



City of Dublin  
Informal Planning and Zoning Review  
Development Statement  
Shier Rings Road  
July 15<sup>th</sup>, 2016

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

Kaufman Development intends to build a residential community, including both detached for-sale and multifamily homes, anchored by numerous community spaces and sustainable, innovative amenities, highlighting forward-thinking designs and efficient home layouts. We believe the buyers for this community cut across demographic groups, including millennials, families and active empty nesters.

We will create a modern, authentic neighborhood that embodies today's attitudes towards wellness, philanthropy, sustainability, and innovation. Within the neighborhood and the context of its surrounding neighborhoods, we plan to create a strong sense of community through numerous and diverse shared indoor and outdoor amenities. These are planned to include generous open spaces, event lawns, community jogging trails, community gardens, yoga terraces and even a possible small branded retail experience (coffee shop /farmer's market).

Interiors finishes of both multifamily and for-sale homes will incorporate clean lines, built-in features and a focus on innovative design. The for-sale homes will consist of efficient floor plans ranging from 1,600 to 2,300 square feet, two to three bedrooms and include 2 car garages with plenty of storage opportunities. A range of modern and traditional exterior options will allow for unique customization for home buyers, at a price point starting in the low to mid-\$300,000's. The multifamily homes will consist of a mix of one-bedroom flats and townhomes with attached garages and range in size from 800 to 1,500 sf. These attributes, in partnership with the shared amenities of the neighborhood, will offer residents a truly unique community environment.

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

We believe our proposed development will be a positive addition to the Dublin aesthetic and highlight the city's commitment to building a true innovation district, through innovative housing solutions. The mix of for- sale and multifamily product will provide a variety of options for those seeking the opportunity to live within the Dublin Community, while also supporting incoming and other potential commercial uses within the



Innovation District. Further, while seeking insight and feedback on the proposed plan from adjacent neighborhood leaders and property owners, we've received very positive support.

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

The identified site is located on the northeast corner of the Cosgray Road and Shier-Rings Road roundabout. The site is zoned within Dublin's EAZ (Economic Advancement Zone) Innovation District, which is comprised of five sub-districts. The identified parcels are zoned ID-2 Research Flex and ID-4 Research Mixed-Use within the Innovation District. Providing for the desired residential development will require rezoning of at least the ID-2 parcel. Additionally, the ID-4 parcel has a 10 dwelling unit per acre maximum density. Overall, the proposed development is significantly under this allowance.