

DEVELOPMENT STATEMENT – The OverLook

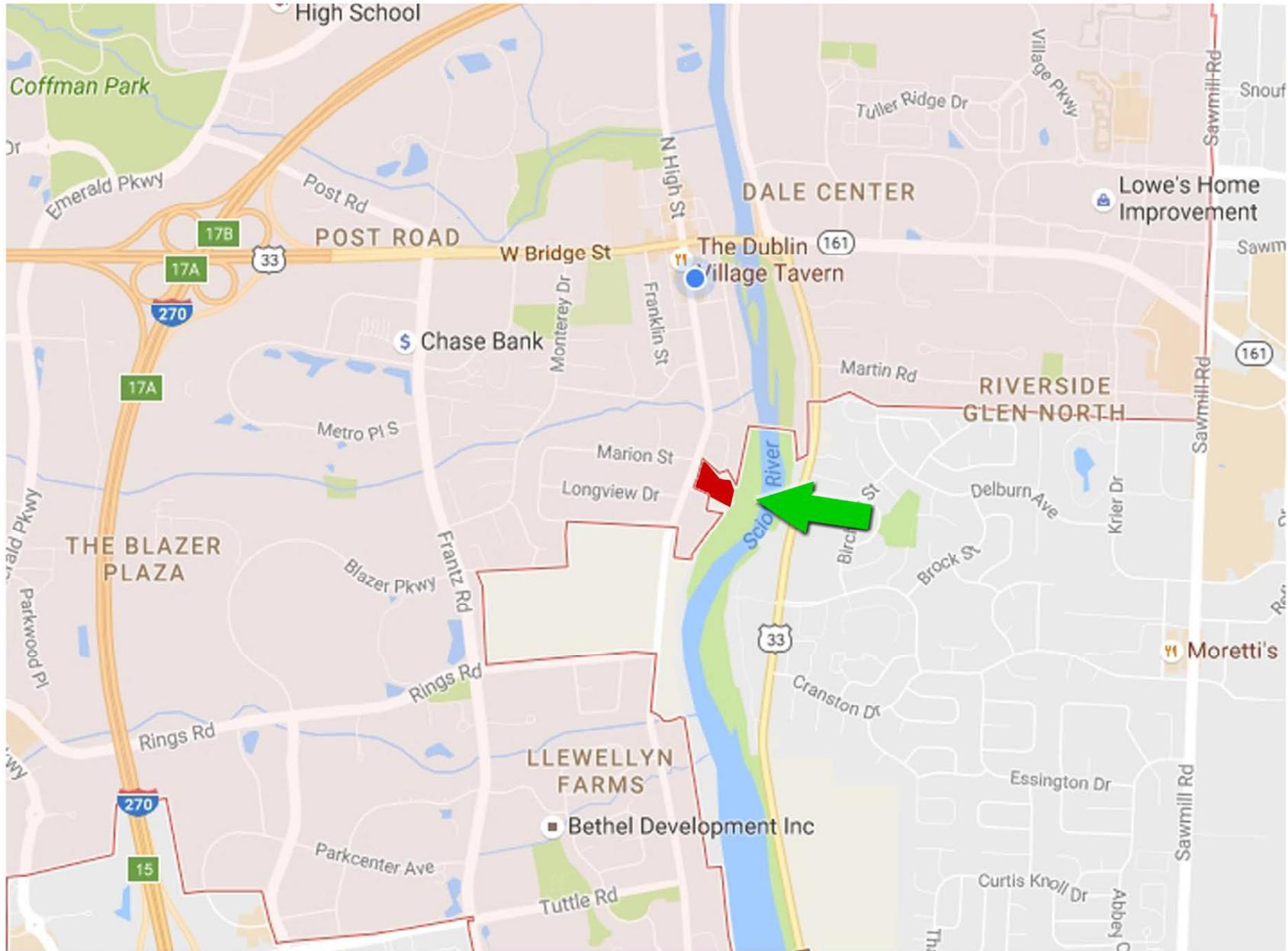
A – The OverLook is a proposed upscale single family residential development on 3.8 acres located in Washington Township just south of the incorporated limits of the City of Dublin on the east side of Dublin Road. The site has approximately 500' of frontage on Dublin Road on its west property line (between Marion Drive and Longview Street) and its north line borders Cosgray Creek. The property extends east approximately 430' and has an existing narrow easement that allows access further east to the river. The site is moderately sloping downward to the east (+/- 10') and there is a very small portion of the northeast corner that is located in the 100 year flood plain. All utilities are available and adjacent to the site including a 16" water line and a 10" sanitary sewer which are both located in Dublin Road and will serve the requirements of this development.

The OverLook site plan depicts 15 lots around a circular public street with a single access point to Dublin Road. There will be an extensively landscaped common area located within the center of the circular street with walking paths and low intensity amenities for the use of the residents. The site will also be designed to allow residents to easily access the new bike path on the west side of Dublin Road connecting it to the vibrant Dublin Bridge Street District and the new Riverside Park.

All of the homes will be of a unified theme architecturally with traditional common elements incorporated to provide a sense of continuity as well as community. Colors, materials, and details will link all of the homes aesthetically and will create a very upscale pocket community that will appeal to affluent buyers seeking the benefits of single-family home ownership but with Home Owner Association provided maintenance and upkeep. The OverLook will more specifically provide an option for those empty-nester Dublin residents seeking a high quality home but wishing to downsize from their current homes while remaining in the area they know and love. There are many current Dublin residents that do not want condominium living but still seek a single-family detached home with a garage and private outdoor areas for entertaining and landscaping and even gardening. The close proximity of the Dublin Bridge Street District and its many restaurants and shops is a very appealing and important aspect of the lifestyle of this older affluent demographic.

B – The existing land use around The OverLook is exclusively single-family residential homes with several distinct neighborhoods that are known for their unique character and recognizable history. The OverLook will be an upscale community with its own identifiable architectural aesthetic and its unique character will be a significant addition to the increasingly diverse historic Dublin fabric. As the City of Dublin continues to reorient its focus to the changing housing needs of its residents, The OverLook will provide a very valuable housing option that will meet those needs and allow those wishing to remain in Dublin a wonderful community to do so. Dublin’s desire to become a more pedestrian oriented city is a benefit to the future residents of The OverLook with so many expanding dining, shopping, and recreational options available within a short walk.

C – The OverLook will relate to the Dublin Community Plan very well and accomplishes many of the goals desired for this specific area. While the density is more than the DCP would indicate The OverLook meets the spirit of the plan when placed in the context of current property values and financial viability. There is little or no demand for very large and very expensive homes on very large lots as the DCP would indicate. Lifestyles are changing and people are now demanding to spend their leisure time on recreation and entertainment rather than the many duties and constant chores of home maintenance and yard work. The OverLook represents the best compromise by providing a very exclusive and upscale community of single-family residences that meets the context of the DCP and will be a welcome and important part of the Dublin community and its evolving character.



Bethel Development





Bethel Development Inc.

RTIAStudio
 Richard Taylor Architects
 Dublin OH | www.rtiastudio.com | 614.766.7257

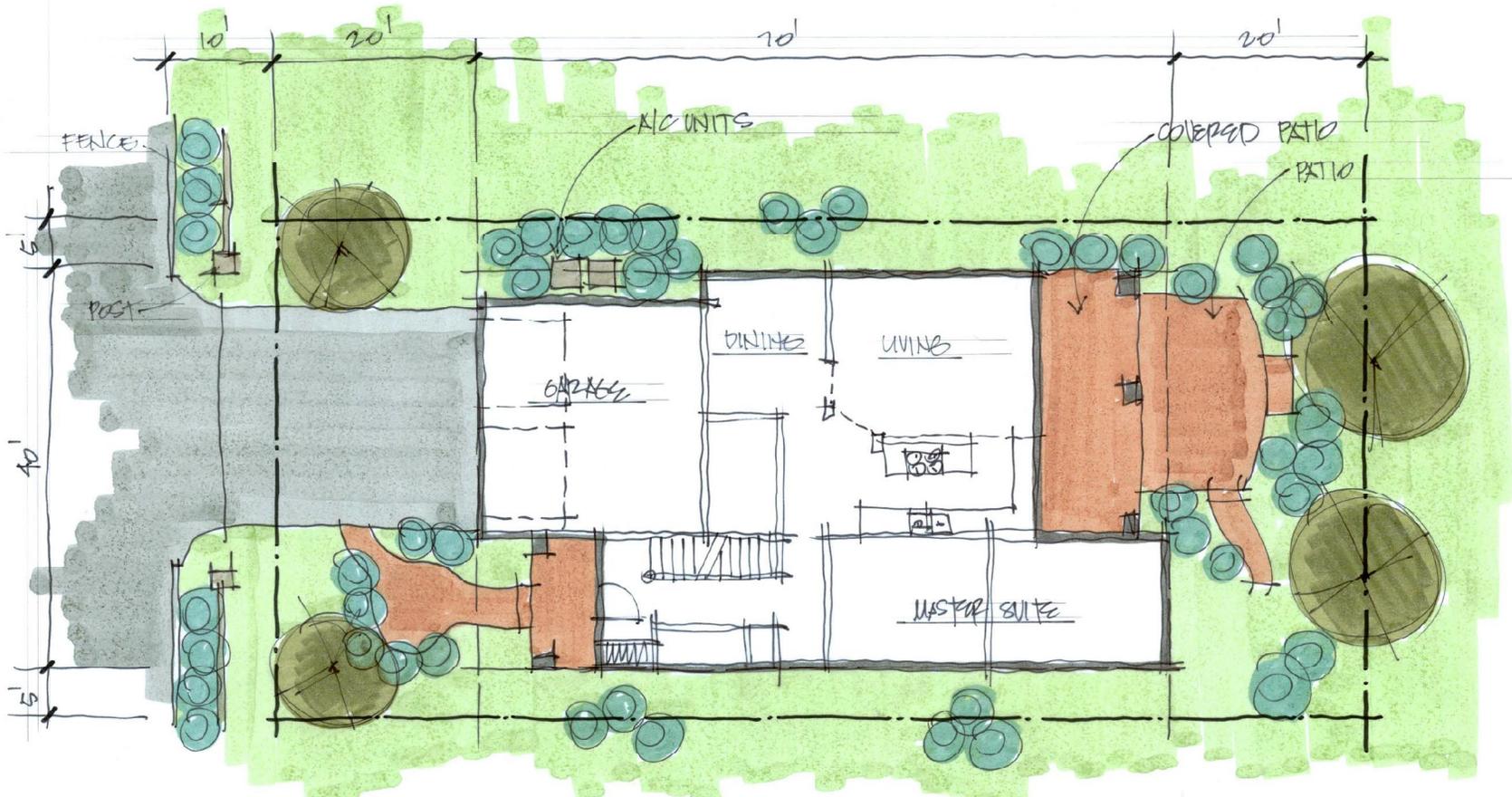


PROPOSED STREET SCAPE

1/8"
ONE 2016

Bethel Development Inc.

RTAStudio
Richard Taylor Architects
Dublin OH | www.rtastudio.com | 614.768.7257



TYPICAL LOT LAYOUT

1/8" DATE 2/16

LOT AREA =	5500 SF
FOOTPRINT =	2572 SF
OTHER =	600 SF
TOTAL =	3752 SF
COVERAGE =	60%

Bethel Development Inc.

