

**Autumn Rose Woods (Means-Griffith Properties) Development Statement
Rezoning and Preliminary Development Plan Statement**

October 2016

Development Overview

Pulte Homes of Ohio LLC (“Pulte”) will develop approximately 72 new and retain one existing single-family homes at a net density of 1.55 units per acre in one uniform development plan. In order to protect and save a large percentage of the existing trees on the property and to reach a 46% open space threshold, varying lot widths and sizes will be utilized, with most of the development area located in the western portion of the site. Lot sizes within the community will range from 70 to 80 feet in width. The homes to be offered will be designed for and directed to active adult buyers and will feature a variety of floor plans with first floor master suites and architectural features, such as all natural materials and decorative garage doors, which will meet or exceed Dublin’s appearance code. The homes will range from approximately 2300 square feet to 3400 square feet.

The site will include approximately 22.22 acres +/- open space, with significant portions of it wooded and located on the eastern and northern perimeters of the property in order to preserve as many trees as possible. Such open space shall be designated as tree preservation/no disturb zones on the final plat, and on deed restrictions, and shall be dedicated, owned and maintained by the City of Dublin as indicated on the plans/plat. The City shall manage trees in such areas in keeping with good forest management practices, addressing dead, diseased or hazard trees, while protecting healthy trees. A large retention basin for storm water management purposes is to be located in the south central portion of the site in reserve “C” subject to final design approval by the City of Dublin Engineering Division. The open space shall include the required 200 feet pavement and building setback from the Hyland-Croy Road right of way. The existing Means residence shall remain on the property while other outbuildings will be removed in the area where storm water ponds will be located. The site plan will connect to the stubbed bike path along Hyland-Croy Road on both the north and south for connectivity to the regional network. On the western portion of the site, existing tree rows along the north and south boundaries will be preserved within no-build/no-disturb zones (subject to final engineering and utility requirements).

A. Explain the relationship of the proposed development to existing and future land uses in the surrounding area, the street system, community facilities, open space system, services, and other public improvements.

The Autumn Rose Woods development is a proposed single-family planned residential district to be developed by Pulte Homes. The properties to be developed are made up of two parcels totaling to 47.366+/- acres (for zoning purposes) located in Jerome Township across from the Glacier Ridge Metro Park at Hyland-Croy Road. The properties are bordered by the Bishop's Crossing community on the north and the Park Place community on the south and east. Stub roads from each neighboring community are present at the properties' borders, with Barrister Drive on the south and Mill Springs Drive from the north. The two adjacent existing single family neighborhoods are zoned in Dublin as suburban residential with densities between 2.00 and 2.25 du/acre. Homes in these communities exist on mostly 80 foot-wide lots and typical lot sizes of .25 acres. The multi-use path along Hyland-Croy Road will be extended through the site. The existing multi-use path within Park Place will connect into the site. The wooded Park Place Park borders the property on the east and south and Pulte proposes to dedicate approximately +/-14 acres of additional woods on the eastern portion of the site to expand the existing wooded city park acreage. The western boundary is formed by Hyland-Croy Road, an existing two lane, arterial roadway controlled by Union County and proposed to be a four to five lane arterial in the future. Several parcels zoned rural residential and agricultural are across Hyland-Croy south of the Metro Park. To the south of these properties are large acreage tracts located in Jerome Township and zoned for multi-family, institutional living and commercial. A car dealership is also expected further to the south. The new development will utilize existing sanitary sewer, water and storm water connections, as well as install storm water controls on site as approved by Dublin Engineering.

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

The properties are bordered by the Bishop's Crossing community on the north and the Park Place community on the south and east. Both communities were approved at higher or comparable densities and lot sizes as the proposed Autumn Rose Woods. This site is considered as an opportunity for high quality high value single-family housing designed and targeted to empty nester and active adult buyers. This is consistent with surging demand from existing Dublin residents who want a different housing option in their own community. This plan

would be complimentary to the communities to the north, south and east; however the design of the homes are intended to appeal to and attract empty nester and active adult buyers seeking a high end patio-home style of living. Autumn Rose Woods will conserve and preserve much of the outstanding mature trees on the site. The preservation of the wooded acreage and its addition to the existing city park maintains existing character and provides for greater public use of the natural area. The price point of homes in the proposed community will range from approximately \$450,000 and to \$600,000. This meets the strategic need to match and protect the existing values of the high-quality single family neighborhoods to the north, south and east. The similar character of the proposed site compared with the neighborhoods on three sides defines Autumn Rose Woods as an “infill” development. Stub roads from each neighboring community are present at the properties’ borders, with Barrister Drive on the south and Mill Springs Drive from the north. Two multi-use path connections further the integration of the new community with existing neighborhoods.

C. State how the proposed rezoning and development relate to the Dublin Community Plan. If the plan is inconsistent with the Dublin Community Plan, provide justification for the proposed deviation.

The Northwest Glacier Ridge Area Plan and 2011 Hyland-Croy Road Corridor Character Study

The planning documents generally call for preservation of exiting residential development and the use of Conservation Design principles to protect existing woods and maximize views. Connections to existing neighborhoods and residential streets are encouraged to improve circulation and reduce the number of access points to Hyland-Croy Road. Architecture should incorporate styles and massing found in the area. Development should accommodate the north-south bikeway connection and other connections consistent with the plan for regional connectivity. The Thoroughfare Plan calls for a “Rural Character” designation of Hyland-Croy Road.

Future Land Use Map

The Future Land Use Map designation calls for a ***Mixed Residential-Rural Transition***. This involves a density of 1.5 du/acre, a mix of single- and multi-family homes on smaller lots and significant open space. In part, this designation states as follows:

“Areas where applicable are located primarily along the western periphery of the City and are intended to provide a mix of housing types on smaller lots with significant provision of open space. Development goals include the preservation of natural features and the creation of comprehensive greenway systems and open vistas.”

The development is proposed at approximately 1.55 du/acre, consistent with the Future Land Use Map and Community Plan. Open space is provided with the “open vista” and 200 foot setback along Hyland-Croy Road, consistent with the existing Dublin development pattern to the north and south and the character called for in the ***Northwest Glacier Ridge Area Plan***. Outstanding natural features are preserved with substantial perimeter forested acreages on the northern and eastern perimeter of the site. The development plan is meant to be consistent with and complement the existing Suburban Residential Low Density communities to the north, south and east with its comparable density, while providing open space buffers and protection of natural features. With the set aside of 22.22 acres (46%) open space the remaining developable ground does not have the critical mass to support both single and multi-family housing, and thus the developer has planned to match the existing housing pattern of the area.

Open Space Overlay

The open space overlay of the Future Land Use Map reads as follows: ***“Some land identified for development or redevelopment on the Future Land Use Map includes environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city’s larger greenway network. The Future Land Use Map includes an ‘open space overlay’ that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area. This overlay is not intended to identify public land acquisition or to prohibit the development potential of individual properties. In many cases, existing development regulations will result in the preservation of certain portions of land as part of a larger development proposal. Public access and ownership are determined through the development review process on a case by case basis.”***

The wooded portion of the site is identified on the Future Land Use Map as part of an “open space overlay.” The applicant’s proposed preliminary plan meets the intent of the Open Space Overlay conceptual illustration by limiting

development in the internal portions of the eastern half of the site, with most development concentrated on the open, western half of the site that is not wooded. The site plan is designed in order to save trees and blend overall density to be comparable to surrounding neighborhoods. Consistent with the intent of the Open Space Overlay, this approach allows positive development within the parameters of the Community Plan, while conserving significant forested areas. The applicant has coordinated with City staff on compliance with the tree preservation provisions and in conducting a tree survey.

Additional Considerations Under The Community Plan

The Dublin Community Plan was substantially amended in June of 2013 (*Ordinance 54-13*). The proposed development is consistent with the major Objectives of the 2013 Community Plan update. The amendments recognized the following:

- (1) Strategies are needed to preserve the quality and desirability of Dublin's existing residential neighborhoods, while a broader range of housing options are encouraged;
- (2) Convenient access to services, workplaces and recreation are encouraged, with an emphasis on proximity to employment centers.

Community Plan Amendment Objective 6 (A) states in part that new development should:

Provide a Mix of Housing Choices...including a range of sizes and style suiting people of different ages and incomes throughout Dublin that will expand local housing stock, and provide infill within existing development area. New residential development should remain consistent with the overall development quality of the city, while allowing for the creation of new types of neighborhoods with unique characteristics.

The proposed Pulte development of the Autumn Rose Woods properties meets and is consistent with these key planning principles and the updates from the most recent Community Plan Amendments in the following manner:

- The development plan expands housing choices by offering updated, upscale, detached single family homes designed and targeted to Dublin's surging empty nester and active adult home buyers. High quality design and the character of the homes will protect surrounding values, while

offering a complimentary housing option and integrating with the successful neighboring communities to the north and south.

- The site plan offers a unique, “conservation style” development pattern that incorporates the mature, existing tree stands adjacent to a portion of the living area.

Supporting Existing Neighborhood Property Values

The proposed plan seeks to protect the values of the adjacent neighborhoods by offering housing that is comparable in quality and consistent with price points of the existing single family homes. The “infill” of the Autumn Rose Woods site under Dublin architectural and development standards and the saving of substantial forested areas, represent the best strategies to preserve the existing single family values in the adjacent neighborhoods. This approach will produce a consistent development pattern that has made and will continue to make Dublin a successful, high quality living environment.

Housing Alternatives Near Work and Recreation

The proposed development will support the employment centers in the US 33/SR 161 corridor. In particular, the Ohio University Medical College and The Dublin West Innovation District will likely require newer and different residential housing options. The proposed plan will provide employees of that employment corridor an opportunity for upscale living with homes designs updated for active adults close to their places of employment, meeting a key Community Plan goal. Many working active adults desire new, upscale housing options close to the workplace. This affords more time outside of commuting and a higher quality of life. The proposed development is directly across from the Glacier Ridge Metro Park, and enhances the existing Park Place Park, which provide outstanding recreational options.

Summary of Community Plan Objectives Met:

- Objective 2 is met because the development intensity meets the stated plan level.
- Objective 3 is met because it is complimentary with the quality and character of the existing development pattern for this property to be developed in Dublin. Land uses and the development standards to

the east, north and south are similar to what is proposed. Development in Dublin would also eliminate a potential township island through annexation, creating consistent, economic and high quality service levels, as well as an identity for residents in the City. Tree preservation and setbacks from Hyland-Croy Road under Dublin standards strategically maintain rural character.

- Objective 4 is met because a mix of housing choices are offered very near major work centers and outstanding recreational opportunities.
- Objective 5 is met as the proposal amounts to infill development, consistent with the existing development pattern.
- Objective 6 is met as the quality of development proposed is consistent with, supports and protects existing neighborhoods and housing values.
- Objectives 8, 10 and 11 are met with the proposed linkages of the multi-use path along Hyland-Croy Road, and to existing communities, as well as the potential for integrated, forested park acreage in the southeastern portion of the site that could be linked to other park spaces, activity trails and areas. This supports general regional connectivity and access to and from the site, while preserving an environmentally sensitive area.
- Objective 13 is met with the perimeter forested areas remaining and meeting the desired visual character for the surrounding communities on the eastern portion of the proposed site. Regional greenway connectivity and linkage are also possible with the forested acreage set aside.

D. Explain how the proposed rezoning meets the criteria for Planned Districts [Code Section 153.052(B)].

(1) **Consistency with the Dublin Zoning Code:** The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code as has been addressed herein and further detailed in the text and plan exhibits.

(2) **Conformance with adopted plans:** The proposed development is in conformity with the Community Plan and Thoroughfare Plan as they apply to this site with one exception as noted above regarding future land use – there is not enough critical mass of land on this site to support multi-family housing with 46% open space set-aside. Providing opportunities for housing designed for empty nesters and active adults does meet the goal of diversifying Dublin’s housing stock. Proposed density meets the future land use plans and is consistent with or lower than neighboring developments. The rural

character of Hyland-Croy Road is maintained with a 200 foot setback, meandering bike paths, and informal, native plant landscaping. The preservation of woods on site and adding +/-14 wooded acres to be dedicated to the existing city park meets plan goals of saving natural areas and maximizing aesthetic views. Improving pedestrian connectivity to Park Place, the existing park site and along Hyland-Croy Road, as well as increasing vehicle connections also meet plan standards.

(3) **Advancement of general welfare and orderly development:** The proposed development advances the general welfare of the City and its immediate vicinity and supports the normal and orderly development by providing infill development that is consistent with the neighborhood and supports existing home values.

(4) **Effects on adjacent uses:** Neighboring property values are supported with new homes of equal or greater value. The character of the homes are consistent with adjacent homes and community expectations. Significant natural areas are permanently protected. 72 new empty nester homes are appropriate in scope for this infill site.

(5) **Adequacy of open space for residential development.** The open space proposed at 22.22 acres and 46% exceeds code. With the wooded acreage that can be dedicated to add to the Park Place Park, and the large setback from Hyland-Croy Road, the open space meets the objective of the Community Plan.

(6) **Protection of natural features and resources:** Approximately 14+/- acres of mature woods are permanently protected, along with other trees surrounding the existing home on the Means portion of the property. Perimeter tree rows and trees along borders outside fully wooded areas will also be saved and augmented where possible subject to utility placement.

(7) **Adequate Infrastructure:** Adequate utilities, access roads, stormwater drainage, stormwater retention, and all other necessary facilities will be provided with the development of the property.

(8) **Traffic and Pedestrian safety:** The development will meet all Dublin and County safety standards for both vehicle and pedestrian uses and access. The plan for streets access to external public streets and the internal streets are designed to meet public safety standards and promote pedestrian and bike circulation throughout the subdivision and to adjacent subdivisions.

Two vehicle access points to the existing communities and traffic improvements on Hyland Croy Road per the approval of the City engineer in coordination with the Union County Engineer as appropriate will insure traffic safety is met. Pedestrian and bike connectivity will also meet City standards. Sidewalk connections include Hill Springs

Drive to the North and Barrister Drive to the South. Mid-block safe crossing is included on street D to connect sidewalk to shared use path, which further connect to Park Place.

(9) **Coordination and integration of building and site relationships:** The relationship of the proposed housing units provides coordination and integration within the development. The new housing will maintain the quality image and high standards of existing Dublin neighborhoods.

(10) **Development layout and intensity:** Lots are designed in an efficient pattern to maximize the preservation of open spaces, with the emphasis on both the viewshed from the west looking into the site and the outstanding wooded acreage on the east. The development is orderly in that the lots are generally consistent with neighboring lots in size and dimension where geometry is consistent. All lots are at least 9,100 square feet. Empty nesters and active adults are documented to generate less traffic. The lot sizes are appropriate here based on the lesser density and intensity of use of the site compared to surrounding sites and the fact that the development approaches conservation standards at 46% open space. Building standards, square footages, heights and setbacks are similar to surrounding neighborhoods and consistent with Dublin code requirements.

(11) **Stormwater Management:** Adequate provisions are made for retention and release of stormwater from the site. Stormwater needs are mainly handled by the large retention basin Reserve C. The outlets of all stormwater drain to the storm sewer stubbed to the site from the Park Place development as part of regional stormwater management. The overall stormwater management system will meet OEPA and City of Dublin standards, with all stormwater management areas and structures maintained by the City of Dublin.

(12) **Deviations:** Section 152.019 (C) (6) of the Subdivision Regulations and front yard setback standards shall not be applicable to this development. The rationale for this is to limit the impact of development on wooded and open space areas. There are no other deviations from the zoning code or subdivision standards anticipated at this time.

(13) **Design and Appearance:** The housing will meet or exceed the Dublin Appearance Code and/or the existing housing in adjacent neighborhoods. The development text requires house elevation diversity controls, all natural materials standards, roof and house color limitations, four-sided architectural treatment, and increased architectural elements in areas of high visibility from the public viewshed. A decorative appearance or architectural feature shall be required on all garage doors.

(14) **Project Phasing:** The project is proposed for two phases that will start with Section 1 as identified on the Preliminary Plat and will continue based on market conditions and housing absorption. Phase 1 includes 37 lots , construction of a southbound Highland-Croy Road left turn lane, the main site access drive, a roadway connection to Barrister Drive, Reserves A, B and C and Basin A. Phase 2 will include 35 new lots as well as preservation of the existing Means residence, and Reserves D and E.

(15) **Adequacy of public services:** The proposed subdivision can be adequately served by existing public utilities and roads that are located off-site but readily available and/or stubbed to the property. Pending the outcome of the approved Traffic Impact Study, some off-site traffic improvements, such as a left-bound turn lane at Hyland-Croy Road shall be provided by the developer. All public improvements and connections to existing public infrastructure are subject to approval by the City and Union County Engineer as applicable.

(16) **Infrastructure Contributions:** Internal infrastructure and rights of way, parkland, storm, sanitary and/or easement(s) dedications shall be consistent with standard City requirements. Any off-site infrastructure required shall be consistent with section (15) above.