used on all four sides of the building.
7. Shutters:
- a. Shutters shall be used judiciously but shall not be required on every window or on every elevation.

- b. Shutters shall be equal to the size of full window.
- c. If shutters are used on the home, the shutter color shall match the front door color and shutters must include shutter hardware.

8. Patios:

- a. Patios shall not be greater than the width of the home and shall be limited to 15' in depth.
- b. Patios may have screening as outlined in the text and approved at time of Final Development Plan.

**F. Landscaping and Screening:** Landscaping and screening, including tree preservation, shall be in accordance with Dublin Code except as noted below or in the Section 1: Overall Development Standards..

1. Amlin Buffer:

- a. A buffer shall be provided along the south property line at the rear of the condominium homes abutting Cramer Street - the Amlin alley. A concept has been provided as part of the Preliminary Development Plan with detailed plans to be provided at time of Final Development Plan

2. Detached Homes Landscape

- a. The detached homes are consistent in use with a single family home. As such, landscaping for the home shall provide 1 small tree per home per Code Section 153.133 D(2) - Single Family Use- lot width up to 59.9' and front building setback of less than 20'.

3. Additional landscape Requirements

- a. Landscaping shall be provided along the rear of homes B-1, B-2, B-5 and B-6 and B-31, B-32, B-35 through B-40 to provide additional screening between the single family lots and the condominium homes. A landscape plan shall be provided at time of Final Development Plan.
- b. Landscaping shall be provided at the rear of "back to back homes" B-41 through B-54, B-11 to B-18 and B-23 to B-30. Landscaping shall augment outdoor amenity area screening. A landscape plan shall be provided at time of Final Development Plan.
- c. Landscaping shall be provided along the sides of homes B-41 and B-54, and B-47 and B-48 to interrupt the view of the rear of the homes from the street. A landscape plan shall be provided at time of Final Development Plan.

**G. Miscellaneous:**

1. A 4 foot sidewalk shall be provided on one side of the private drives as shown on the Site Plan – Sheet 4 and the Open Space and Pedestrian Connectivity Plan – Sheet 6.
2. Visitor parking, exclusive of parking in the driveway, shall be provided at a minimum of 1 space per every 4 units. If these spaces are parallel spaces they may be 8 feet in width and 22 feet in depth, exclusive of the private drive. Final locations shall be provided at time of the Final Development Plan.
3. The condominium homes shall be served by private drives contained within a reserve. These private drives shall be maintained by the Subarea B homeowners association and not the City of Dublin. Applicant shall work with the City Engineer to coordinate private drive signage to differentiate the private drives from the public streets.

**Subarea C**

Subarea C is comprised of approximately 2.2 acres. This area is intended for the future right of way and extension of Churchman Road.

**III. PROJECT PHASING**

It is anticipated that the project will begin concurrent with the construction of the first phase of Churchman Road by the Edwards Development. Phase 1 of Ballantrae Woods will start with overall mass excavation of the site, the extension of utilities, the stormwater management area, public roads, the single family lots in Subarea A and a portion of the site work/private drives necessary to sell condominium homes in Subarea B. The anticipated timing for the commencement of the project will be the fourth quarter of 2015. Depending on market conditions, the developer anticipates continuing with the balance of the condominium homes in the spring of 2016.

The ultimate timing and number of lots/units developed may be subject to change and will be determined at time of Final Development Plan.

**IV. ARCHITECTURAL GUIDELINES AND CHARACTER (See following sheets.)**

Subarea A. Design Matrix

Style		Traditional	Victorian	Craftsman
Roof	Pitch	6/12 to 10/12 porches 4/12 to 8/12	6/12 to 12/12 porches 4/12 to 12/12	6/12 to 8/12 porches 4/12 to 6/12
	Material	30 year dimensional asphalt shingle - weathered wood	30 year dimensional asphalt shingle - weathered wood	30 year dimensional asphalt shingle - weathered wood
	Massing options	Minimum one gable with accents	Minimum one gable with accents	Minimum one gable with accents
Cladding	Primary	Horizontal cement board	Horizontal cement board	Horizontal cement board, accented with shake style , and board and batt2n siding
	Base	Stucco Stone applied to the exposed foundation from grade to top of foundation wall	Stucco Stone applied to the exposed foundation from grade to top of foundation wall	Stucco Stone applied to the exposed foundation from grade to top of foundation wall
	Secondary	Additional stucco stone appropriate to design	Additional stucco stone appropriate to design, fishscale or shake siding accents	Additional stucco stone and brick appropriate to design
Porches	Form options	Large deep porches across the main body of the house with shingles or metal roof	Large deep porches across the main body of the house with shingles or metal roof	Porches extending across the main body of the house with shingles or metal roof
	Columns	Oversized square columns , 10"-12" tapered round columns	Oversized square columns , 10"-12" tapered round columns	Craftsman style colums, may have brick or stone accents
Windows and Doors	Window styles	Single hung with 4/1, 6/1, 6/6, 9/9. Some grouped in pairs . Shutters as appropriate on single windows	Single hung with 4/4, 6/6. Shutters as appropriate on single windows	Single hung with 2/1, 4/1, 6/1 , 6/6. Some grouped in pairs.Shutters as appropriate on single windows
	Door styles	2 or 4 panel solid door painted in various accent colors, match to shutters. Optional transoms with grids	2 or 4 panel solid door painted in various accent colors, match to shutters. Optional transoms with grids	2 or 4 panel solid door painted in various accent colors, match to shutters. Optional transoms with grids
	Special Elements	Transom windows in high ceiling rooms on the sides and rear of the home.	Transom windows in high ceiling rooms on the sides and rear of the home.	Transom windows in high ceiling rooms on the sides and rear of the home.
Special Elements	Dormers	Gable over garage roof area, 6/12 to 10/12 pitch	Gable over garage roof area, 6/12 to 12/12 pitch	Single low pitch, 4/12 to 6/12 pitch
	Chimney	Stucco Stone veneer over masonry structure	Stucco Stone veneer over masonry structure	Stucco Stone veneer over masonry structure

# BALLANTRAE WOODS

## Architectural Guidelines

### Subarea A. Design Matrix: Illustrations of Conceptual Neighborhood Character



## Subarea A. Design Matrix

Style		American Gothic Farm House
Roof	Pitch	6/12 to 12/12 porches 4/12 to 12/12
	Material	30 year dimensional asphalt shingle - weathered wood
	Massing options	Minimum one gable with accents
Cladding	Primary	Vertical and horizontal siding and panels
	Base	Stucco Stone applied to the exposed foundation from grade to top of foundation wall
	Secondary	Additional stucco stone appropriate to design
Porches	Form options	Simple one story with low sloping roof, decorative elements. Larger more decorative porches with appropriate railing and detail.
	Columns	Square columns with simple trim details, gothic accents
Windows and Doors	Window styles	Single hung with 2/1, 4/1, 6/6, 9/9
	Door styles	2 or 4 panel solid door painted in single accent color, match to shutters. Optional transoms with grids.
Special Elements	Dormers	Gable over garage roof area, 6/12 to 12/12 pitch, decorative elements on rakes
	Chimney	Stucco Stone veneer over masonry structure
	Other	Simple gothic details on gable peaks and porches.

BALLANTRAE WOODS — DETACHED CONDOMINIUM HOMES  
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER



C-1

APRIL 16, 2015

ACOCK  
ASSOCIATES  
ARCHITECTS

BALLANTRAE WOODS — DETACHED CONDOMINIUM HOMES  
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER



BALLANTRAE WOODS – DETACHED CONDOMINIUM HOMES  
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER



BALLANTRAE WOODS – DETACHED CONDOMINIUM HOMES  
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER



C-4

APRIL 16, 2015

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BALLANTRAE WOODS — DETACHED CONDOMINIUM HOMES  
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER



C-5

APRIL 16, 2015

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