

DUBLIN NORTHEAST MASTER PLAN

(West of Sawmill Road to SR 257 and from
North of Bright Road to Summit View Road)

Revised Sub Area Standards

Original Rezoning:	Ord. 76-89	June 11, 1990
Updated:	Ord. 102-94	March 20, 1995
Updated:	Ord. 52-03	May 17, 2004
Updated:	Ord. 57-05	October 17, 2005 (created Lifetime Fitness PUD from Subarea 5C)
Updated:	Ord. 09-14	February 10, 2014

VII. Subarea Standards

The following subarea descriptions and development standards by subarea shall be made part of the concept plan and the preliminary development plan for the planned unit development requirements and are further discussed and illustrated in the subarea plan. (Figure 11)

Subarea Descriptions

Subarea 1 Large Lot Single Family, Riverside Drive Related: +81 Acres

This area is characterized by its relationship to the quality residential area along State Route 257 and the Scioto River. Development within this subarea should be large lot single family with adequate open space to maintain the character of Riverside Drive.

Subarea 2 Single Family Transition Grounds: 75.8 Acres

Subarea 2 is bounded by the large lot wooded character of Subarea 1 on the west, Summitview Road on the north and the power line to the east. The character varies from wooded terrain on the west to open, agricultural field on the north, east and south. This area should be predominantly single family and transition from the large lot area to the west to the non-single family area east of the power line. Five one acre lots shall be developed along Summit View Road to preserve the estate character of the road.

Subarea 3 Proposed Multi-Family: +14 Acres

This area is heavily impacted by the existing board of education property to the west, proposed new high school site to the south and the high tension power line to the east with proposed multi-family east of that. The east side of this subarea is wooded and any multi-family development should try to preserve some of the existing woodland.

Subarea 4 Multi-Family, Sawmill Road Related: +47 Acres

This subarea is characterized by over 2,000 feet of frontage on Sawmill Road and proposed high activity park of 35 acres to the west. Special attention should be given to the Sawmill Road frontage to provide a uniform architectural and landscape treatment along the frontage. The multi-family form with a limited density allows more open space than traditional single-family form while still maintaining a density similar to the east side of Hard.

Subarea 5A & 5B: 44.1 Acres: 22.5 Acres Retail, 21.6 Acres Office

Subarea 5 will contain retail and office uses. Subarea 5 will be broken down into two sections. Subarea 5A will contain approximately ±22.5 acres of retail stores. Subarea 5B, approximately 21.6 acres on the south end of the retail center, will be developed in

office and restaurant as a conditional use. Special attention should be given to the Sawmill Road frontage to create a unified character both in architecture and the use of landscape materials. Subareas 5A and 5B will be bounded by the extension of Saltergate Drive on the north and west. Subarea 5B will be located on both sides of Hard Road to the south. The retail center in Subarea 5A will contain one major anchor and the balance will be made up in small retail shops.

Subarea 6A & 6B Multi-Family Transitional Ground: 34.9 Acres

This subarea is located between the more intensive retail commercial area and the power line. Subarea 6 will be composed of multi-family type uses and should act as a transition from the more intense retail commercial uses to the east and the less intense uses of high school and single family to the west.

Subarea 7 Single Family Transition Ground: +14.5 Acres

Subarea 7 will be located on the south side of the extended Hard Road and shall act as a transition between multi-family to the north, office to the west, open ground and larger residential lots to the south. Development of Subarea 7 shall be delayed to allow for appropriate R.O.W. to be dedicated, if requested by the City of Dublin, for a road to the south connecting potential bridge over the Scioto River.

Subarea 8 Single Family Transition Ground: +36.5 Acres

Subarea 8 will be located on the south side of extended Hard Road and shall act as a transition between the high school to the north and existing large lot single family to the south and, as well, multi-family to the east and proposed open, ground large lot residential to the west. Subarea 7 will have very similar characteristics to Subarea 2 and should be developed in all single family, making the transition from the more intense uses to the east to the open, large lot uses to the west. Special attention should be given to the large wooded ravine running through Subarea 7. This should be preserved and utilized as an amenity for any proposed residential development.

Subarea 9 Large Lot Residential/Roadway Exits: +15 Acres

Subarea 9 will be characterized by the extension of Hard Road through this property. The narrowness of the parcel mandate large lot single family, single loaded on the Hard Road extension. Due to the development of the Hard Road extension as major artery, all single family within Subarea 9 should be serviced by private service roads rather than providing numerous curb cuts on the Hard Road extension. Densities and housing types should be very similar to those found in Subarea 1.

Subarea 10 School Site: +76 Acres

Subarea 10 contains approximately 76 acres, 66 of which shall be used for a new high school and related activities.

Subarea 10 is bordered on the south by the Hard Road extension which will provide main access to the high school. An 80' power line and pedestrian easement is located along the eastern boundary, the pedestrian easement will provide access from the high school to the proposed 35 acre park. The northern boundary is bordered by proposed M.F. and property currently in Washington Local School District ownership. Existing R1 large lot residential borders Subarea 10 on the west.

Subarea 2: Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 2:

1. Single Family Residential

Lot Size and Density:

1. Minimum lot width at building line shall be 80'.
2. All lots shall have a minimum size requirement of 10,000 square feet.
3. Gross density may not exceed 2.5 units per acre.
4. Five (5) one acre lots shall be located on Summit View Road with a minimum width of 150'.

Yard and Setback Requirements:

1. Minimum front yard setback shall be 35'.
2. Minimum side yard setback shall be 18' total with a minimum of 8' per side.
3. Rear yard setback shall be 25% of lot depth or a maximum of 50'.
4. Minimum front yard setback off Summit View shall be 50'.
5. Minimum side yard setback off Summit View shall not be less than 25'.

Height Requirements:

1. Maximum height for structures in Subarea 2 shall be 35' as defined by Dublin Zoning Code.

Open Space Requirements:

1. 3.6 acres within the ravines shall be preserved as natural areas as indicated on Figure 13 of the development plans.

Circulation:

1. The main east/west artery shall have a minimum right-of-way of 66' and 40' pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other local public access streets shall have a 50' right-of-way and a 28' pavement back to back.
3. Minor collector shall have a 60' R.O.W. and 36' pavement back to back.
4. R.O.W. on Summit View Road shall be provided for at a distance of 30' from the centerline per side.

Landscaping:

1. Street trees shall be provided along all residential streets within Subarea 2 in accordance to City of Dublin Code. Street trees shall be located on 1' inside of public right-of-way.

Development Standards:

1. Development Standards shall be submitted with final plans (no build zones, fencing, etc.)