

Means-Griffith Properties Development Statement

A. Briefly explain the proposed development, outlining the basic scope, character and nature of the project.

The Means-Griffith Properties Development is a proposed single-family planned residential district to be developed by Pulte Homes of Ohio LLC (“Pulte”). The properties to be developed are made up of two parcels amounting to 48.33+/- acres located in Jerome Township across from the Glacier Ridge Metro Park at Hyland-Croy Road.

Pulte will develop approximately 70 - 75 single-family homes at a net density ranging from 1.44 – 1.55 units per acre in one uniform development plan. In order to protect and save a large percentage of the existing trees on the property and to reach a 40% open space threshold, varying lot widths and sizes will be utilized, with most of the development area located in the western portion of the site. Lot sizes will allow for diversity of housing on the within the community. The homes to be offered will feature a variety of floor plans with architectural features, such as decorative garage doors which will meet or exceed Dublin’s appearance code and include four sides of natural materials, stone, brick, wood or cementitious siding. Two-story homes with a minimum square footage of 2700 square feet and one story ranch homes with a minimum square footage of 2300 square feet will be offered.

Pulte and its consultants are currently evaluating two primary alternatives or concepts for developing this property and have included both of these concept plans (labeled as Concept A and Concept B) for consideration by the City Planning Department and the Planning Commission. The evaluation of these concept plans is on-going and takes into consideration all of the following; the existing and surrounding environment, including the natural features on site and the existing surrounding development, engineering considerations and requirements, and the overall marketability, desirability and viability for this type of residential community development. All of these considerations will factor into the decision on which approach to development is most appropriate for this location and Pulte is seeking input from the City in this regard.

The site will include approximately 20 acres +/- open space (over 40%), with significant portions of it wooded, located on the eastern and northern perimeters of the property in order to preserve as many trees as possible. Such open space shall be designated as tree preservation/no disturb zones on the final plat, and on deed restrictions, and shall be owned and maintained by a Home Owner’s Association. At the City’s direction, portions of the open space may be City owned, including a possible expansion of the Park Place public open space/park. Where applicable, the Association shall manage trees in such areas in keeping with good forest management practices, addressing dead, diseased or hazard trees, while protecting healthy trees. Retention ponds for storm water management purposes are to be located generally in the south central portion of the site and within the Hyland-Croy setback area as depicted on the draft preliminary development plans. This placement is subject to final approval by the City of Dublin

Engineering Division. The open space shall include the required 200 feet pavement and building setback from the Hyland-Croy Road right of way. The existing Means residence shall remain on the property with other outbuildings being removed in the area where storm water ponds are to be located. The site plan will connect to the stubbed bike path along Hyland-Croy Road for connectivity to the regional network. On the western portion of the site, existing tree-rows along the north and south boundaries will be preserved within no-build/no-disturb zones (subject to final engineering and utility requirements).

State how the proposed development relates to the existing land use character of the vicinity.

- The overall property proposed to be developed amounts to 48.33 +/- acres and is approximately 2070 feet wide (E/W) by 675 feet long (N/S). Both properties are currently zoned rural residential and agricultural in Jerome Township.
- The site is characterized by high density tree growth on the north/north-eastern portion of the property; while the remainder of the property is currently either agricultural or utilized as a horse farm.
- The properties are bordered by the Bishop's Crossing community on the north and the Park Place community on the south and east. Stub roads from each neighboring community are present at the properties' borders, with Barrister Drive on the south and Mill Springs Drive from the north.
- The two adjacent existing single family neighborhoods are zoned in Dublin as suburban residential with densities between 1 and 2 du/acre. Homes in the communities exist on mostly 80 foot-wide lots and typical lot sizes of .25 acres.
- The western boundary is formed by Hyland-Croy Road, an existing two lane, arterial roadway controlled by Union County and proposed to be a four to five lane arterial.
- The Glacier Ridge Metro Park is across Hyland-Croy Road to the west. Several parcels zoned rural residential and agricultural are across Hyland-Croy south of the Metro Park. To the south of these properties an approximate 50 acre tract of land located in Jerome Township is zoned for big box retail use. A car dealership is also expected further to the south.

This site is considered as an opportunity for additional high quality single-family housing, consistent with the communities to the north, south and east. The development will conserve and preserve much of the outstanding mature trees on the site, while meeting a strategic need in the community by matching and protecting existing values of the high-quality single family neighborhoods to the north, south and east. The price point of homes in the proposed community will range from \$450,000 to \$650,000.

- B. State how the proposed development will relate to the Dublin Community Plan and any other applicable requirements. If the plan is inconsistent with the Dublin Community Plan or any other requirements, provide justification for the proposed deviation.

The Northwest Glacier Ridge Area Plan

This planning document generally calls for housing within cluster development patterns, conservation of open space and natural amenities, while allowing for open views or “vistas” consistent with the area’s rural heritage. Connections to existing neighborhoods and residential streets are encouraged to improve circulation and reduce the number of access points to Hyland-Croy Road. Architecture should incorporate styles and massing found in the area. Development should accommodate the north-south bikeway connection and other connections consistent with the plan for regional connectivity.

Future Land Use Map

The Future Land Use Map designation calls for a ***Mixed Residential-Rural Transition*** that includes a typical density of 1.5 du/acre. In part, this designation states as follows: ***“Areas where applicable are located primarily along the western periphery of the City and are intended to provide a mix of housing types on smaller lots with significant provision of open space. Development goals include the preservation of natural features and the creation of comprehensive greenway systems and open vistas.”***

The development is proposed at approximately 1.5 du/acre in compliance with the Map and Community Plan. Open space is provided with the “open vista” along Hyland-Croy Road, consistent with the existing Dublin development pattern to the north and south and the character called for in the ***Northwest Glacier Ridge Area Plan***. Outstanding natural features are preserved with substantial perimeter tree acreages on the northern and eastern perimeter of the site. The development plan is meant to be consistent with and complement the existing Suburban Residential Low Density communities to the north, south and east with its comparable density, while providing open space buffers and protection of natural features.

Open Space Overlay

The open space overlay of the Future Land Use Map reads as follows: ***“Some land identified for development or redevelopment on the Future Land Use Map includes environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city’s larger greenway network. The Future Land Use Map includes an ‘open space overlay’ that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area. This overlay is not intended to identify public land acquisition or to***

prohibit the development potential of individual properties. In many cases, existing development regulations will result in the preservation of certain portions of land as part of a larger development proposal. Public access and ownership are determined through the development review process on a case by case basis.”

The wooded portion of the site is identified on the Future Land Use Map as part of an “open space overlay.” The applicant’s proposed concept plan(s) meets the spirit of the Open Space Overlay conceptual illustration by limiting development to the internal portions of the eastern half of the site, and to the western half of the site that is not wooded, while allowing positive development to move forward. The site plan is designed in order to save trees and blend overall density to be comparable to surrounding neighborhoods. Consistent with the intent of the Open Space Overlay, this approach allows positive development within the parameters of the Community Plan, while conserving significant forested areas. The applicant will work with the City on compliance with the Tree Preservation code provision and in conducting a tree survey to meet other City code requirements.

Additional Considerations Under The Community Plan

The Dublin Community Plan was substantially amended in June of 2013 (*Ordinance 54-13*). The proposed development is consistent with the major Objectives of the 2013 Community Plan update. The amendments recognized the following:

- (1) Changing demographics in the City are driving the need for more diverse housing options. The update recognizes the importance of “wider housing choices within the same community”. Housing for both empty nesters and young professionals is emphasized;
- (2) Strategies are needed to preserve the quality and desirability of Dublin’s existing residential neighborhoods, while a broader range of housing options are encouraged;
- (3) Convenient access to services, workplaces and recreation are encouraged, with an emphasis on proximity to employment centers.

Community Plan Amendment Objective 6 (A) states in part that new development should:

Provide a Mix of Housing Choices...including a range of sizes and style suiting people of different ages and incomes throughout Dublin that will expand local housing stock, and provide infill within existing development area. New residential development should remain consistent with the overall development quality of the city, while allowing for the creation of new types of neighborhoods with unique characteristics.

The proposed Pulte development of the Means-Griffith properties meets and is consistent with these key planning principles and the updates from the most recent Community Plan Amendments in the following manner:

- The development plan expands housing choices by offering upscale, detached single family homes with a range of prices within the same community, while integrating into the successful neighboring communities to the north and south and forming a consistent, cohesive development pattern.
- The site plan offers a unique, “conservation style” development pattern that incorporates the mature, existing tree stands into the living area.

Supporting Existing Neighborhood Property Values

The proposed plan seeks to protect the values of the adjacent neighborhoods by offering housing that is comparable in quality and compatible with the existing single family homes. The “infill” of the Means-Griffith site under Dublin architectural and development standards and the saving of substantial perimeter forested areas, represent the best strategies to preserve the existing single family values in the adjacent neighborhoods. This approach will produce a uniform, consistent development pattern that has made and will continue to make Dublin successful and a high quality living environment.

Housing Alternatives Near Work and Recreation

The proposed development will support the employment centers in the US 33/SR 161 corridor. In particular, the Ohio University Medical College and The Dublin West Innovation District will likely require newer residential housing options. The proposed plan will provide employees of that employment corridor an opportunity for upscale single family housing close to their places of employment, meeting a key Community Plan goal. Many young professionals, professionals with families and working active adults desire new, upscale single-family housing options close to the workplace. This affords more time outside of commuting and a higher quality of life. The proposed development is directly across from the Glacier Ridge Metro Park, which provides outstanding recreational options.

Summary of Community Plan Objectives Met:

- Objective 2 is met because the development intensity meets the stated plan level.
- Objective 3 is met because it is consistent with the existing development pattern for this property to be developed in Dublin. Land uses and the development standards to the east, north and south are similar to what is proposed. Development in Dublin would also eliminate a potential township island through annexation, creating consistent and high quality service levels, as well as an identity for residents in the City. Tree preservation and setbacks from Hyland-Croy Road under Dublin standards strategically maintain rural character.

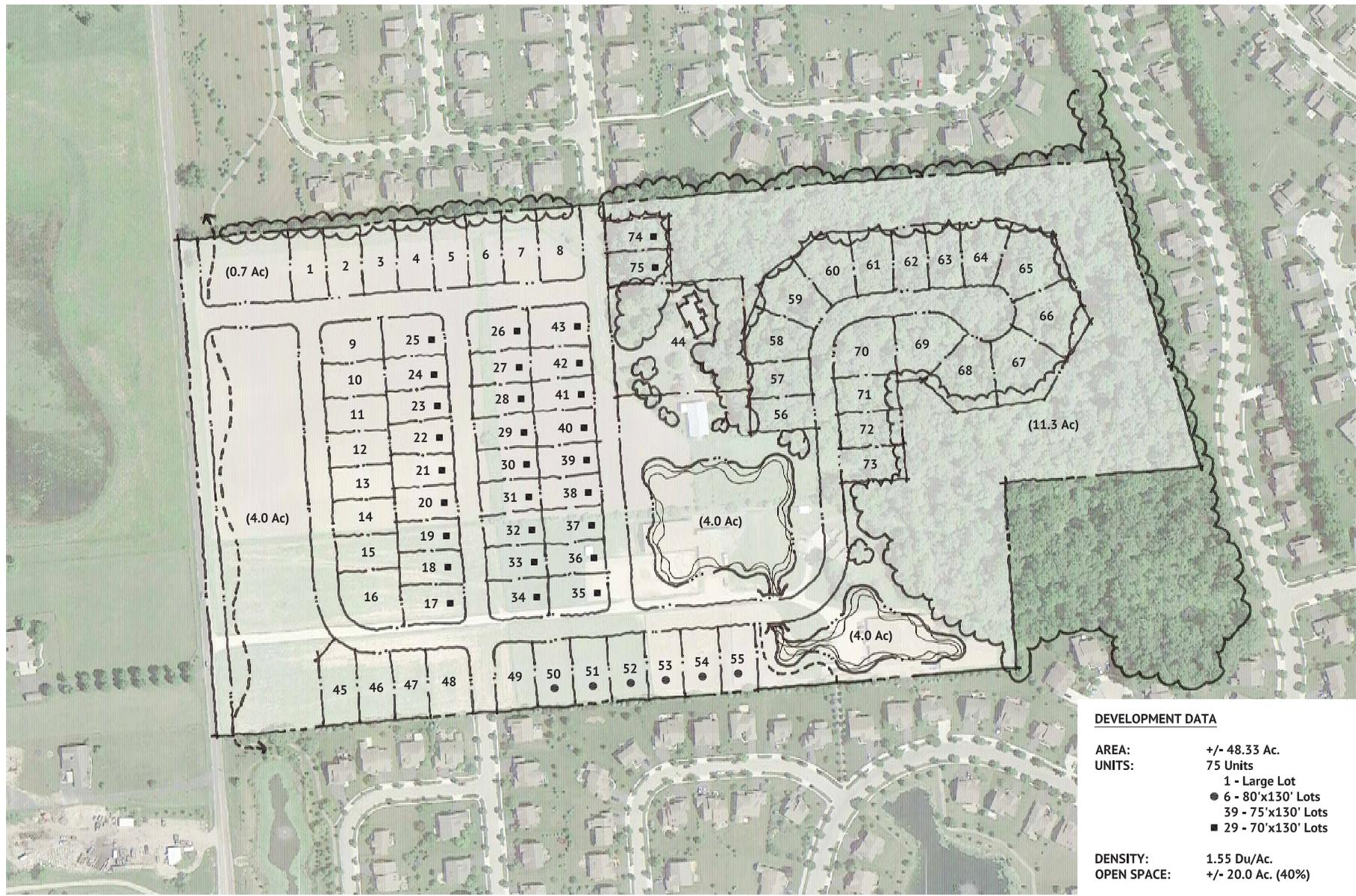
- Objective 4 is met because a mix of price points are offered very near major work centers and outstanding recreational opportunities.
 - Objective 5 is met as the proposal amounts to infill development, consistent with the existing development pattern.
 - Objective 6 is met as the quality of development proposed is consistent with, supports and protects existing neighborhoods and housing values.
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- Objectives 8, 10 and 11 are met with the proposed linkages of the multi-use path along Hyland-Croy Road and the potential for integrated, forested park acreage in the southeastern portion of the site that could be linked to other park spaces, activity trails and areas. This could support regional connectivity and access at two areas of the site, while preserving an environmentally sensitive area.
 - Objective 13 is met with the perimeter forested areas remaining and meeting the desired visual character for the surrounding communities on the eastern portion of the proposed site. Regional greenway connectivity and linkage are also possible with the forested acreage set aside.



CITY OF DUBLIN, OHIO INFORMATIONAL ONLY FOR 7540 AND 7660 HYLAND-CROY ROAD	
VICINITY MAP	
EDGE <small>3000 EAST PINE STREET, SUITE 200 COLUMBUS, OHIO 43225 614-449-9500</small>	
SHEET DATE DRAWN BY	REVISIONS NO. DATE DESCRIPTION
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1	

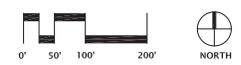
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 Job No. 15104



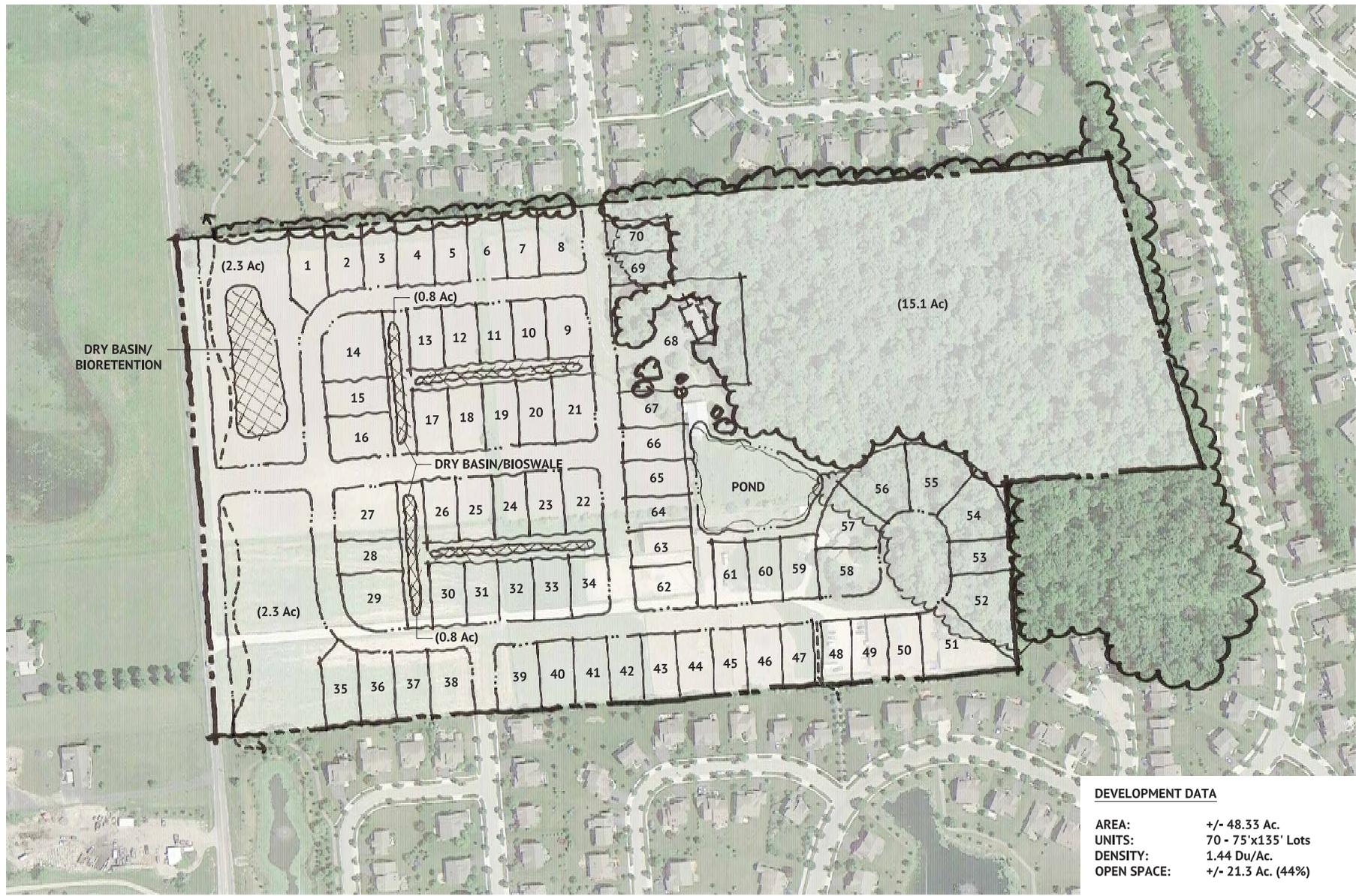


DEVELOPMENT DATA

AREA:	+/- 48.33 Ac.
UNITS:	75 Units
	1 - Large Lot
	● 6 - 80'x130' Lots
	■ 39 - 75'x130' Lots
	■ 29 - 70'x130' Lots
DENSITY:	1.55 Du/Ac.
OPEN SPACE:	+/- 20.0 Ac. (40%)



Date April 1, 2015 Job No. 14104		CITY OF DUBLIN, OHIO IMPROVEMENT REVIEW FOR 7540 AND 7660 HYLAND-CROY ROAD	DEVELOPMENT PLAN - CONCEPT A											
		<small>3030 EAST PRINCETON STREET, SUITE 200 COLUMBUS, OHIO 43225 614-449-9500</small>												
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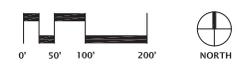


DRY BASIN/
BIORETENTION

DRY BASIN/BIOSWALE

POND

DEVELOPMENT DATA
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	DATE: April 1, 2015 JOB NO.: 14104
	CITY OF DUBLIN, OHIO INFORMATION DEPARTMENT FOR 7540 AND 7660 HYLAND-CROY ROAD
DEVELOPMENT PLAN - CONCEPT B	
3030 MARKET STREET, SUITE 200 COLUMBUS, OHIO 43215 614-442-9500	
REVISIONS NO. DATE DESCRIPTION	SHEET CP 4



DATE: April 1, 2015
JOB NO.: 141504



CITY OF DUBLIN, OHIO
IMPROVEMENT REVIEW
FOR
7540 AND 7660 HYLAND-CROY ROAD

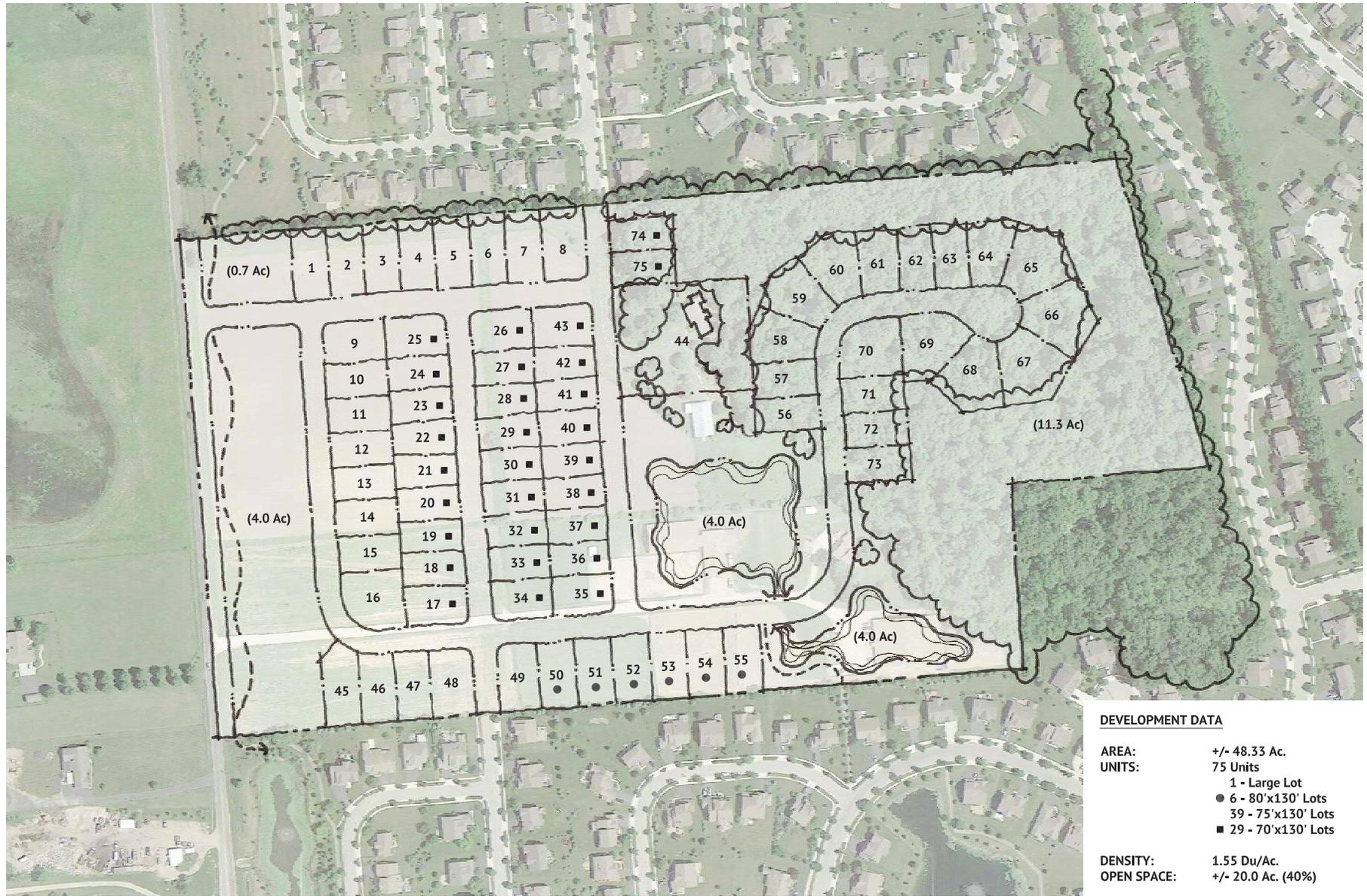
**EXISTING
CONDITIONS MAP**

EDGE
300 MARKET STREET, SUITE 200
COLUMBUS, OH 43215
614-449-9500

NO.	DATE	DESCRIPTION

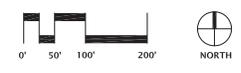
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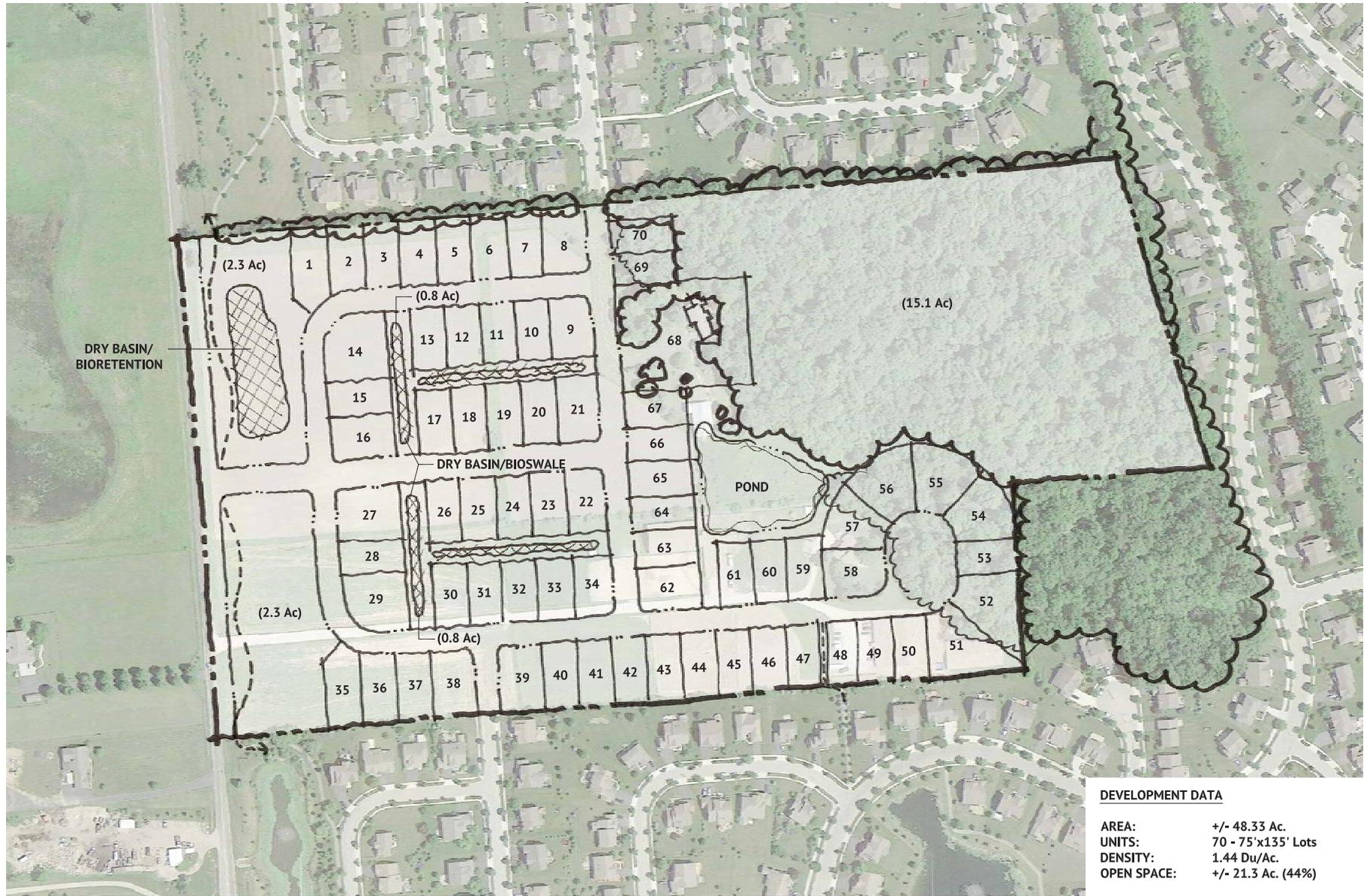


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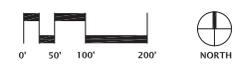


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CITY OF DUBLIN, OHIO
IMPROVEMENT REVIEW
FOR
7540 AND 7660 HYLAND-CROY ROAD

**DEVELOPMENT PLAN -
CONCEPT B**

EDGE
300 MARKET STREET, SUITE 200
COLUMBUS, OH 43215
614-462-9500

NO.	DATE	DESCRIPTION