

DEER RUN SUBAREA B FINAL DEVELOPMENT PLAN STATEMENT

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

The proposed final development plan is the next step in developing Subareas A and B of the Deer Run Planned Unit Development. The plan remains consistent with the goals of the preliminary development plan. Subarea B is approximately 15.6 acres, includes 5 lots, a significant portion of which will be platted as no-disturb zone for tree preservation.

The proposed plan is consistent with medium and low density single-family residential development to the north, west and south. The applicant proposes the continuation of the existing large estate lot development that exists in Deer Run Estates.

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

The current Dublin Community plan marks the site as future "Suburban/ Rural Residential" which is made up of a density of 0.5 to 1 unit per acre. The overall density of the proposed plan is 0.297 units per acre, with open space, natural feature and tree preservation.

The proposed development seeks to protect the site's unique land characteristics, including the ravine between Subareas A and B and existing woods. Limiting the ravine area to large, estate lot development, the proposal meets the Community Plan's definition of "Residential Low Density". The resulting balance of protecting natural and sensitive areas, while configuring buildings and integrating development in harmony with the existing character of the land, is expected to create opportunities for outstanding living environments.

The plan proposes a modification of the Subarea B layout from that proposed in the Preliminary Development Plan by repositioning the private street and some the home sites within the subarea. Doing so allows for the homes to offer a safer environment in the immediate areas around the home, away from the ravine. This modification does not change the character of the neighborhood, maintains the same number of proposed homes, the same amount of open space, and the same amount of no-disturb zone for tree preservation.

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

- 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);

This plan seeks to modify Subarea B by repositioning the private street and some the home sites. Doing so allows for the homes to offer a safer environment in the immediate areas around the

home, away from the ravine. This modification does not change the character of the neighborhood, maintains the same number of proposed homes, the same amount of open space, and the same amount of no-disturb zone for tree preservation.

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

The project consists of a very low density. Vehicular circulation is by use of a very simple street network, the street widths are purposefully made narrow to encourage slower speeds, and minimize the visual impact on the natural character of the site. Pedestrian circulation will also be via the street network, as approved in the preliminary plan, due to the very low volume nature of the streets.

- 3) The development has adequate public services and open spaces;

The project will access sewer and water service already located on site. Open spaces are provided on site consistent with those planned in the preliminary development plans, and the site is adjacent to a City park.

- 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;

The site provides a platted no-disturb zone specifically for the purpose of preserving trees on the site. The streets have also been studied and adjusted to try to minimize tree removal. It is intended that individual homes will be designed to work with the natural character of each home site as much as possible.

- 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;

The development seeks to maintain the natural character of the site as an amenity to the neighborhood, and as such, is seeking to not include lighting in the development plans for the project, as was approved for Subarea A. Architectural light fixtures may be used on homes.

- 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;

There is an existing entry gate and small identity sign which will be maintained. No new signage is planned at this time.

- 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;

Trees are proposed along portions of the streets to serve as replacement for trees removed, and to eventually grow to fill in the tree canopy, and add to the site's character. The intent for the streetscape is to maintain and enhance the existing character of the wooded areas, and to fill in areas disrupted during construction. Landscape plans for individual homes will be submitted with those home's plans.

- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;

The site provides storm drainage through swales located alongside the private streets, with appropriate outlet points. See the submitted plans.

- 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

The project is expected to develop the streets and utilities first. Home sites will be developed individually as market demands.

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

The project strives to meet applicable regulations.

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

Not Applicable

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

A modified development text is provided with this submittal. The modifications resolve inconsistencies related to the plan adjustments of the home sites, street location, and tree preservation area. The modifications maintain the intent of the original text. *The proposed plan and text continue to provide lots with a minimum two-acre size, private streets that also serve as access and utility easements, open space consistent with the approved plan, and a platted tree preservation zone. The site is heavily wooded, and special language related to tree replacement was approved in the preliminary plan, and this plan quantifies removal and replacement consistent with that text. The private streets will be un-curbed, and will include a decorative gravel top-dressing, consistent with the appearance of the existing Deer Run Drive treatment.*