



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: May 19, 2016
Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Logan Stang, Planner I
Re: Preliminary Plat and Final Plat – Deer Run, Subarea A

Summary

This is a request for approval of a Preliminary Plat and Final Plat to subdivide four residential lots, one reserve, and to establish access and utility easements for the Deer Run Subdivision in Subarea A of the Deer Run Planned Unit Development District.

Background

The Planning and Zoning Commission recommended approval to City Council for a rezoning from R-1, Restricted Suburban Residential District and PUD, Planned Unit Development District to Planned Unit Development District (Deer Run PUD) for a residential development on February 3, 2011. City Council approved Ordinance 11-11 on March 28, 2011 based on the recommendation from the Commission. Deer Run consisted of two separate previously approved developments, Deer Run Estates and Wasatch Estates, formerly a portion of Amberleigh North. Deer Run Estates was approved in 1984 and rezoned in 2003 and Wasatch Estates was approved in 2002.

Description

The proposed plat is for 18.419 acres of land to be subdivided into four residential lots and one reserve containing an access and utility easement for the extension of a private drive (Deer Run Drive). The four lots consist of the following acreages: 2.453-acres, 2.590-acres, 4.719-acres, and 7.339-acres. Two of the lots, Lots 12 and 13 contain single-family residential homes along with an existing access easement for Deer Run Drive. The remaining two lots will extend the access easement providing a cul-de-sac for Deer Run Drive on Lot 15. A single reserve, Reserve "A", consists of 1.318-acres along Dublin Road providing common open space for the subdivision as outlined in the approved development text. Deer Run is located in the southern portion of the site requiring a significant floodplain for both Subarea A and Subarea B.

Recommendation of the Planning and Zoning Commission

Final Development Plan

The Commission reviewed and approved a final development plan at the May 5, 2016 meeting with two conditions. There is no further action that is required for the final development plan.

Preliminary Plat and Final Plat

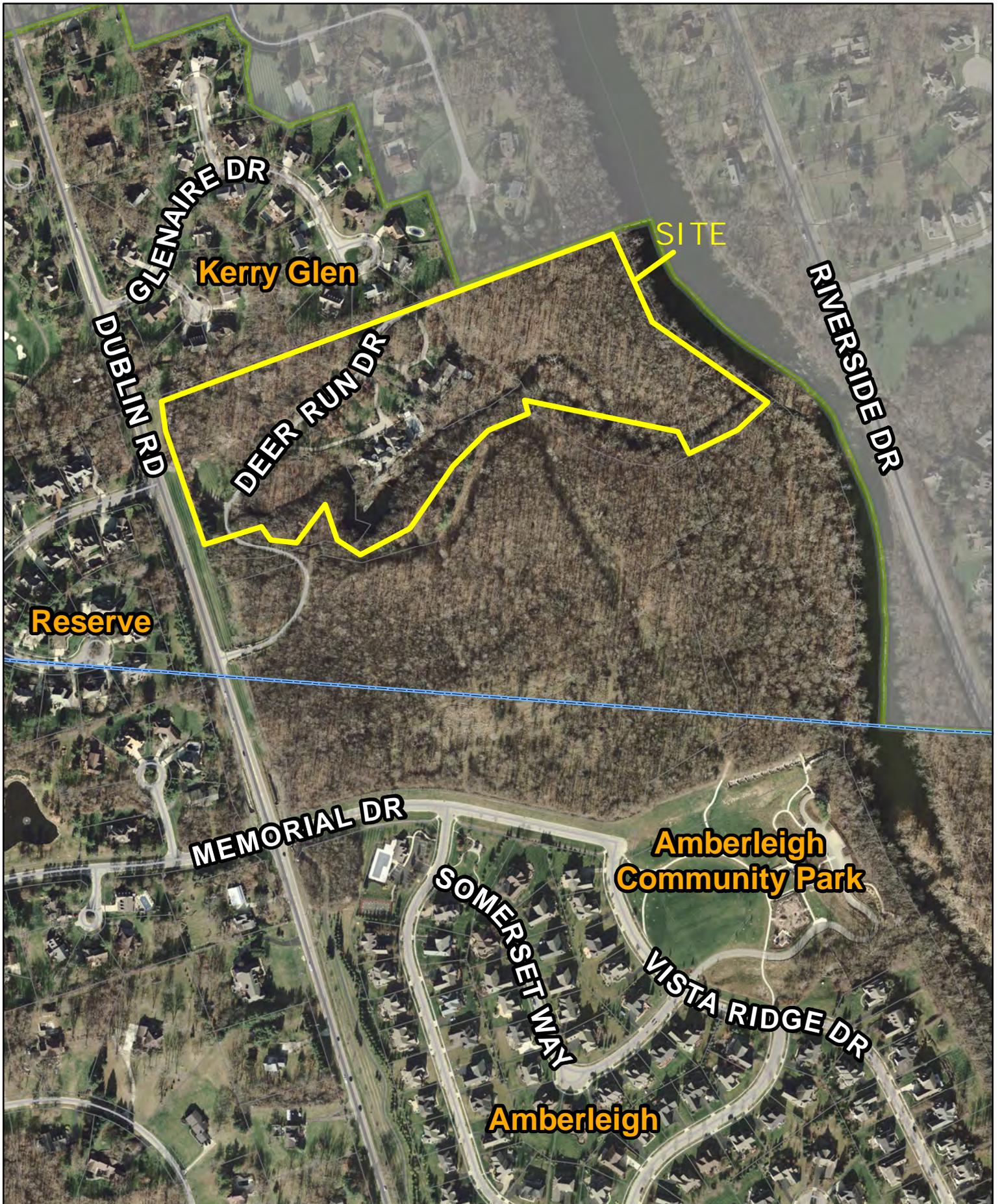
The Commission reviewed and recommended approval to City Council of the preliminary and final plats at the May 5, 2016 meeting with one condition:

- 1) That the applicant ensure any minor technical adjustments to the plat, are made prior to City Council submittal.

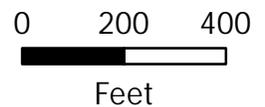
The applicant has worked with staff to ensure that the condition has been met.

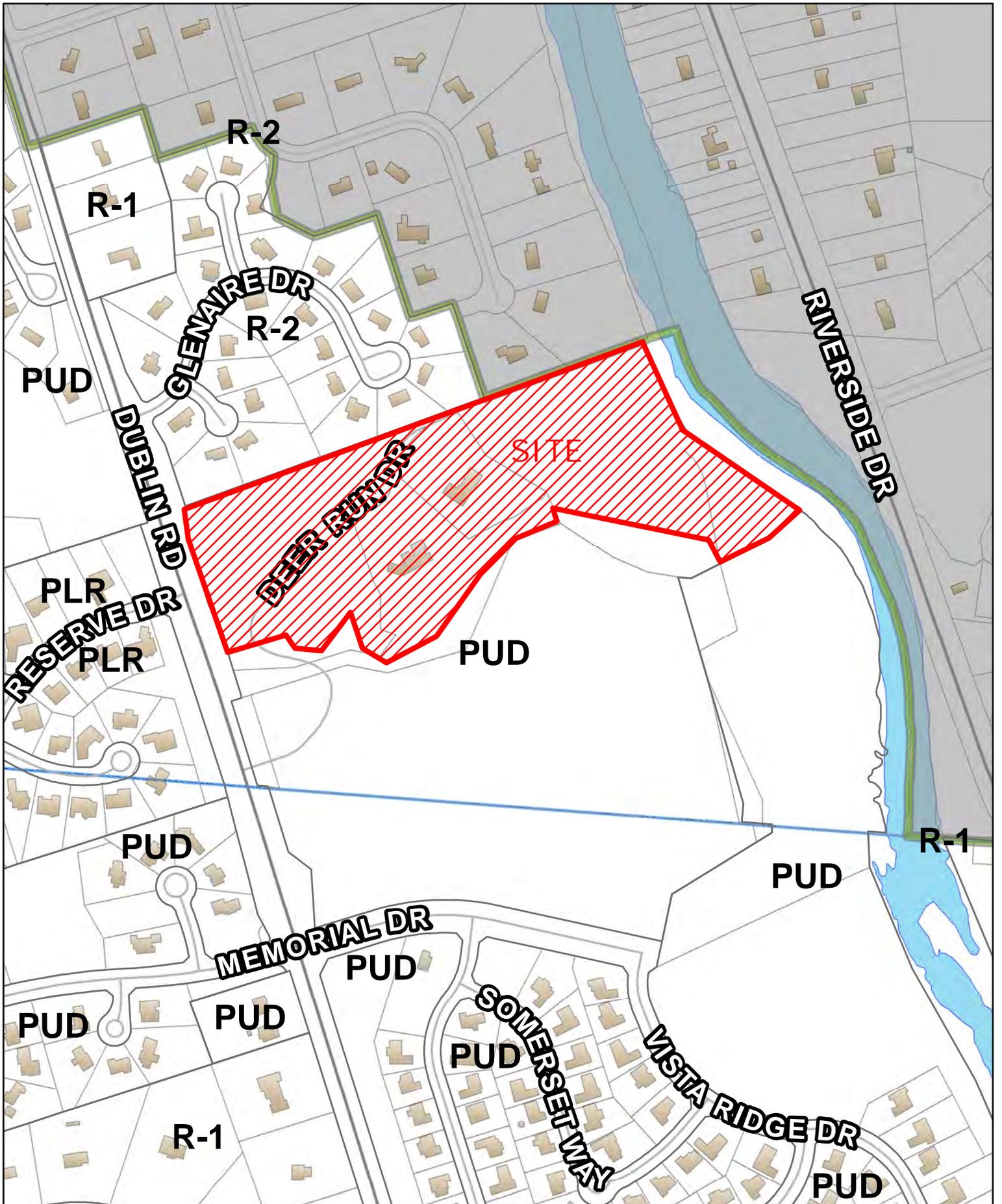
Recommendation

Staff recommends approval of the Preliminary Plat and Final Plat for Deer Run, Subarea A at the May 23, 2016 City Council meeting.

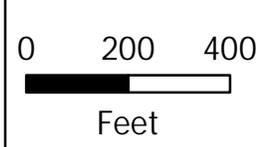


15-120FDP/PP/FP
Final Development Plan/Preliminary & Final Plat
Deer Run Subarea A
5000 Deer Run Drive





15-120FDP/PP/FP
 Final Development Plan/Preliminary & Final Plat
 Deer Run Subarea A
 5000 Deer Run Drive



PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input 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): See attached Exhibit A	
Tax ID/Parcel Number(s): 60043401014000; 60043401010000; 60043307012000; 60043401015000; 60043307017000	Parcel Size(s) (Acres): 2.035 ac.; 1.32 ac.; 14.673 ac.; 4.474 ac.; 11.236 ac.
Existing Land Use/Development: PUD; Estate Lot Single Family Homes	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Estate Lot Single Family Homes

Total acres affected by application: +/- 30.291 ac.

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

Name (Individual or Organization): Deer Run Land, LLC (See attached Exhibit A)	
Mailing Address: (Street, City, State, Zip Code) 330 W. Spring Street, St. 400 Columbus, OH 43215	
Daytime Telephone: Please contact representative	Fax:
Email or Alternate Contact Information: gbennett@talismancp.com	

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FEB 16 2009

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: George Bennett , VP of Deer Run Land, LLC		Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Deer Run Land, LLC (owner)		
Mailing Address: (Street, City, State, Zip Code) 330 W. Spring Street, St. 400, Columbus, OH 43215		
Daytime Telephone: Please contact representative	Fax:	
Email or Alternate Contact Information: gbennett@talismancp.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.; Tom Hart, Esq.	
Organization (Owner, Developer, Contractor, etc.): Isaac Wiles Burkholder & Teetor, LLC	
Mailing Address: (Street, City, State, Zip Code) Two Miranova Place, Suite 700 Columbus, OH 43215	
Daytime Telephone: 614-221-2121	Fax: 614-365-9516
Email or Alternate Contact Information: 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.

I _____, the owner, hereby authorize _____ 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:	Date:
--------------------------------------	-------

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

County of _____ Notary Public _____

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.

I Greg H. Benthley, Vice President, 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>Greg H. Benthley</u>	Date: 12-04-15
--	----------------

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DEC 10 2015
15-120 PP/FP/FOP
CITY OF DUBLIN

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 George H. Bennett Jr., 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: George H. Bennett Jr. Date: 12-04-15

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

I George H. Bennett Jr., 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: George H. Bennett Jr. Date: 12-04-15

Subscribed and sworn to before me this 4 day of December, 2015
 State of Ohio
 County of Franklin Notary Public Natalie R. Gordon



Natalie R. Gordon, Attorney At Law
 Notary Public, State of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.

FOR OFFICE USE ONLY			
Amount Received:	Application No: <u>15-120</u>	P&Z Date(s): <u>5/5/16</u>	P&Z Action: <u>Approved</u>
Receipt No:	Map Zone:	Date Received: <u>12/10/15</u>	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Final Development Plan / Preliminary Plat / Final Plat</u>			
N, S, <input checked="" type="radio"/> E, W (Circle) Side of: <u>Dublin Road</u>			
<input checked="" type="radio"/> N, S, <input checked="" type="radio"/> E, W (Circle) Side of Nearest Intersection: <u>Dublin Road and Memorial Drive</u>			
Distance from Nearest Intersection: <u>500'</u>			
Existing Zoning District: <u>PVD</u>		Requested Zoning District:	

Page 3 of 3
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 CITY OF DUBLIN
 PLANNING

Exhibit A

II. Property Information

Property Addresses

Parcel ID #	Property Address (source: Delaware County Auditor online GIS map)
600-433-07-012-000	DUBLIN RD DUBLIN OH 43017
600-434-01-015-000	5000 DEER RUN DR DUBLIN OH 43017
600-434-01-014-000	4900 DEER RUN DR DUBLIN OH 43017
600-434-01-010-000	DEER RUN DR DUBLIN OH 43017
600-433-07-017-000	DUBLIN RD DUBLIN OH 43017

(source: Delaware County Auditor online GIS map: <http://www.delco-gis.org/auditor>; 11/19/2015)

III. Current Property Owners (Name and Mailing Address)

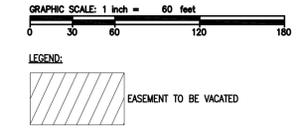
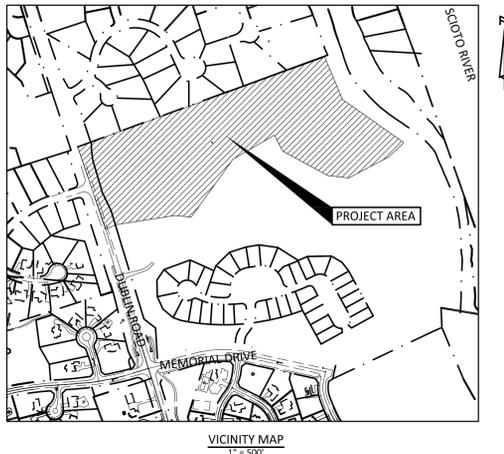
Parcel ID #	Current Property Owner	Owner Address
600-433-07-012-000	DEER RUN LAND LLC	330 W SPRING ST SUITE 400 COLUMBUS OH 43215
600-434-01-015-000	DEER RUN ASSOCIATES LLC	330 W SPRING ST COLUMBUS OH 43215
600-434-01-014-000	DEER RUN ASSOCIATES LLC	330 W SPRING ST COLUMBUS OH 43215
600-434-01-010-000	DUBLIN OHIO DEER RUN ESTATES	330 W SPRING ST SUITE 400 COLUMBUS OH 43215
600-433-07-017-000	WASATCH PARTNERS LLC	330 W SPRING ST COLUMBUS OH 43215

(source: Delaware County Auditor online GIS map: <http://www.delco-gis.org/auditor>; 11/19/2015)

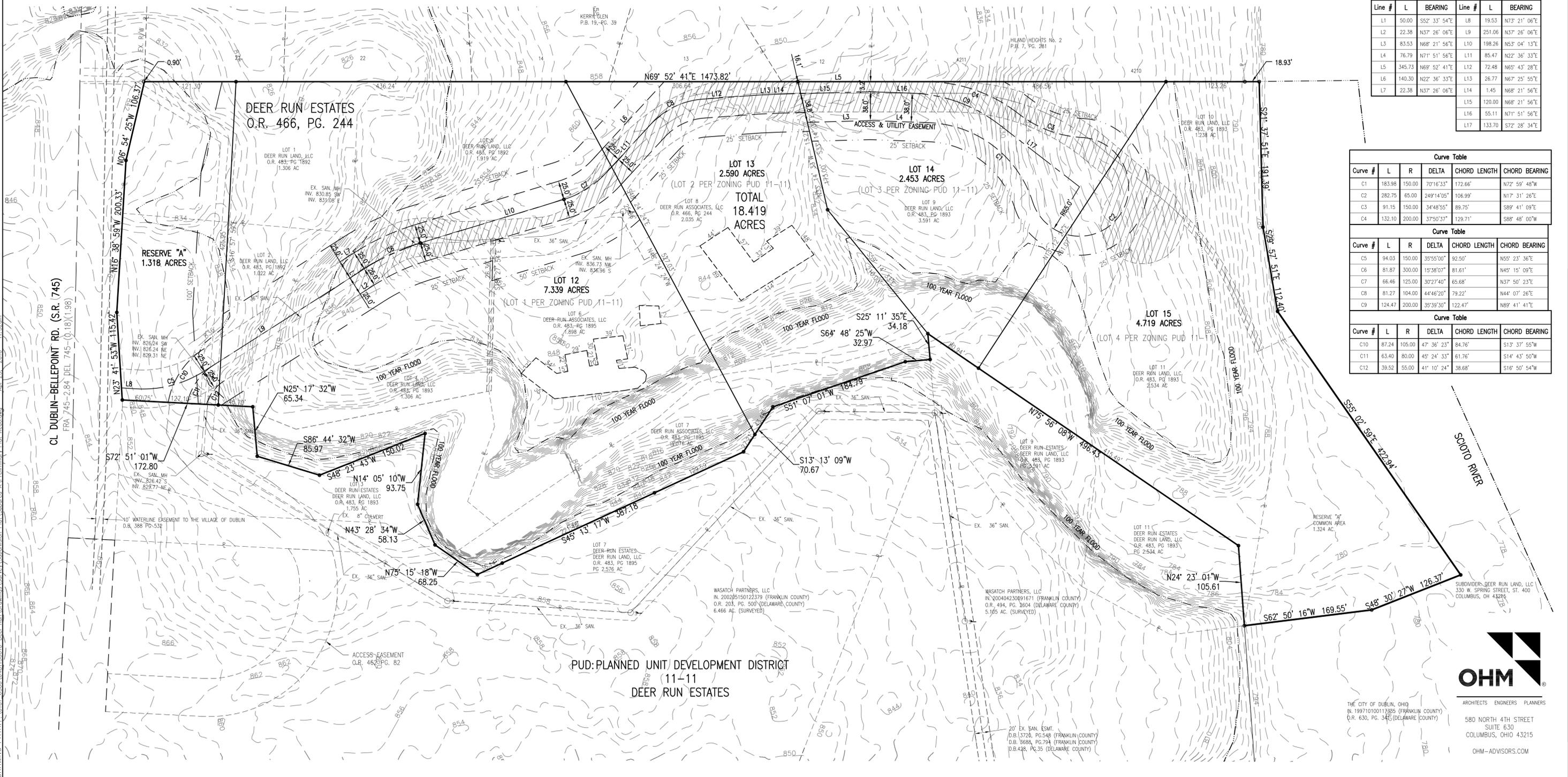
Note: Ownerships are in the process of being transferred into a single entity: Deer Run Land, LLC.

DEER RUN SUBAREA A & PARTIAL RE-SUBDIVISION OF DEER RUN ESTATES

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DUBLIN
 V.M.S. 2545
 PRELIMINARY PLAT



- NOTES:**
- THE EXISTING ZONING ON THIS SITE IS P.U.D.
 - THE PROPOSED USE OF LOTS IS SINGLE FAMILY DWELLINGS. THE SUBDIVISION WILL RESULT IN TWO NEW LOTS FOR A TOTAL OF FOUR LOTS.
 - ALL SANITARY SEWAGE FROM THE CONSTRUCTED LOTS WILL BE ROUTED THROUGH A PUBLIC SANITARY SEWER AND ULTIMATELY TREATED BY THE REGIONAL TREATMENT PLANT.
 - THE TREE PRESERVATION PLAN IS CONTAINED WITHIN THE FINAL DEVELOPMENT PLANS.
- SURVEY DATA:**
- BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2011 adjustment). Control for bearings was from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088.
- BM #1 - FIRE HYDRANT, SOUTH FLANGE BOLT, NORTH SIDE OF DEER RUN DRIVE, EAST SIDE OF BRIDGE.
 ELEVATION - 838.846, EASTING 1793332.222, NORTHING 780995.023
- CONTROL POINT #1 - LOCATED NEAR SUBAREA A TOWARDS THE END OF THE FUTURE ROAD.
 ELEVATION - 815.308, EASTING 1794203.746, NORTHING 781526.840
- CONTROL POINT #2 - LOCATED NEAR SUBAREA B ON LEFT SIDE OF THE PRIVATE DRIVE.
 ELEVATION - 848.616, EASTING 1793363.367, NORTHING 780606.627
- CONTROL POINT #3 - LOCATED NEAR SUBAREA B TOWARDS THE END OF THE FUTURE ROAD.
 ELEVATION - 845.644, EASTING 1793941.976, NORTHING 780881.952



Line Table			Line Table		
Line #	L	BEARING	Line #	L	BEARING
L1	50.00	S52° 33' 54"E	L8	19.53	N73° 21' 06"E
L2	22.38	N37° 26' 06"E	L9	251.06	N37° 26' 06"E
L3	83.53	N68° 21' 56"E	L10	198.26	N53° 04' 13"E
L4	76.79	N71° 51' 56"E	L11	85.47	N22° 36' 33"E
L5	345.73	N69° 52' 41"E	L12	72.48	N65° 43' 28"E
L6	140.30	N22° 36' 33"E	L13	26.77	N67° 25' 55"E
L7	22.38	N37° 26' 06"E	L14	1.45	N68° 21' 56"E
			L15	120.00	N68° 21' 56"E
			L16	55.11	N71° 51' 56"E
			L17	133.70	S72° 28' 34"E

Curve Table					
Curve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
C1	183.98	150.00	70°16'33"	172.66'	N72° 59' 48"W
C2	282.75	65.00	249°14'05"	106.99'	N17° 31' 26"E
C3	91.15	150.00	34°48'55"	89.75'	S89° 41' 09"E
C4	132.10	200.00	37°50'37"	129.71'	S88° 48' 00"W

Curve Table					
Curve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
C5	94.03	150.00	35°55'00"	92.50'	N55° 23' 36"E
C6	81.87	300.00	15°38'07"	81.61'	N45° 15' 09"E
C7	66.46	125.00	30°27'40"	65.68'	N37° 50' 23"E
C8	81.27	104.00	44°46'20"	79.22'	N44° 07' 26"E
C9	124.47	200.00	35°39'30"	122.47'	N89° 41' 41"E

Curve Table					
Curve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
C10	87.24	105.00	47° 36' 23"	84.76'	S13° 37' 55"W
C11	63.40	80.00	45° 24' 33"	61.76'	S14° 43' 50"W
C12	39.52	55.00	41° 10' 24"	38.68'	S16° 50' 54"W

DRAWING PATH: P:\6101_6500\6481150010-Deer Run\Drawings\Survey\Subdivision\Plat\Subarea A Preliminary Plat_Road.dwg - Apr. 25, 2016 - 11:52am

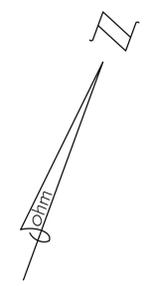
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OHM
 ARCHITECTS ENGINEERS PLANNERS
 THE CITY OF DUBLIN, OHIO
 IN: 19971010011338 (FRANKLIN COUNTY)
 O.R. 630, PG. 342 (DELAWARE COUNTY)

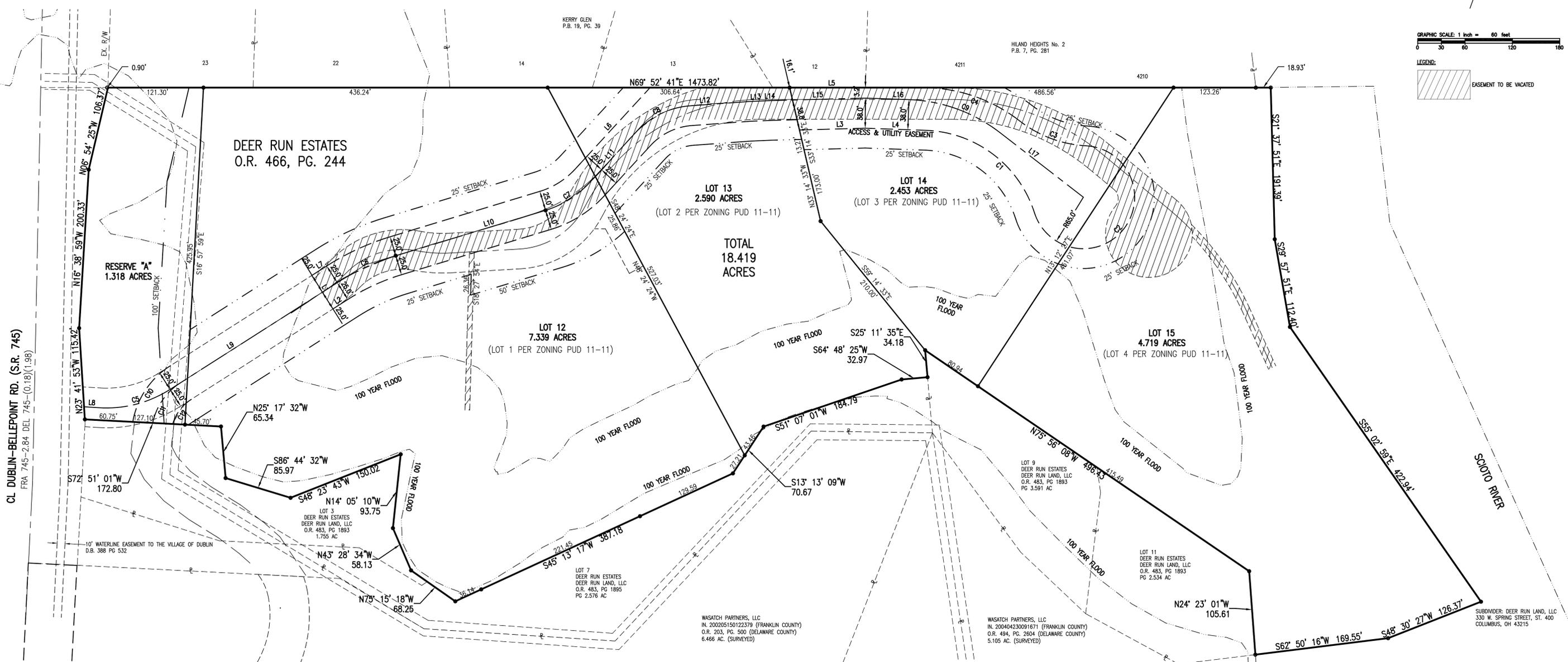
580 NORTH 4TH STREET
 SUITE 630
 COLUMBUS, OHIO 43215
 OHM-ADVISORS.COM

DEER RUN SUBAREA A & PARTIAL RE-SUBDIVISION OF DEER RUN ESTATES

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DUBLIN
V.M.S. 2545



LEGEND:
[Hatched box symbol] EASEMENT TO BE VACATED



DRAWING: P:\16101_65000\6481150010-Deer Run\Drawings\Survey\Subdivision\Plat\Subarea A\Subdivision\Plat\Subarea A Final.dwg Apr. 25, 2016 11:54am

Line #	L	BEARING
L1	50.00	S52° 33' 54"E
L2	22.38	N37° 26' 06"E
L3	83.53	N68° 21' 56"E
L4	76.79	N71° 51' 56"E
L5	345.73	N89° 52' 41"E
L6	140.30	N22° 36' 33"E
L7	22.38	N37° 26' 06"E
L8	19.53	N73° 21' 06"E
L9	251.06	N37° 26' 06"E
L10	198.26	N53° 04' 13"E
L11	85.47	N22° 36' 33"E
L12	72.48	N65° 43' 28"E
L13	26.77	N67° 25' 55"E
L14	1.45	N68° 21' 56"E
L15	120.00	N68° 21' 56"E
L16	55.11	N71° 51' 56"E
L17	133.70	S72° 28' 34"E

Curve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
C1	183.98	150.00	70°16'33"	172.66'	N72° 59' 48"W
C2	282.75	65.00	249°14'05"	106.99'	N17° 31' 26"E
C3	91.15	150.00	34°48'55"	89.75'	S89° 41' 09"E
C4	132.10	200.00	37°50'37"	129.71'	S88° 48' 00"W
C5	94.03	150.00	35°55'00"	92.50'	N55° 23' 36"E
C6	81.87	300.00	15°38'07"	81.61'	N45° 15' 09"E
C7	66.46	125.00	30°27'40"	65.68'	N37° 50' 23"E
C8	81.27	104.00	44°46'20"	79.22'	N44° 07' 26"E
C9	124.47	200.00	35°39'30"	122.47'	N89° 41' 41"E
C10	87.24	105.00	47° 36' 23"	84.76'	S13° 37' 55"W
C11	63.40	80.00	45° 24' 33"	61.76'	S14° 43' 50"W
C12	39.52	55.00	41° 10' 24"	38.68'	S16° 50' 54"W

THE CITY OF DUBLIN, OHIO
IN: 199710100117335 (FRANKLIN COUNTY)
O.R. 630, PG. 341 (DELAWARE COUNTY)

580 NORTH 4TH STREET
SUITE 630
COLUMBUS, OHIO 43215
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 5, 2016

The Planning and Zoning Commission took the following action at this meeting:

**1. Deer Run, Subarea A Deer Run Drive
15-120FDP/PP/FP Final Development Plan/Preliminary and Final Plats**

Proposal: The subdivision and development of four, single-family lots and streets as part of the Deer Run Subdivision in Subarea A of the Deer Run Planned Unit Development District. The site is on the east side of Dublin Road and 300 feet north of Memorial Drive.
Request: Review and approval of a Final Development Plan under the provision of Zoning Code Section 153.050 and review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations.
Applicant: Deer Run Land, LLC; represented by Michael Close and Tom Hart, Esq.
Planning Contact: Logan Stang, Planner I.
Contact Information: (614) 410-4652, lstang@dublin.oh.us

MOTION #1: Ms. Salay motioned, Mr. Stidhem seconded to approve the Final Development Plan with two conditions:

- 1) That the applicant pay a tree replacement fee for outstanding caliper inches prior to submitting for building permitting; and
- 2) That the applicant and Staff work with adjacent residents to field-locate tree protection fencing and coordinate minimizing the impacts on trees adjacent to existing properties.

VOTE: 4 – 0

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Recused
Cathy De Rosa	Absent
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**2. Deer Run, Subarea A
15-120FDP/PP/FP**

**Deer Run Drive
Final Development Plan/Preliminary and Final Plats**

MOTION #2: Ms. Salay motioned, Mr. Stidhem seconded, to recommend approval to City Council for Preliminary and Final Plats with one condition:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

VOTE: 4 – 0

RESULT: The Preliminary and Final Plats were recommended for approval.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Recused
Cathy De Rosa	Absent
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Logan Stang, Planner I



Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

MEETING MINUTES

MAY 5, 2016

AGENDA

- | | |
|--|--|
| 1. Deer Run, Subarea A
15-120FDP/PP/FP | Deer Run Drive
Final Development Plan (Approved 4 – 0)
Preliminary and Final Plats (Approved 4 – 0) |
| 2. BSD SRN – Bridge Park East, Blocks B & C
16-028MSP | Riverside Drive and Dale Drive
Master Sign Plan (Approved 5 – 0) |

The Vice Chair, Chris Brown, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Amy Salay, Robert Miller, Deborah Mitchell, and Stephen Stidhem. Victoria Newell and Cathy De Rosa were absent. City representatives present were: Claudia Husak, Vince Papsidero, Philip Hartmann, Tim Lecklider, Logan Stang, Nichole Martin, Aaron Stanford, Alan Perkins, and Laurie Wright.

Administrative Business

Motion and Vote

Ms. Mitchell moved, Mr. Miller seconded, to approve the April 7, 2016, meeting minutes as presented. The vote was as follows: Ms. Salay, yes; Mr. Brown, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Ms. Mitchell, yes. (Approved 5 - 0)

The Vice Chair, Chris Brown, briefly explained the rules and procedures of the Planning and Zoning Commission. He said certain cases on tonight's agenda may be approved by consent. He stated Case 1 – Deer Run is eligible for consent tonight. He asked if anyone from the public intended to speak with regard to Case 1. He determined the case should be removed from the consent agenda and reviewed in its entirety.

Mr. Brown said the cases would be heard in the published order from the agenda and recorded in the minutes as such. He recused himself from the first case as there was a conflict of interest. He stated Commissioner Miller would run this portion of the meeting.

- | | |
|---|--|
| 1. Deer Run, Subarea A
15-120FDP/PP/FP | Deer Run Drive
Final Development Plan/Preliminary and Final Plats |
|---|--|

Bob Miller said the following application is a proposal for the subdivision and development of four, single-family lots and streets as part of the Deer Run Subdivision in Subarea A of the Deer Run Planned Unit Development District. He said the site is on the east side of Dublin Road and 300 feet north of Memorial Drive. He said this is a request for review and approval of a Final Development Plan under the provision of Zoning Code Section 153.050 and review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations.

Mr. Miller swore in anyone intending to address the Commission regarding this case.

Logan Stang presented an aerial view of the site and explained the PUD consists of three Subareas – A, B, and C. He noted that only Subarea A is associated with this application, located on the north, adjacent to the Kerry Glen subdivision. He presented the proposed Site Plan and explained Subarea A includes the plating of four single-family properties and the extension of a private drive. Two of the proposed lots he said are already developed with single-family homes leaving the remaining land to the east, along the river, available for the additional two lots. He said the development contains a single access point from Dublin Road that is located in Subarea B, which contains a gated entry feature. He said the homes are custom built and will require review and approval by a Design Committee created by the homeowners association. He stated the site is heavily wooded and Deer Run runs through the southern portion of Subarea A and has a large floodplain that extends into both Subareas A and B.

Mr. Stang presented the Tree Protection/Removal Plan. Due to the wooded nature of the site, he said the development was approved for a Tree Waiver holding the developer liable for replacing any tree removed that the diameter is greater than 18 inches and trees removed from common open space or rear yards that are between 6 inches and 18 inches in diameter. He said this proposal outlines the trees impacted by the extension of Deer Run Drive; and tree removal from the two remaining properties will be reviewed at the building permit stage. Based on the Tree Waiver and this proposal, he stated, the applicant is required to replace a total of 258 caliper inches.

Mr. Stang presented the Landscape Plan that outlined a total replacement of 82.5 caliper inches due to site constraints. He reported the applicant will be required to pay a Fee-in-Lieu of replacement for the remaining inches, prior to filing for building permits.

Mr. Stang presented the Preliminary and Final Plats for the four lots. He noted the plat outlined the private access and utility easement where Deer Run Drive is located and where all utility services are provided to the existing and proposed properties. He explained a reserve is located on the west side of the site, adjacent to Dublin Road that provides common open space for the development and is a requirement of the development text. He said this reserve along with the private drive will be maintained by a homeowners association that will consist of Subareas A and B. Subarea C has a separate HOA he said.

Mr. Stang said approval is recommended for the Final Development Plan with one condition:

- 1) That the applicant pay a tree replacement fee for outstanding caliper inches prior to submitting for building permitting.

Mr. Stang said approval is recommended to City Council for Preliminary and Final Plats with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Bob Miller inquired about the gate that is fairly close to Dublin Road and if there was any discussion about potential stacking. He indicated with four houses, he did not anticipate a problem. Mr. Stang said stacking outside the gate has not been a concern as it is far enough away from the right-of-way, per Engineering.

Aaron Stanford explained for that type of use and intensity it was not a concern, similar to the situation at the southern edge of Deer Run.

Steve Stidhem suggested that more than the four lots would feed off that gated entry. Mr. Stang said Subarea B can only have 5 lots so a total of 9 lots would use that gate.

Mr. Stidhem inquired about sidewalks. Mr. Stang said sidewalks are not a requirement for a private drive.

Mr. Miller invited the public to speak with regard to this case.

Susan Linwood, 5033 Glenaire Drive, said her house is located right next to this site in the Kerry Glen Subdivision. She asked how many trees would be cut down as she was concerned about the noise and dust that would generate. She said it will also change her view off of her patio.

Mr. Stang presented the proposed Site Plan again to locate her house specifically. He explained the majority of work would occur east of her property. He said there will still be a buffer right behind her house.

Roger Curry, 10820 Edgewood Drive, asked the Commission if they had seen the property.

Mr. Miller responded the property is awesome and a beautiful piece of property without a doubt.

Mr. Curry indicated it is a forest that contains upwards of five mega trees and this is unique. He said he was concerned about the trees that would possibly replace these mega trees.

Mr. Stang restated the applicant is responsible for replacing 258 caliper inches based on the Tree Waiver and the Code requirements.

Mr. Curry said he and his wife enjoy the property and the wildlife that appear. He said this property is special and historic. He said Dublin is green and this should be preserved. He said this property could include a canoe livery and walking paths because there are no places like it and asked the Commission to consider alternatives.

Jerry Ellis, 10815 Edgewood Drive, said the majority of his property abuts the driveway extension. He noted the scale of the plans are very small and difficult to read but found the driveway will run through the drip line of his Chinquapin Oak, which is on the Dublin Register of trees and has the green tag attached to it. He said some of the farmer's fence has grown into some of the bark on the south side. He said he is concerned about any roadway development in the vicinity of that tree that would be a 50-foot area under the drip line of the tree. He indicated the trunk of the tree is 11 feet in circumference and the drip line is out about 20 – 30 feet. He said at that location at the crest of the hill, that is where the driveway will begin to curve. He asked that the driveway be moved over. He said he and his wife have lived there for 29 years and enjoys the tree. He explained it produces little tiny acorns that the squirrels like to eat. He concluded it is a tree worth preserving.

Mr. Miller said he does not know of what tree Mr. Ellis is speaking of. Mr. Stang said he did not know the specifics of that tree either but the applicant has worked closely to preserve as much along that buffer as possible and to maneuver the road as far south as they can to preserve as many landmark and full-grown trees in the area as possible. He said the City's Zoning Inspectors will be out to the site monitoring the roadway extension to ensure the trees are being protected and cared for.

Mike Close, 7360 Bellaire Avenue, said he has lived there for 36 years and is as familiar with the property as anybody with the exception of the Vice Chair who is the property manager and that is why he had to recuse himself.

Mr. Close referred to the Planning Report with two conditions. He said the first is the correction of the Plats; that has already been done. He said the second is the payment of the tree preservation fee and he has that check in hand. He said obviously, they consent to the conditions. He indicated he understands where the neighbors are coming from. He said nobody will be touching the ravine where there might be Indian remains. He said when the elf lights are on down in the ravine at night, it is one of the most impressive sites he has ever seen in the City of Dublin. He said it was actually a tree farm originally and thought the Walter family had planted ±20,000 trees over time. He stated he has worked closely with Staff to preserve trees and is willing to make any adjustments they may need to make to ensure the trees are preserved. He said the more trees, the more value to the property. He emphasized that they work with Staff to consider drip lines, etc. that may be impacted during construction.

Mr. Close reminded the Commission that the function of the submission of the Final Development Plan is to merely ensure that it is in compliance with the Preliminary Development Plan and there have been no changes to that plan. He said any changes that have been made have been requested by the City.

Amy Salay asked Mr. Stang to point out Mr. Ellis' house on the proposed Site Plan. Mr. Stang indicated that property was not called out on this plan but pointed to where the Ellis house is located.

Ms. Salay said she thought the road is far enough away from the Oak tree in question to which Mr. Stang agreed.

Ms. Salay said she was concerned about preserving the tree line on the north side. She said she would hate for any neighbor adjacent to construction to lose a tree. She suggested an on-site meeting with construction folks, the City Forrester, and the neighbors would go a long way.

Mr. Close said that is exactly what the applicant did for Subarea C.

Ms. Salay said she would appreciate having that meeting written as a condition to which Mr. Close agreed.

Mr. Stidhem indicated the road might need to be moved to accommodate trees. Mr. Close said that is not unusual. He said the applicant may be back for a minor adjustment to the Final Development Plan anyway when the buyers decide how they want their houses situated.

Mr. Miller asked Ms. Husak to write in a condition.

Mr. Miller reported he walked the property on Sunday, walked all the way back by the river and found the property to be spectacular.

Mr. Close clarified that the property does not go all the way down to the river as the City owns that portion.

Mr. Miller closed the public comment portion of the meeting.

Mr. Stang presented the second condition that was added to the Final Development Plan:

That the applicant and Staff work with adjacent residents to field locate tree protection fencing and coordinate minimizing the impacts on trees adjacent to existing properties.

Mr. Miller called for comments from the Commission.

Mr. Stidhem said he noticed that the City had land there. He stated he appreciated the public comments. He said the City does a tremendous job with parks and open space.

Mr. Miller said when he was on the property, there were a couple of guys fly fishing on the river. He noted when he came down the hill, the view was like what could be found in a movie.

Mr. Miller asked if there were any further questions or comments. [Hearing none.] He called for a motion to approve the Final Development Plan with two conditions:

- 1) That the applicant pay a tree replacement fee for outstanding caliper inches prior to submitting for building permitting; and
- 2) That the applicant and Staff work with adjacent residents to field-locate tree protection fencing and coordinate minimizing the impacts on trees adjacent to existing properties.

Mr. Close agreed to the conditions.

Motion and Vote

Ms. Salay moved, Mr. Stidhem seconded, to approve the Final Development Plan with two conditions. The vote was as follows: Ms. Mitchell, yes; Mr. Miller, yes; Mr. Stidhem, yes; and Ms. Salay, yes. (Approved 4 – 0)

Motion and Vote

Ms. Salay moved, Mr. Stidhem seconded, to recommended approval to City Council for Preliminary and Final Plats with the following condition:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

The vote was as follows: Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; and Ms. Salay, yes. (Approved 4 – 0)

2. BSD SRN – Bridge Park East, Blocks B & C 16-028MSP

Riverside Drive and Dale Drive Master Sign Plan

The Vice Chair, Mr. Brown, said the following application is a proposal for an amendment to a previously approved Master Sign Plan to include parking garage signs for a new 8.2-acre, mixed-use development east of Riverside Drive, ±430 feet north of the intersection with West Bridge Street and south of the intersection with (future) Bridge Park Avenue. He said this is a request for review and approval for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

The Vice Chair swore in anyone intending to address the Commission regarding this case.

Nichole Martin said the applicant has a presentation of their own but would be happy to answer any questions the Commission may have.

Joell Angel-Chumbley, 1176 Overlook Avenue, Cincinnati, Ohio, 45238, said with the two options, she wanted to give a background on the changes since they last presented to the PZC. She said there is a primary Parking Marquee sign on Longshore Street at the C4/C5 buildings and on Banker Drive on buildings B4/B5, and secondary Parking Marquee signs to coordinate.

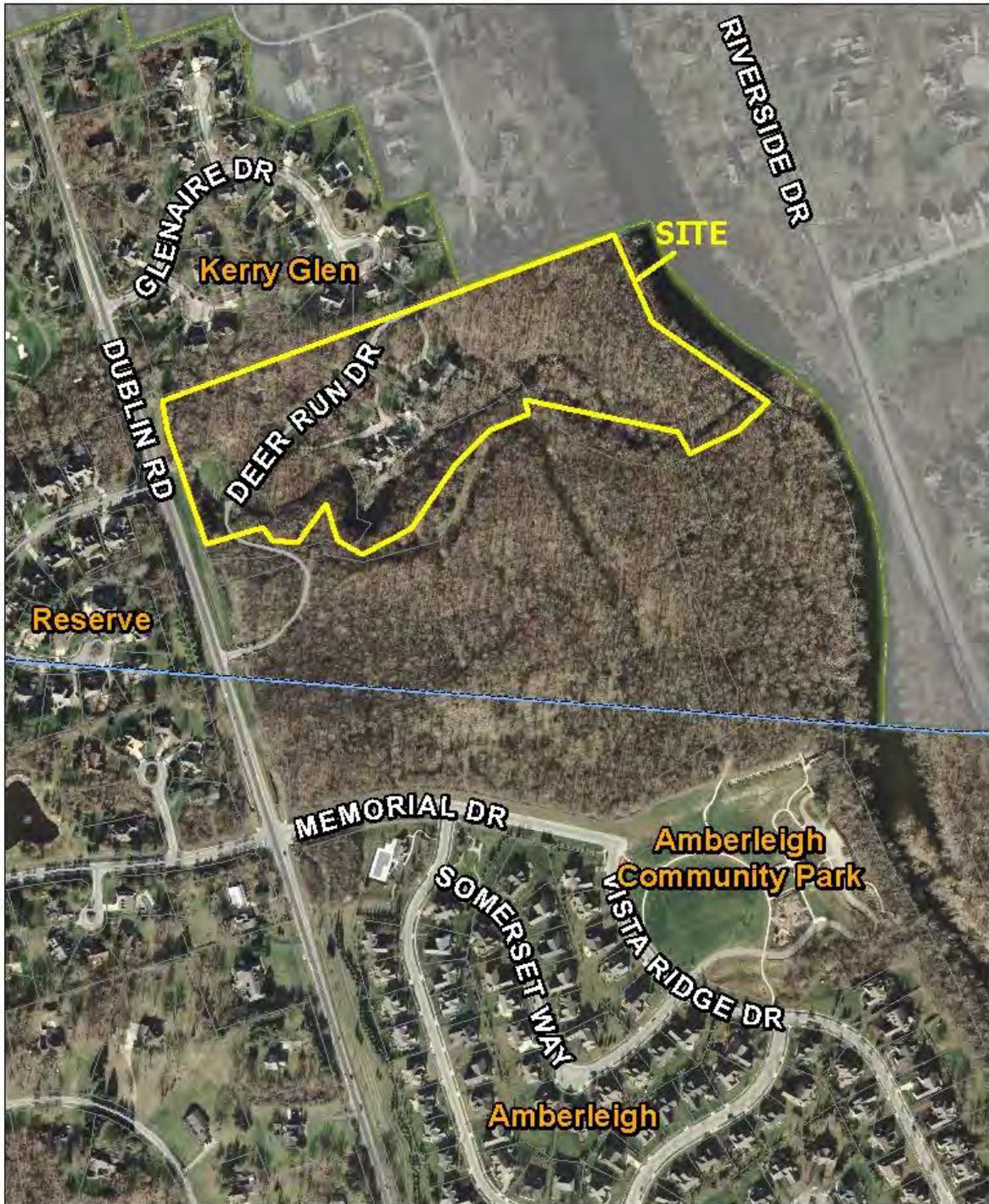
Planning Report

Thursday, May 5, 2016

Deer Run – Subarea A

Case Summary

Agenda Item	1
Case Number	15-120PP/FP/FDP
Proposal	The subdivision and development of 4 single-family lots and streets as part of the Deer Run Subdivision in Subarea A of the Deer Run Planned Unit Development District.
Request	Review and approval of a final development plan under the provisions of Code Section 153.050 and review and recommendation of approval for a preliminary and final plat under the provisions of the Subdivision Regulations.
Site Location	East side of Dublin Road, 300 feet north of the intersection with Memorial Drive.
Applicant	George Bennett, Deer Run Land LLC
Representative	Rick Fay, OHM Advisors
Case Manager	Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<p><u>Approval of a Final Development Plan</u> Planning recommends approval of the proposal because it complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with one condition.</p> <ol style="list-style-type: none">1) The applicant pay a tree replacement fee for outstanding caliper inches prior to submitting for building permitting. <p><u>Approval to City Council of a Preliminary and Final Plat</u> Planning recommends approval of the proposal because it complies with the preliminary and final plat criteria and existing development standards. Planning recommends approval of this request to City Council with one condition.</p> <ol style="list-style-type: none">1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.



 <p>City of Dublin</p>	<p>15-120FDP/PP/FP Final Development Plan/Preliminary & Final Plat Deer Run Subarea A 5000 Deer Run Drive</p>	<p>0 200 400 Feet</p> 
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Facts	
Site Area	18.419-acre site
Zoning	PUD, Planned Unit Development, Deer Run
Surrounding Zoning and Uses	North: R-2: Limited Suburban Residential District (Kerry Glen Subdivision) South: PUD; Planned Unit Development District, Deer Run, Subareas B & C (Single-family Residential) East: City of Columbus (Single-family Residential) West: PLR; Planned Low Density Residential District, The Reserve (Single-family Residential)
Site Features	<ul style="list-style-type: none"> • Two existing single-family homes located on the north side of Deer Run Creek • Deer Run Creek located along the southern edge of Subarea A • Private street, Deer Run Drive, with connection to Dublin Road in Deer Run, Subarea B • Heavily wooded with mature trees throughout the entire site • Significant grade change due to Deer Run Creek and Scioto River to the east
Case Update	This case was postponed prior to the March 10 th meeting at the request of the applicant.
Site History	<p>Deer Run Subarea C, located north of Memorial Drive, received approval for a final development plan and recommendation of approval for a final plat by the Planning and Zoning Commission in December of 2014. City Council approved the final plat in January of 2015.</p> <p>The rezoning, preliminary development plan, and preliminary plat were approved by the Planning and Zoning Commission in February of 2011. City Council approved Ordinance #11-11 rezoning 51.7 acres from R-1: Restricted Suburban Residential District to Planned Unit Development District (Deer Run) in March of 2011. The preliminary plat had established 11 Lots predominately located within Subarea A towards the northern edge of the site. The private street had access within Subarea A and a reserve along the Scioto River for common open space.</p>

Details	Final Development Plan
Process	The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.
Proposal	The proposal includes the subdivision of 4 single-family residential lots and one reserve with a single private street servicing the subdivision. Two of the lots, Lots 12 & 13, are developed with single-family homes. The site is heavily wooded with mature trees and contains severe grade change due to Deer Run Creek running along the southern edge of the subarea.
Setbacks and	The development text requires a 25-foot front yard setback from the private

Details	Final Development Plan
Buffering	<p>street easement, 25-foot side yard setbacks, and a minimum rear yard setback of the 100-year floodplain, or 30 feet from the rear property line, whichever is greater. Due to the location of Deer Run Creek the 100-year floodplain expands a significant distance into the properties, reducing the buildable area of the lots. The text outlined that in these instances the 100-year floodplain line can serve as the rear yard setback. A 100-foot building setback is required from Dublin Road which is contained entirely within Reserve "A" and does not impact any of the proposed lots.</p> <p>Reserve "A" is located on the east side of Dublin Road and is approximately 1.3 acres. The development text requires that Subarea A contain 1.2 acre of common open space along Dublin Road that is maintained by the homeowners association. This reserve will serve as the common open space for the neighborhood and will provide a sufficient buffer along Dublin Road.</p>
Architecture	<p>The proposed architecture for Subarea A is intended to be custom built and per the development text would require review and approval by a Design Committee created by the trustees of the HOA. The committee will ensure that architectural character meets all applicable standards as outlined in the development text and Dublin Zoning Code.</p>
Tree Preservation and Replacement	<p>The Deer Run development received approval of a tree waiver for all three subareas at the time of rezoning. The tree waiver allows for trees in good or fair condition to be removed from common open space area or from rear yard setbacks measuring between 6 inches up to 18 inches to be replaced on a tree-for-tree basis. Trees measuring 18 inches or greater in good or fair condition removed from the site shall be replaced on an inch-for-inch basis. Although the site is heavily wooded the tree waiver allows for a decreased number of replacement inches, however the applicant has worked with staff to preserve as many trees as possible.</p> <p>Based on the extension of the private street and creation of the cul-de-sac, a total of 1297 caliper inches will be removed from the site. Of these removed inches, 258 inches are required to be replaced per the tree waiver outlined in the development text. As a result, 103 trees (at 2.5 caliper inches each) are required as replacements. The applicant is proposing to plant 33 trees for a total of 82.5 caliper inches and the remaining 175.5 inches will be paid to the City as a fee in lieu. The applicant will be required to pay this fee prior to submitting for building permitting and has indicated that tree protection fencing will be installed to ensure no additional trees are impacted by development. A landscape inspection is also required prior to development and has been noted on the tree preservation plan.</p>
Access	<p>The development text requires that the existing bridge located in Subarea A be evaluated at the final development plan to ensure suitability for emergency access. A bridge load calculation report was submitted with this application and</p>

Details	Final Development Plan
	has been reviewed by the Fire Marshal and City Engineer for sufficient support. The existing bridge will require no modification and is capable of handling emergency vehicles.
Entry Feature/Sign	The existing gated entry feature and Deer Run sign are to remain and no changes are proposed with this application.
Stormwater Management	<p>This site will meet the requirements of the Stormwater Management Code for water quality by constructing new storm sewer infrastructure and bioretention swales.</p> <p>Section 53.070 provides for certain exemptions from on-site stormwater runoff control (water quantity control). As this site is located within the area identified as the Scioto River Corridor, it is exempt from providing water quantity.</p>
Utilities, Lighting and Grading	The proposed utility connections will be extended along the private street within the access and utility easement. The water and sanitary lines that service the existing residential homes are the connection points for the proposed network. The only site grading taking place is around the private street with minimal impact to the surrounding site. Due to the site conditions the grade change is significant along Deer Run Drive varying upwards of 20 feet along the proposed street. No lighting is proposed with this application and lighting is not a requirement as part of the development text.

Analysis	Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1) Consistency with the approved preliminary development plan.	Criterion met: This proposal is consistent with the requirements of the Zoning Code and the Deer Run development text. The location and size of the cul-de-sac for the private street have been modified in order to rectify concerns regarding fire access to the eastern properties.
2) Traffic and pedestrian safety	Criterion met: The extension of Deer Run Drive meets all applicable construction standards and provides for safe vehicular travel. Sidewalks are not required and are not proposed with this application since there are a limited number of lots within the subarea. The private street and surrounding land within the access easement will serve for pedestrian circulation through the site.
3) Adequate public services and open space	Criterion met: The site has access to adequate utilities. Additional open space dedication is not required with the proposal, however Reserve A serves as a common open space for the neighborhood.

Analysis	Final Development Plan
4) Protection of natural features and resources Condition 1	Criterion met with condition: The applicant has worked with staff to minimize the impact the proposed development will have on the site. Tree preservation has been carefully outlined with the expansion of the private street and landscaping has been provided to account for tree replacement. Due to the heavily wooded site the applicant is limited as to appropriate planting areas and therefore a deficit regarding tree replacement has been identified. The applicant will be required, as outlined in the tree waiver, to pay a fee in lieu of tree replacement for the missing caliper inches prior to submitting for building permits.
5) Adequacy of lighting	<i>Not Applicable.</i>
6) Signs consistent with preliminary development plan	Criterion met: The existing entry feature sign meets the Deer Run development text and applicable Code regulations. No changes to the sign or entry feature are proposed with this application.
7) Appropriate landscaping to enhance, buffer, & soften the building and site	Criterion met: The heavily wooded site creates a sufficient buffer between adjacent properties both within and outside the site. The preservation of these wooded areas, location of the reserve, and large lot sizes also serve to buffer and enhance the natural environment that surrounds the site. Additional landscaping has been provided around the cul-de-sac further improving the aesthetics of the private street.
8) Compliant Stormwater management	Criterion met: The applicant has provided a stormwater management report that meets all applicable standards.
9) All phases comply with the previous criteria.	<i>Not Applicable.</i>
10) Compliance with other laws & regulations.	Criterion met: The proposal meets all other applicable laws and regulations.

Recommendation	Final Development Plan
Approval	In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with one condition.
Conditions	1) The applicant pay a tree replacement fee for outstanding caliper inches prior to submitting for building permitting.

Details		Preliminary/Final Plat
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	<p>The proposed plat subdivides 18.419 acres of land into four lots and one reserve. Lots 12 & 13 are currently developed with single-family homes and a private street that terminates on Lot 13. An access and utility easement will be established on Lots 14 & 15 so that services can be extended to the additional lots. Existing access easements will be vacated with this plat due to the reconfiguring of lots for Subarea A.</p> <p>The lot sizes vary considerably due to existing site conditions and developable land. The lot sizes are as follows; Lot 12 is 7.339 acres, Lot 13 is 2.590 acres, Lot 14 is 2.453 acres, and Lot 15 is 4.719 acres. The reserve, Reserve A, is 1.318 acres and is located on the western portion of the site adjacent to Dublin Road.</p>	
Private Street	An existing private street, Deer Run Drive, currently services the two existing residential homes. This proposal includes the extension of the private street to the two proposed lots with a single access point on Dublin Road, located in Subarea B. The private street will be constructed within the access and utility easement established on all four properties.	

Analysis		Preliminary/Final Plat
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.	
1) Plat Information and Construction Requirements Condition 1	Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. The rear and side yard setback lines shown on the preliminary and final plats should be removed in order to prevent future issues or revisions with setback requirements. Any other minor technical adjustments shall be made prior to Council review.	
2) Street, Sidewalk, and Bikepath Standards	Criterion met: An access easement is provided for the private street. Sidewalks and bikepaths are not required as outlined in the Deer Run development text for Subarea A.	
3) Utilities	Criterion met: This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.	
4) Open Space Requirements	Criterion met: No open space dedication is required with this application. A common open space for the community is required per the Deer Run development text which has been provided within Reserve A.	

Recommendation		Preliminary/Final Plat
Summary	This proposal complies with the preliminary and final plat review criteria and approval of this request is recommended with one condition.	
Conditions	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.	

FINAL DEVELOPMENT PLAN REVIEW CRITERIA

Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 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 §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 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;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 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;
- 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;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin 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;
- 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; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

PRELIMINARY/FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.

Development Text

Introduction:

Deer Run is a +/- 51.7 acre Planned Unit Development in the City of Dublin. The site is situated just west of the Scioto River, and straddles the boundary line between Franklin and Delaware Counties. The site is bound by Kerry Glen Subdivision to the North, the Scioto River and City of Dublin owned property to the East, Memorial Drive and Amberleigh Subdivision to the South, and Dublin Road to the west.

The site is unique in that it is heavily wooded, and contains a variety of topography, including a large ravine that bisects the site. This PUD seeks to provide a variety of residential choices that will embrace the existing character, and preserve as much of the natural features as possible through the use of large lots, and smaller, clustered lots.

General Development Standards

I) Applicability:

The development will consist of three subareas (Subareas A-C), each of which is subject to the applicable standards set forth in the text. Except where defined in this text, the development shall meet the standards in the City of Dublin Code.

II) Residential Lot Types:

Subarea A is the northern-most portion of the site, north of the large ravine, and is made up of Estate Lots. Subarea B is the central portion of the site, south of the large ravine, and is also made up of Estate Lots. Subarea C is the southern-most portion of the site and is made up of Cluster Lots.

III) Residential Architectural Standards:

- A) All dwelling units shall comply with the design guidelines of the development standards in this text, except for any existing buildings or site improvements that will remain. Redevelopment or alterations to those existing elements shall be in compliance with the design guidelines of the development standards in this text. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea.
- B) All structures shall meet the City of Dublin Zoning Code Residential Appearance Standards, unless otherwise set forth in this text.

IV) Setbacks:

Setbacks from the perimeter of the PUD site shall be as follows:

- A) Minimum building and pavement setback from Dublin Road right-of-way shall be one hundred (100) feet. The private access and utility easement shall be permitted to encroach on this setback as shown on the plans.
- B) Minimum building and pavement setback from Memorial Drive right-of-way shall be one hundred (100) feet.
- C) The minimum building and pavement setback from all other PUD perimeter property lines shall be twenty five (25) feet. Access and utility easements shall be permitted to encroach on these setbacks, as shown on the plans.

DEER RUN ESTATES – APPROVED DEVELOPMENT TEXT
Submitted to City Council March 28, 2011

- D) The existing private drive from Dublin Road, as well as its proposed extension along the northern property line, shall be permitted to encroach on these setbacks, as shown on the plans.

V) Graphics and Signs:

- A) At the time of the submission of its initial Final Development Plan to the Planning and Zoning Commission for any residential development, the developer shall present the Planning Commission with a graphics and signage plan for its review. This plan, and any future amendments thereto, shall serve as the uniform graphics and signage plan for the entire PUD both for the initial phase of residential development on the site and any phase of residential development occurring thereafter. Once the graphics and signage plan is approved as a part of the initial final development plan, its terms shall apply to all residential graphics and signage within the PUD.
- B) In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code then the terms of those Code sections shall apply.

VI) Landscaping Vision:

Landscaping shall maintain a natural appearance along Dublin Road and Memorial Drive, in common open spaces, along the private streets in subareas A and B, and throughout undeveloped areas of the site. Subarea C may appear more formalized to complement the intended “European village” style of the architecture. More formalized landscaping may be designed to complement the individual homes in all subareas. Landscaping should be designed to complement appearance and plant material existing in the adjoining woods and natural areas. A significant effort shall be made to preserve the natural features, including existing trees and topography; particularly in Subarea B.

VII) Expiration of Zoning Approval:

- A) This PUD requests an exemption from the Dublin Zoning Code which requires the submission of a final development plan within three years of approval of this preliminary development plan and the Planned Development District designation. This preliminary development plan shall remain in effect until such time that a Final Development Plan is approved.

VIII) Home Owners’ Associations

DEER RUN ESTATES – APPROVED DEVELOPMENT TEXT
Submitted to City Council March 28, 2011

- A) Two separate forced and funded homeowners' associations shall be established: one for Subareas A and B, and one for Subarea C.
- B) The associations shall own and maintain all common facilities, including but not limited to open spaces, private streets, private utilities, and access gates and signs, common area landscaping and fencing.

IX) Public Improvements

- A) A five (5) foot wide concrete sidewalk will be installed per city standards within the right-of-way along the north side of Memorial Drive. The sidewalk, as shown on the plan, will tie into the existing bike path to the west.
- B) The applicant will be responsible for any roadway improvements identified within the finalized Traffic Impact Study, subject to approval by the City Engineer.

X) Perimeter Fencing

- A) The existing black, 4-rail, wood fence along Dublin Road and Memorial Drive shall be permitted to remain and be maintained in its existing location.
- B) The length of black, 4-rail, wood fencing that extends from the east boundary of the property along Memorial Drive and onto the City of Dublin property shall be removed from the City of Dublin property and relocated by the applicant at time of construction of either this development or the city park, whichever comes first.
- C) A survey for the final development plan shall verify any additional off-site encroachments and their correction shall be made as part of the final development plan.

Subarea A: Estate Lots

I) Description:

- A) Subarea A shall be located on the northernmost portion of the site adjacent to Dublin Road to the east, Kerry Glen Subdivision to the north, the Scioto River to the east, and Subarea B separated by the ravine to the south. This subarea shall be approximately 18.5 acres and shall contain “Estate Lots” as described below. The subarea includes two existing single-family homes that shall be permitted to remain.

II) Permitted Uses:

- A) Permitted uses shall include single-family detached homes, and the current use of the existing building on proposed Lot #2 as a guest lodge / clubhouse.
- B) Accessory Uses shall be as permitted by City of Dublin Code.

III) Density, Height, Lot and/or Setback Commitments:

- A) The maximum number of dwelling units shall be four (4). The maximum density shall be 0.22 du/ac.
- B) Minimum Lot size shall be 2 acres.
- C) Setbacks
 - (1) The minimum front yard setback shall be twenty-five (25) feet from the private street easement line.
 - (2) The minimum side yard setback shall be twenty-five (25) feet from each side property line.
 - (3) The minimum rear-yard setback shall be 30 feet from the property line, or the 100-year flood line, whichever is greater...
- D) Encroachments into applicable setbacks shall be in accordance with the City of Dublin Code, or as outlined within this text.
- E) Maximum building height shall be thirty-five (35) feet. Height shall be measured from the finish grade at the front or main façade of the house to the height of the dominant roof mass. Architectural features that exceed this height must be

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compatible with the style and massing of the overall architecture of the building and shall be approved by staff.

- F) There shall be only one principal use permitted on each lot, and such lot shall not be covered more than 30% by structures.
- G) Homes shall be permitted to have walk-out basements so as to minimize the need for extensive site grading.

IV) Access, Loading, Parking and/or other Traffic-Related Commitments:

A) Access

- (1) Access to Subarea A shall be from Dublin Road at the existing curb-cut and shall provide shared access to Subarea B. The common access easement of approximately 0.7 acres within Subarea B shall be owned and maintained by the homeowners association.

B) Private Streets

- (1) All dwelling units in this subarea shall have access from a private street.
- (2) The existing private street width and decorative gravel surface contribute to the natural and rural character of this site. It is the intent of this plan to maintain that character by matching the existing private street as much as possible.
- (3) All streets constructed as a part of this subarea shall be privately owned and maintained and shall be combined access and utility easements.
- (4) All private street easements shall have a minimum width of fifty (50) feet. All existing private streets and driveways shall be permitted to remain.
- (5) The future extension of the private street shall be a minimum width of twelve (12) feet. The street shall provide a widened “bump-out” at new hydrant locations to provide a minimum width of twenty-six (26) feet. The extension of the street and any utilities shall be adjusted within the easement so as to minimize removal of trees.
- (6) Curbs and gutters shall not be required.
- (7) All private streets shall be designed per the City of Dublin engineering standards, except as noted above and so as to accommodate access by emergency vehicles.

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- (8) Pavement surface may be asphalt top-dressed with decorative gravel to match the appearance of the existing private street.

C) Existing Bridge

- (1) The existing bridge shall be evaluated at final development plan to verify that vehicle load limits are suitable for emergency access. Should improvements be required based on the results of the study, such improvements shall be required to be completed prior to the submission of a building permit for Subarea A.
- (2) Signage identifying load limits shall be posted at both entrances to the bridge.

D) Sidewalks, bike paths, or leisure trails shall not be required.

E) Estate Lot driveways

- (1) Materials shall be asphalt top-dressed with decorative gravel to match the appearance of the existing private street or the driveway materials permitted per City of Dublin Code.
- (2) Multiple curb-cuts may be permitted from the private street where appropriate and approved by the City. Multiple curb-cuts shall be based on safety, design aesthetics, and lot entry.
- (3) The existing driveways of the existing homes shall be permitted to remain.
- (4) This subarea shall otherwise be exempt for residential driveway code.

V) Architectural Standards:

- A) Design Review: All homes within this subarea are envisioned to be custom homes and shall be held to a high quality of design and construction. No improvements, change, construction, addition, excavation, landscaping, tree removal, or other work or action that in any way alters the exterior appearance of the lots or common open space shall be commenced or continued without review and written approval from the Design Committee. The committee shall be appointed by the Trustees of the Association, and shall consist of at least three members. Design review procedure shall be outlined within the deed restrictions of the lots.
- B) Architectural Diversity: In order to ensure that there is architectural diversity, homes located on adjacent lots within Subarea A shall be required to utilize either

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(1) different floor plans or (2) different architectural styles. In the event that homes with the same architectural style are built on adjacent lots, then, in addition to being required to incorporate different floor plans, these homes also shall be required to use different exterior colors and materials.

C) Exterior materials:

- (1) All buildings shall incorporate four-sided architecture.
- (2) Finish building materials shall be applied to all sides of the exteriors of all buildings.
- (3) Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings, if any. The Design Committee shall have the sole right to approve or disapprove materials and colors, consistent with the approved development text and approved final development plan.
- (4) Cladding materials: The exteriors of structures in this subarea shall be constructed of brick, stone, manufactured stone, wood, stucco, cementitious siding, and other comparable materials, subject to approval by Planning (or any combination thereof).
- (5) Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), copper, EIFS fiber-cement products, or composite wood, products. Shutters shall be considered “trim” for purposes of this development text.
- (6) Roof materials: All homes shall have dimensional asphalt shingles, wood, slate, tile, metal, or copper.

VI) Buffering, Landscaping, Open Space and/or Screening Commitments

- A) All residential landscaping shall meet the landscape requirements of the City of Dublin Zoning Code, unless specified within the development text.
- B) Open Space: Subarea A shall contain approximately 1.2 acres of common open space, located along Dublin Road. Common Open Space shall be maintained by a forced and funded homeowners association.
- C) All existing trees in fair or good condition shall be preserved within the common open space, except in locations of necessary common access and utility

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easements. Any area not occupied by trees shall be maintained as lawn, planting area for screening purposes, or as natural vegetation.

D) Tree Preservation:

- (1) It is the intent of the developer to preserve as many trees as possible in this subarea due to the heavily wooded nature of the site.
- (2) A tree survey will be provided at the final development plan identifying any trees within the proposed development footprint of any site improvement that will be removed. A tree replacement plan shall also be provided identifying tree replacement in accordance with the requirements as outlined below in Section (3). A good-faith effort shall be made to limit any tree removal to only those areas within the development footprint, to be identified on the final development plan.
- (3) The site shall meet the following tree preservation and replacement requirements:
 - a. Any trees in good or fair condition removed from the common open space area (except as noted above) or from any required rear yard setback measuring between 6 inches up to and including 18 inches (DBH) in width shall be replaced on a tree-for-tree basis; and
 - b. Any trees in good or fair condition greater than 18 inches (DBH) removed from the site shall be replaced on an inch-for-inch basis.
- (4) All trees to be preserved shall be protected by tree preservation fencing in accordance with the City of Dublin's tree preservation fence details and guidelines.

E) Street Trees shall not be required along any private streets. Any landscaping along the private street should maintain a natural appearance.

F) Existing vegetation along the north property line shall be preserved as a landscape screen.

VII) Gate and Entry Sign

A) Gate

- (1) The access shall be permitted to have an entry security gate, allowing 24-hour emergency access, and shall be approved by Washington Township

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Fire Department. The existing gate shall be permitted to remain, so long as the Washington Fire Department requirements are met.

- (2) The gate shall have decorative masonry columns and wing-walls not more than six (6) feet in height. The gates shall be decorative in appearance and not more than six (6) feet in height.
- B) Sign.
- (1) Entry feature signage shall be permitted at the private drive entrance along Dublin Road.
 - (2) The entry sign(s) may be incorporated into the gate structure indicating the development name.
 - (3) The sign shall not exceed 20 square feet in size

VIII) Model Homes

- A) Model homes shall not be permitted in this subarea.

Subarea B: Estate Lots

I) Description:

Subarea B shall be located on the central portion of the site adjacent to Dublin Road to the east, Subarea A and the ravine to the north, the Scioto River to the east, and Subarea C to the south. This subarea shall be approximately 16.1 acres and shall contain "Estate Lots" as described below.

II) Permitted Uses:

- A) Permitted uses shall include single-family detached homes.
- B) Accessory Uses shall be as permitted by City of Dublin Code.

III) Density, Height, Lot and/or Setback Commitments:

- A) The maximum number of dwelling units shall be five (5). The maximum density shall be 0.31 du/ac.
- B) Minimum Lot size shall be 2 acres.
- C) Setbacks
 - (1) The minimum front yard setback shall be twenty-five (25) feet from the private street easement line.
 - (2) The minimum side yard setback shall be twenty-five (25) feet from each side property line.
 - (3) The minimum rear-yard setback shall be 30 feet from the property line, or the 100-year flood line, whichever is greater..
- D) Encroachments into applicable setbacks shall be in accordance with the City of Dublin Code, or as outlined within this text.
- E) Maximum building height shall be thirty-five (35) feet. Height shall be measured from the finish grade at the front or main façade of the house to the height of the dominant roof mass. Architectural features that exceed this height must be compatible with the style and massing of the overall architecture of the building and shall be approved by staff.

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- F) There shall be only one principal use permitted on each lot, and such lot shall not be covered more than 30% by structures.
- G) Homes shall be permitted to have walk-out basements so as to minimize the need for extensive site grading.

IV) Access, Loading, Parking and/or other Traffic-Related Commitments:

A) Access

- (1) Access to Subarea B shall be from Dublin Road at the existing curb-cut and shall provide shared access to Subarea A.
 - (a) Refer to Subarea A for shared access and gate provisions.

B) Private Streets

- (1) All dwelling units in this subarea shall have access from a private street.
- (2) The existing private street width and decorative gravel surface contribute to the natural and rural character of this site. It is the intent of this plan to maintain that character by matching the existing private street as much as possible.
- (3) All streets constructed as a part of this subarea shall be privately owned and maintained and shall be combined access and utility easements.
- (4) All private street easements shall have a minimum width of fifty (50) feet. All existing private streets shall be permitted to remain.
- (5) The proposed private street shall be a minimum width of eighteen (18) feet. The street shall be widened at hydrant locations as shown on the plan to provide a minimum width of twenty-six (26) feet. The street and any utilities shall be adjusted within the easement so as to minimize removal of trees.
- (6) Curbs and gutters shall not be required.
- (7) All private streets shall be designed per the City of Dublin engineering standards, except as noted above, and so as to accommodate access by emergency vehicles.
- (8) Pavement surface may be asphalt top-dressed with decorative gravel to match the appearance of the existing private street.

- C) Sidewalks, bike paths, or leisure trails shall not be required.

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D) Estate Lot driveways

- (1) Materials shall be asphalt top-dressed with decorative gravel to match the appearance of the existing private street or the driveway materials permitted per City of Dublin Code.
- (2) Multiple curb-cuts may be permitted from the private street where appropriate and approved by the City. Multiple curb-cuts shall be based on safety, design aesthetics, and lot entry.
- (3) This subarea shall otherwise be exempt for residential driveway code.

V) Architectural Standards:

- A) Design Review: All homes within this subarea are envisioned to be custom homes and shall be held to a high quality of design and construction. No improvements, change, construction, addition, excavation, landscaping, tree removal, or other work or action that in any way alters the exterior appearance of the lots or common open space shall be commenced or continued without review and written approval from the Design Committee. The committee shall be appointed by the Trustees of the Association, and shall consist of at least three members. Design review procedure shall be outlined within the deed restrictions of the lots.
- B) Architectural Diversity: In order to ensure that there is architectural diversity, homes located on adjacent lots within Subarea A shall be required to utilize either (1) different floor plans or (2) different architectural styles. In the event that homes with the same architectural style are built on adjacent lots, then, in addition to being required to incorporate different floor plans, these homes also shall be required to use different exterior colors and materials.
- C) Exterior materials:
 - (1) All buildings shall incorporate four-sided architecture.
 - (2) Finish building materials shall be applied to all sides of the exteriors of all buildings.
 - (3) Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings, if any. The Design Committee shall have the sole right to approve or disapprove materials and colors, consistent with the approved development text and approved final development plan..

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- (4) Cladding materials: The exteriors of structures in this subarea shall be constructed of brick, stone, manufactured stone, wood, stucco, cementitious siding, and other comparable materials, subject to approval by Planning (or any combination thereof).
- (5) Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), copper, EIFS, fiber-cement products, or composite wood, products. Shutters shall be considered “trim” for purposes of this development text.
- (6) Roof materials: All homes shall have dimensional asphalt shingles, wood, slate, tile, metal, or copper.

VI) Buffering, Landscaping, Open Space and/or Screening Commitments

- A) All residential landscaping shall meet the landscape requirements of the City of Dublin Zoning Code, unless specified within the development text.
- B) Open Space: Subarea B shall contain approximately 1.9 acres of common open space, located along Dublin Road. Common Open Space shall be maintained by a forced and funded homeowners association.
- C) Each Estate Lot within Subarea B shall contain a portion of platted tree preservation area totaling 3.9 ac. This area shall be located south of the access easement that bisects the subarea. No structures or other site improvements may be built within this area. All existing trees and topography shall be preserved.
- D) All existing trees in fair or good condition shall be preserved within the common open space, except in locations of necessary common access and utility easements. Any area not occupied by trees shall be maintained as lawn, planting area for screening purposes, or as natural vegetation.
- E) Tree Preservation
 - (1) It is the intent of the developer to preserve as many trees as possible in this subarea due to the heavily wooded nature of the site.
 - (2) A tree survey will be provided at the final development plan identifying any trees within the proposed development footprint of any site improvement that will be removed. A tree replacement plan shall also be provided identifying tree replacement in accordance with the requirements as outlined below in Section (3). A good-faith effort shall be made to limit any tree

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removal to only those areas within the development footprint, to be identified on the final development plan.

- (3) The site shall meet the following requirements regarding tree preservation and replacement:
 - a. Any trees in good or fair condition removed from the common open space area (except as noted above) or from any required rear yard setback measuring between 6 inches up to and including 18 inches (DBH) in width shall be replaced on a tree-for-tree basis; and
 - b. Any trees in good or fair condition greater than 18 inches(DBH) removed from the site shall be replaced on an inch-for-inch basis.
 - (4) All trees to be preserved shall be protected by tree preservation fencing in accordance with the City of Dublin's tree preservation fence details and guidelines.
- F) Street Trees shall not be required along any private streets. Any landscaping along the private street should maintain a natural appearance.

VII) Model Homes

- A) Model homes shall not be permitted in this subarea.

Subarea C: Cluster Lots

I) Description:

Subarea C shall be located in the southern portion of the development east of Dublin Road, along the north side of Memorial Drive, and west of the existing City of Dublin parkland along the Scioto River, and south of Subarea B. This subarea shall consist of approximately 17.1 acres and shall contain "Cluster Lots" as described below.

II) Permitted Uses:

- A) Permitted uses shall include single-family detached dwellings. .
- B) Accessory Uses shall be as permitted by City of Dublin Code.

III) Density, Height, Lot and/or Setback Commitments:

- A) The maximum number of dwelling units in Subarea C shall be thirty-seven (37). The maximum density shall be 2.2 du/ac.
- B) Cluster Lots shall vary in size as shown on the site plan with a minimum width of sixty (60) feet at the maximum depth of the front build zone.
- C) The minimum lot depth shall be of one hundred-twenty (120) feet.
- D) Lots 19 and 33 shall be exempt from the minimum lot width and minimum lot depth requirements. The lot dimensions are permitted to be as approved on the Final Development Plan. These lots will be required to meet all other setback requirements specified for Subarea C.
- E) Setbacks
 - (1) There shall be a front build zone of zero (0) feet to ten (10) feet, as measured from the private street easement line. Any portion of the structure shall be built at or within the build zone.
 - (2) The minimum rear-yard setback shall be thirty (30) feet from the property line.
 - (3) The minimum side yard setback shall be five (5) feet from both side property lines.
 - (4) Minimum building separation shall be ten (10) feet.
 - (5) The parking setback shall be zero (0) feet from the private street easement line.

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- F) Encroachments into side yards by bay-windows, chimneys, air conditioner condensers, decks, or porches shall not be permitted.
- G) Encroachments up to 10 feet into the rear yard setbacks are permitted for patio, decks and fences, subject to approval by Planning.
- H) Maximum building height shall be thirty-five (35) feet. Height shall be measured from the finish grade at the front or main façade of the house to the height of the dominant roof mass.
- I) Lot Coverage: The maximum impervious coverage of any single lot shall not exceed 70%.
- J) Homes shall be permitted to have walk-out basements so as to minimize the need for extensive site grading.

IV) Access, Loading, Parking and/or other Traffic-Related Commitments:

- A) All streets constructed as a part of this subarea shall be privately owned and maintained and shall be combined access and utility easements.
 - (1) Entry Boulevard:
 - (a) An entry boulevard shall provide access from Memorial Drive and shall be aligned to the intersection of Autumnwood Way.
 - (b) Easement width shall be a minimum of fifty-four (54) feet.
 - (c) Width of each drive lane on either side of the median shall be a minimum of fifteen (15) feet measured back of curb to back of curb.
 - (d) The median shall be eight (8) feet in width measured back-of-curb to back-of-curb.
- B) All other private streets:
 - (1) Easement width shall be a minimum of forty (40) feet.
 - (2) Pavement width shall be a minimum of twenty-two (22) feet measured back of curb to back of curb.
 - (3) The street shall be widened at hydrant locations as shown on the plan to provide a minimum width of twenty-six (26) feet back-of-curb to back-of-curb.

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C) Stormwater Management

- (1) In lieu of traditional concrete gutters, streets may utilize permeable paving in up to three (3) feet wide strips adjacent to the face of both curbs, as part of the stormwater management system. The final width, infiltration trench, and overflow shall be sized and finalized at final engineering and shall be approved by the City of Dublin engineering staff.
- (2) Permeable Gutters shall be maintained regularly with routine street-sweeping to remove foreign objects that could block drainage. The use of sand as a winter street treatment should be avoided as it can clog the permeable pavers. Maintenance shall be the responsibility of the homeowner's association.

D) On-street parking shall not be required. The need for on-street parking will be evaluated with the final development plan. Should on-street parking be desired, bump-outs may be provided in areas as shown on the plan to provide a minimum width of twenty-six (26) feet measured back-of-curb to back-of-curb. The number of on-street spaces will be determined with the final development plan.

E) Minimum Parking: All units shall be required to have a minimum of two (2) parking spaces within a garage, and two (2) parking spaces in driveway stacking area or in an auto-court for side-load garages.

F) All units in this subarea shall front a private street.

G) Garages

- (1) Garages shall adhere to the minimum side yard and rear yard setbacks.
- (2) Garage elevations shall be detailed consistently with the main building façade.
- (3) Front load garages shall be setback a minimum of eighteen (18) feet from the access easement line.
- (4) Side load garages with an auto court shall be permitted on all lots, and shall be required on lots 70 foot wide or greater. Side load garages may be used to meet the front build zone requirement.
- (5) A minimum of 14 lots shall contain side loaded garages.

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H) Driveways

- (1) Driveway materials shall be concrete, decorative unit pavers, or a combination thereof. Asphalt, gravel, and mulch shall be prohibited as driveway materials.
- (2) Driveway curb-cuts shall not exceed twenty (20) feet in width.

I) Auto-Courts

- (1) Auto courts shall be screened from the street and from the adjoining lot by a four (4) feet tall screen. Double screening and waste spaces should be avoided, and it is encouraged that the design of lots be coordinated with adjoining lots to share screening alongside lot lines. The maintenance of any screen shall be the responsibility of the lot owner on which the screen is constructed.
- (2) The screen may be made of a decorative masonry wall detailed to complement the main building façade, or an evergreen hedge, and may be permitted to encroach into the front and side yard setbacks.
- (3) Hedge material shall be sized to reach the required height within four (4) years of installation and shall be planted within a minimum three (3) feet wide planting bed.
- (4) Hedge material may be used in combination with piers detailed to complement the main building façade, and / or decorative metal fencing.
- (5) Screening oriented toward an adjoining lot may be located adjacent to the property line. The auto-court may be permitted to encroach into the side yard up to the screening.

J) Sidewalks, bike paths, or leisure trails shall not be required along the private street.

K) A four (4) foot wide pedestrian path shall be provided from the end of the eastern-most private street to the future City of Dublin park, as shown on the plan. Final path location shall be coordinated with City staff.

V) Architectural Standards:

A) Design Review: All homes shall be held to a high quality of design and construction. No improvements, change, construction, addition, excavation, landscaping, tree removal, or other work or action that in any way alters the exterior appearance of the lots or common open space shall be commenced or continued without review and written approval from the Design Committee. The committee shall be appointed by the Trustees of the Association, and shall consist of at least three members. Design review procedure shall be outlined within the deed restrictions of the lots.

B) Architectural Design

- (1) Four-sided architecture shall be required on all homes; all elevations on a home shall be architecturally consistent.
- (2) Front façade:
A minimum of 20% of the front façade shall be stone or brick.
- (3) Side façades:
When the side façade of a unit is visible from the private street or is oriented towards the private street, the amount of brick and stone used on the side façades shall be proportional to the amount used on front façades, as architecturally appropriate, subject to Planning approval.
- (4) Rear façades:
When the rear façade is visible from the public or private street, or is oriented toward the private street or a neighboring lot's side façades, the amount of brick and stone used on the rear façades shall be proportional to the amount used on front façades, as architecturally appropriate, subject to Planning approval.
- (5) A change in materials must occur in architecturally appropriate locations.
- (6) Exterior cladding materials:
Brick, stone, manufactured stone, wood, stucco, cementitious siding, or any combination thereof.
- (7) Trim materials
 - (a) Brick, stone, wood, aluminum (for gutters and downspouts only), copper, EIFS fiber-cement products, composite wood and vinyl products.
Shutters shall be considered "trim".
 - (b) Windows and doors on the front and sides of the house shall incorporate trim that is architecturally appropriate.
- (8) Colors shall be earth-tone, or mimic natural materials. High-chroma colors are not permitted.

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(9) Roofs

(a) Minimum pitch shall be 8 inch rise to 12 inch run. Permitted Materials: dimensional asphalt shingles, wood, slate (including manufactured slate products), or tile. A metal roof, such as copper, may be permitted for up to 20% of the total roof area.

(10) Chimney Materials: Same as permitted Exterior cladding materials, with the exception of wood.

(11) Lighting:

Each house shall have a minimum of one yard-post light near the walk of the front entry, and one porch-light near the front door.

(12) Front porches shall not be required. However, when included, the style of the porch must support the style of the house. Glass and screens shall be prohibited from front porches.

(13) Garage Doors shall be a maximum 18 feet wide opening.

C) Diversity

Homes located on adjacent lots shall be required to utilize different floor plans and different massing configurations.

D) Architectural Style

The intended architectural style of this subarea is “Romantic Revival”. Appendix 1 Architectural Guidelines is included as a guide to illustrate common characteristics of that style. Homes should be design based on interpretation from these guidelines, and also to meet the minimum requirements in this section.

VI) Buffering, Landscaping, Open Space and/or Screening Commitments

- A) All residential landscaping shall meet the landscape requirements of the City of Dublin Zoning Code, unless specified within the development text.
- B) Open Space: Subarea C shall contain approximately 7.3 acres of common open space. Common open space shall be maintained by the homeowners association.
- C) Common open spaces may incorporate utility easements and facilities including stormwater management facilities, such as detention, conveyance swales, or rain gardens.
- D) All existing trees in fair or good condition shall be preserved within the common open space, except in locations of necessary common access and utility easements or storm water management facilities. Any area not occupied by trees shall be maintained as lawn, planting area for screening purposes, or as natural vegetation.

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E) Tree Preservation

- (1) It is the intent of the developer to preserve as many trees as possible in this subarea due to the heavily wooded nature of the site.
- (2) A tree survey will be provided at the final development plan identifying any trees within the proposed development footprint of any site improvement that will be removed. A tree replacement plan shall also be provided identifying tree replacement in accordance with the requirements as outlined below in Section (3). A good-faith effort shall be made to limit any tree removal to only those areas within the development footprint, to be identified on the final development plan.
- (3) The site shall meet the following requirements regarding tree preservation and replacement:
 - a. Any trees in good or fair condition removed from the common open space area (except as noted above) or from any required rear yard setback measuring between 6 inches up to and including 18 inches (DBH) in width shall be replaced on a tree-for-tree basis; and
 - b. Any trees in good or fair condition greater than 18 inches(DBH) removed from the site shall be replaced on an inch-for-inch basis.
- (4) All trees to be preserved shall be protected by tree preservation fencing in accordance with the City of Dublin's tree preservation fence details and guidelines.

F) Lot Landscaping

- (1) Lot Trees: In the event that the required number of lot trees (as determined by the City of Dublin Code) do not fit within the front yard space of a Cluster Lot due to space limitations, then those trees shall be relocated either on the rear of the lot or elsewhere in the subarea as indicated on the Final Development Plan.
- (2) Front Yard Landscaping
 - (a) All lots shall incorporate landscaping between any street-facing building elevation or auto-court screen and the private street back-of-curb.
 - (b) Landscaping shall be ornamental in nature consisting of any combination of shade trees, ornamental trees, shrubs, perennials, annuals, and lawn and designed to enhance the character of the streetscape, house, and auto court screen.

DEER RUN ESTATES – PROPOSED DEVELOPMENT TEXT
Submitted to City Council March 28, 2011
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and Zoning Commission December 4, 2014

(c) Plantings shall not obstruct sight visibility triangles of driveways or street intersections

(d) All material shall be sized, installed and maintained to City of Dublin code requirements. Maintenance shall be the responsibility of the lot owner.

G) Street Trees:

- (1) Street Trees shall not be required along private streets.
- (2) The entry boulevard median shall incorporate ornamental landscaping consisting of ornamental trees, shrubs, perennials, annuals, or any combination thereof.
- (3) Plantings shall not obstruct sight visibility triangles of driveways or street intersections

H) Permanent Wood Screening:

- (1) Wood screening at a height of up to four (4) feet shall be allowed to encroach 10 feet into the required rear yard setback and be located along the side property lines, provided that such screening does not extend beyond the front façade of the home. Gates may be included. It is encouraged that fencing be arranged so that adjoining lots can tie into fences along side property lines, eliminating double fences and wasted side yard space.
- (2) Maintenance responsibilities shall be addressed within the deed restrictions.

VII) Gate and Entry Sign

A) Gate

- (1) The boulevard access shall be permitted to have a security gate for each drive lane, allowing 24-hour emergency access, and shall be approved by Washington Township Fire Department.
- (2) The gate shall have decorative masonry columns and wing-walls not more than six (6) feet in height. The gates shall be decorative in appearance and not more than six (6) feet in height.

B) Sign.

- (1) Entry feature signage shall be permitted at the private drive entrance along Memorial Drive.
- (2) The entry sign(s) may be incorporated into the gate structure indicating the development name.
- (3) The sign shall not exceed 20 square feet in size.

VIII) Model Homes

Model homes may be constructed and used as sales locations, but these will be typical of residential architecture planned for the subarea, and will ultimately be sold as residences.