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ESTATES III AT SCIOTO CROSSING
AMENDED FINAL DEVELOPMENT STATEMENT

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

The proposed Estates Condominiums at Scioto Crossing III significantly reduces the total density for the remaining approximate 10.616 acres of undeveloped area within Sub Area 4 of the original “Sawmill Condominiums” PUD approved in 2004. In addition to a reduction in total density the new development will change the type of use from a mix of garden style apartment condominiums and attached townhouse condominiums, to single family detached condominiums. The proposed development is an extension of prior developments Estates I, and Estates II condominiums which are also detached single family “patio home” condominiums bordering the north and north east of the proposed development.

The original “Sawmill Condominiums” plan consisted of 72.744 acres west of Sawmill Road. The approved plan called for 450 residential units consisting of 144 garden condominiums, 72 townhouse units, 60 single family patio homes, and 174-unit apartment units. The two condominium associations were to be the “Reserve” and the “Estates” condominiums. The Reserve condominiums would consist of the 144 garden style condominiums and 72 attached townhouse style condominiums. The Estates condominiums were planned to be the 60 single family patio homes bordering the 6.5 acres of open space wetland area. The Residences at Scioto Crossing was to be the 174-unit apartment complex to the south of the approximate 11.5 acres of open space.

Since the original Final Development Plan was approved on January 22, 2004, the plan has been amended multiple times to add garages to the Reserve Condominiums, add additional entry sign panels, and to modify architectural plans for the Estates condominiums. The Sawmill Condominiums, now called Scioto Crossing, presently includes the following 1) 174-unit apartment complex the “Residences at Scioto Crossing”; 2) 64 garden apartment style condominiums and 48 townhouse style condominiums the “Reserve Condominiums at Scioto Crossing”; 2) 7 patio homes the “Estates Condominiums at Scioto Crossing”; 3) 53 detached single family homes the “Estates Condominiums at Scioto Crossing II”; and, approx. 18 acres of

wetlands and open space. There is approximately 10.616 acres remaining of undeveloped land that was originally planned to be a part of the Reserve condominiums.

Due to the recent changes in economic and market conditions, the new proposed development would replace the remaining unbuilt 80 garden apartment style condominium units and 24 townhouse style condominium units proposed for the Reserve Condominiums and would instead consist of 43 detached single family condominiums very similar to the Estates and Estates II Condominiums. This would bring the total number of residential units to 389 and would be 61 units less than the approved 450 unit Sawmill Condominiums plan.

The new development will consist of two story detached single family condominium homes. The new two story condominium homes will relate well with the existing detached single family condominium homes to the north and attached townhouse and garden condominium units to the east. Additionally the new units will use similar colors of stone, brick, and siding so as to blend in with both the Estates I & II, and the Reserve condominiums.

The new development will continue the connectivity already in place with the Emerald Fields Dublin City Park to the west. Proper screening and mounding will be consistent with other parts of the development to help visually separate the condominium homes from the Park.

The Estates III will also be consistent with the remaining community in regards to landscaping and trees. Site trees will match the remaining balance of unplanted trees from the original approved plan.

- B. State how the proposed final/amended final development plan relates to the Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.

The proposed Amended Final Development Plan complies with the 2007 Dublin Community Plan by maintaining the same basic high-residential use and complying with the following various considerations:

Transportation will be improved with the Amended Plan by increasing the quantity of sidewalks throughout the community compared to the old plan. Pedestrian experience will be improved. Street and traffic patterns will not be affected as the new development will utilize the same basic traffic pattern and inter-community easements as per the prior plan. Parking demand will reduce with the reduction in the total number of residential units. Therefore some of the additional parking fields will be demised, other parking fields will be retained for overflow.

Community facilities will be maintained and improved. Unit owners in the new condominium association will also be mandatory members of the Scioto Crossing Park Association which owns the clubhouse, fitness room, and pool located on site. All unit owners within the Scioto Crossing condominium community including those residing in the Reserve, Estates, and Estates II condominiums are members of the Scioto Crossing Park Association. Due to the reduction in total condominium units, the total number of unit owners using the community facilities should be less than the original approved plan.

There will be no changes to the natural reserve areas or wetland areas from the original plan. The Amended Plan preserves these areas and only makes changes to the building areas of the undeveloped site. In addition other open spaces, ponds, and buffer areas are maintained in the Amended Plan.

Many of the utilities for the Amended Plan are already in place. However, modifications will be necessary to remove unused impervious parking areas, rerouting sewer laterals, as well as modifying water supply, gas, electric, and phone lines.

In regards to housing, there will be a choice of five basic home formats including basements and some first floor master suites. Each basic home format will be available with multiple structural variations and numerous aesthetic combinations. Community character will be maintained with the use of stone site detailing, landscaping, and open space.

The total garage door impact for the community will be reduced. The unbuilt 24 townhouse style condominiums were designed with very prominent garage door openings. See attached Examples of "Typical Townhouse Unit." Some garage doors consume 62% of the total front elevation per unit. In addition, the unbuilt 80 garden apartment style condominiums also included 53 single bay garages. In total the prior approved plan included over 5,320 square feet of additional garage elevation for the undeveloped 10.616 acres site

The amended plan greatly reduces the visual impact of the garages. Due to the reduction in density, the total number of garage stalls, as well as the percentage of garage door frontage are greatly reduced.

Other features of the Amended Plan will also help improve the existing community. New units will use a mix of similar colors of stone, brick, and siding materials as both the Reserve and Estates I & II. In addition, other architectural features will be similar like windows, fascia, and rake and frieze boards will tie into the general scheme of the existing communities. Entry

features will designate the new units and will follow the same character as other entry features in the community.

- C. Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission [Code Section 153.055(B)] (See page 3).

The Amended Final Development Plan conforms to the approved final development plans in the following ways:

- 1) Use – The new Amended Plan makes a minor change to use of the land. The undeveloped area will remain high density residential however instead of a mix of garden apartment style and townhouse style condominiums, the new Amended Plan will utilize detached single family condominiums.
- 2) Density – The new Amended Plan will significantly reduce the density of residential units from 104 units to only 43 units. This is a reduction of over 41%. The distance between units (measured footer to footer) will be increased from 10’ at the Estates I & II to 12’ on the new plan.
- 3) Vehicular Circulation – Vehicular Circulation will be mostly unaffected as the Amended Plan maintains the same basic traffic pattern and ingress and egress to public roads. Intercommunity cross access easements will also be unchanged. Total parking demand and off street parking will be reduced.
- 4) Pedestrian Circulation – The Amended Plan will increase pedestrian circulation. Additional sidewalks will be added from the original plan.
- 5) Utilities – Most of the main utility connections are already in place. However, minor modifications will new necessary to serve the new layout.
- 6) Parking – Total parking demand will be reduced due to the reduction in the total number of units. Each new unit in the Amended Plan will have a two car garage and staking space in each driveway. In addition some overflow parking areas will be maintained from the prior approved plan.
- 7) Landscaping – Landscaping per a unit will increase from the prior approved plan. The site will maintain the same balance of unplanted trees from the approved plan.
- 8) Lighting – Site lighting will be provided in levels similar to those in the existing areas with fixtures that resemble those found in the rest of the community.
- 9) Street Signs – Street signs will be the same as those found in the rest of the community.

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

The Amended Final Development Plan for the Estates at Scioto Crossing III is different from the approved final development plan primarily by changing the residential type of use from garden apartment style and townhouse style condominiums to single family detached condominiums. This minor change in use dramatically reduces the unit density for the project and increases the total amount of architecture and character for the community.

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

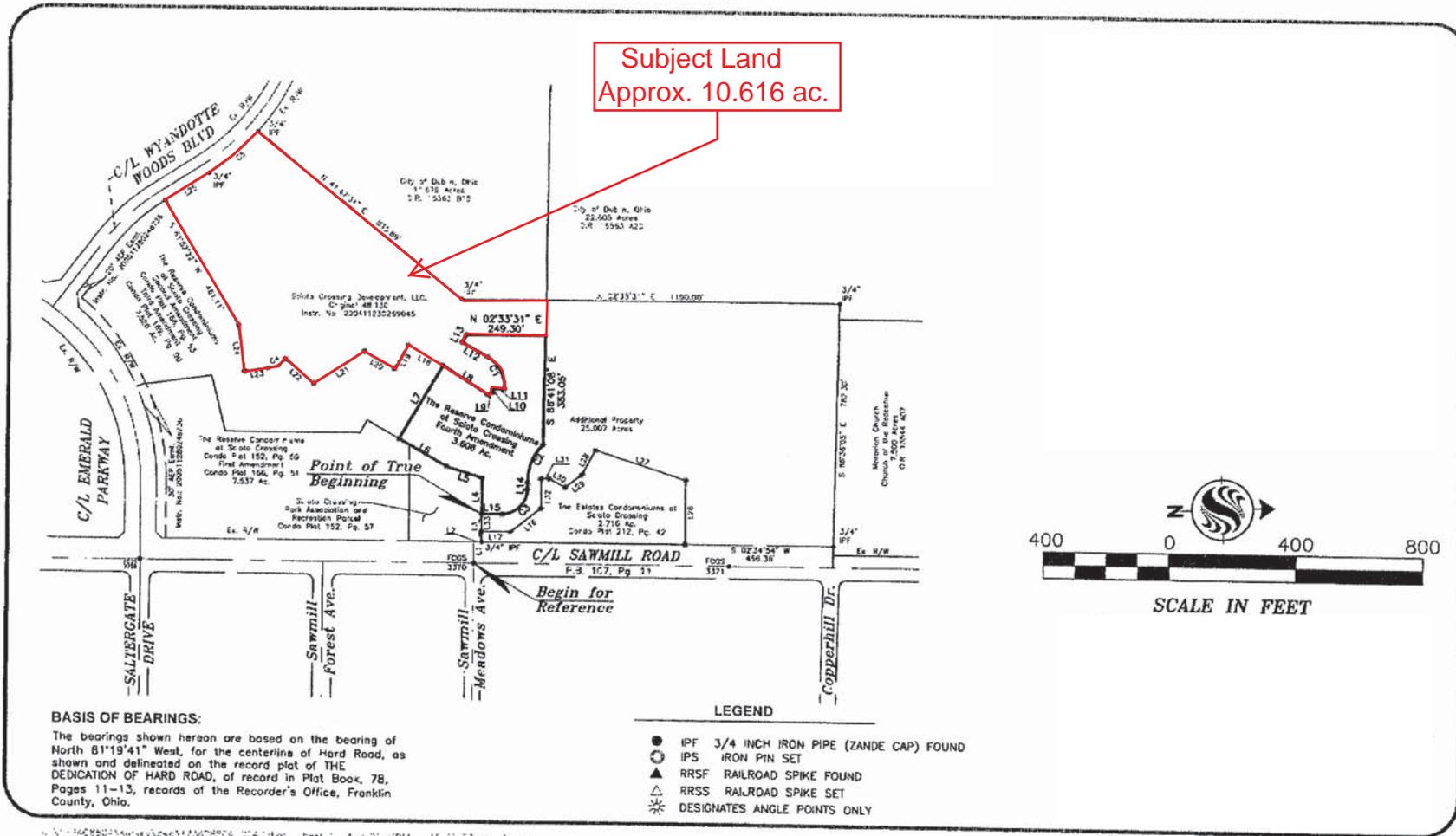
The amended plan is consistent with the amended development text as approved for the Estates II at Scioto Crossing 11-032AFDP.

SCIOTO CROSSING DEVELOPMENT, LLC

By: _____

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EXHIBIT



TYPICAL TOWNHOUSE UNIT

27' Wide with One 16' Garage Door = 59%



TYPICAL TOWNHOUSE UNIT

26' Wide with Two 8' Garage Doors = 62%



TYPICAL TOWNHOUSE UNIT

26' Wide with One 16' Garage Door = 62%



TYPICAL TOWNHOUSE UNIT

26' Wide with One 16' Garage Door = 62%



TYPICAL TOWNHOUSE UNIT

27' Wide with One 16' Garage Door = 59%



TYPICAL TOWNHOUSE UNIT

35' Wide with One 16' Garage Door = 48%



List of Homeowners and Condo Associations within 150 ft

HOMEWOOD CORP	750 NORTHLAWN DR	COLUMBUS OH 43214	273-008389
Residences at Scioto Crossing, LLC	3895 Stoneridge Ln	Dublin, OH 43017	273-011301
City of Dublin	5200 EMERALD PKWY	DUBLIN OH 43017	273-012521
City of Dublin	5200 EMERALD PKWY	DUBLIN OH 43017	273-009125
Reserve Condos (Property Manager)	6099 Riverside Dr Suite #200	Dublin, OH 43017	273-012077
Estate I Condos (Property Manager)	3895 Stoneridge Ln	Dublin, OH 43017	273-011490
Estate II Condos (Property Manager)	124 Fitzwilliam Lane	Johnstown, OH 43031	273-012405