



City of Dublin
Planning and Zoning Commission Review
Rezoning Statement
March 21, 2017

Kaufman Development intends to build a residential community, including both detached for-sale and rental townhomes and flats, 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. Providing a new and innovative design approach to residential communities to serve the housing needs for the pioneering businesses and universities in the West Innovation District is a primary focus for the project.

We will create a modern, authentic neighborhood that embodies today's attitudes toward 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, farmers market, yoga terraces and a variety of multi-functional spaces.

Interior finishes of both townhomes 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 townhomes will consist of a mix of one-bedroom flats and two-story attached units with attached garages and will range in size from 800 to 1,500 sf. These attributes, in partnership with the shared amenities of the neighborhood, will offer residents a diverse set of housing options in a truly unique community environment.

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 site is located on the northeast corner of the Cosgray Road and Shier-Rings Road roundabout, within Dublin's West Innovation District. The West Innovation District Area Plan, within the Dublin Community Plan, currently identifies the site as a combination of Mixed Use Tech and Research Assembly land uses. The Mixed Use Tech category anticipates commercial and/or residential uses including higher density housing (up to 10



du/ac) “with optimal access to surrounding amenities, while establishing a walking and biking environment”, providing housing options targeted for employees of businesses within the Innovation District. The Community Plan also designates Mixed Residential land uses (typical density of 3.0 du/ac) on the opposite (south) side of Shier-Rings Road in close proximity to the site, intended to serve the same purpose while providing a residential transition from the nearby Ballantrae Neighborhood and existing homes along Shier-Rings Road. The proposal seeks to achieve the development intent of the Community Plan by creating a unified residential neighborhood with various housing types at a blended density (approximately 6-8 du/ac gross). This will be a highly walkable, bikeable and open space-oriented neighborhood that can serve individuals and families living and working within Dublin, and directly connecting with the broader West Innovation District and serving staff and students affiliated with the nearby Ohio University extension campus. The proposal also will implement a key roadway connection anticipated in the Dublin Thoroughfare Plan by creating a new connector street from Cosgray Road to a future arterial roadway east of the site, as part of the long-term transportation network within the West Innovation District.

B) State how the proposed rezoning relates to existing land use character of the vicinity and to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan

Coordinated with the West Innovation District Plan, the site is currently zoned within Dublin’s EAZ (Economic Advancement Zone) Innovation Zoning District, which is comprised of five sub-districts (ID-2 Research Flex and ID-4 Research Mixed-Use). The site is comprised of two parcels, a ±62-acre vacant property within the City of Dublin and ±2.8-acre single-family home site currently located within Washington Township. The 2.8-acre property will be annexed as part of this development proposal. The 62-acre property currently is split between two of the EAZ sub-districts, with the western one-third of the parcel zoned ID-4 and the eastern two-thirds zoned ID-2. In order to create a cohesive residential neighborhood with a unified identity, this Planned Unit Development District is proposed to allow single-family residential uses along with the currently permitted multiple family uses, as well as supporting neighborhood amenities with appropriate development standards tailored to the unique character of the proposed neighborhood.

The City of Dublin is currently in the process of updating the West Innovation District Plan and the Innovation District Zoning Code. The current draft of the plan update depicts a mixed residential neighborhood of similar character and design intent as that being proposed. As this project advances, we will closely coordinate with the City to ensure the site plan and related design standards meet the City’s objectives for well-planned and innovative development within the Innovation District.



C) Explain how the proposed rezoning meets the criteria for Planned Districts [§153.052(B)]

The preliminary development plan includes a maximum of 150 single family homes (one- and two-story design) and a maximum of 240 townhomes and flat-style rental units (two-story design). The neighborhood will be organized in a system of walkable blocks, with single family units lining streets and a system of centralized community open spaces. All single family homes will be accessed via rear alleys, thus reinforcing the architectural presence and walkable character of the public realm. The neighborhood will include a community clubhouse and pool in the southeast corner of the site, and a community open space amenity anchoring the corner of Shier-Rings Road and Cosgray Road. The site will be accessed from Shier Rings and Cosgray Roads, and will include an internal collector street linking Cosgray Road to future development to the east, as anticipated on the Dublin Thoroughfare Plan. Stormwater will be managed through a system of aesthetically designed wet retention ponds and dry stormwater filtration meadows, seamlessly integrated with the overall open space network. All streets and open spaces will be linked together with a robust network of pedestrian walks, with bicycle circulation along Shier-Rings Road, Cosgray Road and the new collector street.

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 townhome 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, property owners and City of Dublin staff, we've received very positive support. The proposed residential neighborhood is in keeping with the overall intent of Dublin's land use plan and will provide an appropriate transition of residential types and density from existing neighborhoods to the south and more intense office and research uses planned north of Shier-Rings Road as part of the West Innovation District.

We are excited to bring a unique, world-class proposal to the City of Dublin which seeks to integrate and further the holistic concept of an Innovation District, to include varied and diverse residential product. We seek to change the paradigm of what a residential community can be, pairing a variety of housing solutions for cross-generational residents in an innovative and forward thinking design aesthetic. Ultimately, we seek to create a community where people from within the development and from the broader community can interact in a walkable neighborhood that is founded on our company's core philosophies: wellness, philanthropy, sustainability, and innovation.