

Bright Road Reserve

PRELIMINARY DEVELOPMENT PLAN

CITY OF DUBLIN, OHIO

January 17, 2025

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SECTION A: PROJECT NARRATIVE

The City of Dublin has become one of the finest communities in the country in which to live, work and socialize. Central Ohio as a whole is experiencing a significant demand for all levels of housing and Dublin is not immune to these needs. This development, though modest in size, looks to satisfy the desire of many to join in to the Dublin community and, those that have been here for years, to remain here as a vital part of the community that they helped to build.

This development will be a unique and distinct offering within the City of Dublin with the combination of a high-quality site and custom architecture to enhance that position. The quiet nature of this segment of Bright Road (west of the Hopewell Elementary School) and its disconnection from Riverside Drive for vehicular traffic makes this site well suited for a *hamlet/enclave of architecturally-controlled residences*, not a conventional subdivision. It must and will provide for all of the safety, security and mobility needs of the community but should not be evaluated the same as much larger developments in very different settings. Its modest size and limited development site ensures a small number of homesites with a small population. This development is surrounded by established neighborhoods with no through connections to those adjacent neighborhoods by motor vehicle, bicycle or on foot. As such, wide streets are unnecessary since no through-traffic exists. Dual wide sidewalks and multi-use trails are unnecessary since no through connections for bicycles or pedestrians exist outside of the main street connection to Bright Road. This “dead end” infill site makes it the perfect opportunity for the quiet, intimate character community that is envisioned. It is to be a planned development, designed to fit the site it is to occupy.

This community will likely cater to the empty-nester buyer at one end of the age continuum and the dual professional income young family at the other, each looking for the conveniences and amenities of Dublin, including adjacent Bridge Park restaurants and schools/parks respectively, among many others. This proposed development looks to embrace the Dublin reputation as a premier community and build upon the foundational elements of the Community Plan through addressing many specific elements of the “Dublin Character” applicable to this neighborhood.

- *Natural Features* - Preservation and celebration for resident enjoyment the stream corridor on the east and woodlot to the west.
- *Rural Landscape* – Respect and preserve the character of Bright Road and the overall landscape.
- *Historic Dublin* – Connection to the Scioto River (the single most important natural element that facilitated the original settlement of Dublin) and the Historic Downtown, just a short walk away.
- *Cultural Heritage* - Connect to/celebrate the Holder-Wright Earthworks Park, the Leatherlips sculpture/Scioto Park, the other parks and riverfront offerings.
- *Roadway Character and Streetscapes* – Provide for intimate-scaled interior streetscapes with front-facing homes along the line streets segments, minimal R/W width allowing for more intimate corridor dimensions, less pavements, less walkways while insuring connectivity of all, robust street trees and manicured entry spaces, intentionally deviated from conventional subdivision character/scale and showcasing high-quality architectural style and landscapes. “More green, less gray.”
- *Parks, Reserves, Open Space* – Preserved stream corridor and woods, public spaces, wooded perimeter buffers, residential courts, private landscapes.
- *Environmental Stewardship and Sensitivity* – Minimize land disturbance through Conservation Design, naturally manage stormwater, revegetate the site with indigenous plantings.

- *Quality of Life* – Provide unique homes, fine living space, spectacular outdoor environments and help satisfy community housing needs.
- *High quality residential development* – Fine quality materials, stunning architecture, tailored outdoor private spaces/amenities.

Neighborhood Design - This development will respect the Conservation Design Ordinance and the Neighborhood Design Guidelines of the city. Much of this site has been used in the past for agricultural and “rural residential” purposes and, as a result, a significant portion has been previously cleared and was recently occupied by a single dwelling, since demolished. This development assumes that the previously cleared land would be used for housing in a way that minimizes disturbance and construction activity. Homesites are to be clustered in such a way that the existing stream corridor (Billingsley Run and tributary) is preserved/enhanced and its surrounding woods preserved.

Streets are considered more as “mews” and less as “subdivision roads” with attention to details. The streetscape is intended to have an intimate feeling with indigenous street trees, possibly masonry piers for space definition, coordinated signage and other specialty details as approved by the City of Dublin Engineer. Open space connections are to be identified/accentuated by more detailed and intentional landscape at the entry points from the public domain. The Central Court on the west and the East Court on the east will provide for homesite driveway entries as well as meaningful public open space. The Central Court will include a flush edge and low up-lighted masonry piers, and tree plantings. Well-tailored landscapes for the “civic” side of home fronts will include entry zones, drives, walks and gardens in contrast to the naturalized “native” green areas of stream corridor, West Wood, buffers and drainageways. This community looks to be welcoming and inclusive with connection to the surrounding community at the Bright Road entry.

Specialty paved sidewalks are to be considered and walks to be provided on one side of each street providing for pedestrian connection to/from every homesite, public space and postal facility

Open Space Framework - Two major public open spaces are proposed, including the Billingsley Run and West Wood areas. The Billingsley creek bed itself and all existing woods surrounding it are to remain in protected Reserve form. The West Wood will provide for stormwater management, being at the lower end of the watershed of the site and is defined by preserved trees along its entire perimeter. This area will be enhanced by plantings to create outdoor space for the enjoyment of residents and neighbors alike. The stormwater storage is to be accommodated in a sensitively graded “dry basin” with well selected groundcovers that allow for the usage of this basin in dry conditions.

Public Realm - All homes are to address their frontage street/court with prominence. Driveway access to garages is not to dominate the character of this statement but will provide that access way for residents and visitors to enter the homesites in an intentional way with proper detailing of this more public portion of the drive and provide for an attractive and meaningful walkway connection to the home entry. Driveways and entry walkways may be constructed partially or wholly of concrete, brick or stone, dependent upon the individual home design and materials palette. Each home is custom leading to possible variation of materials home to home. Each homesite will have a well detailed front yard that may include an entry garden that defines the semi-private space of the yard through foundation plantings, hedges, walls/piers, fencing segments and other devices to add to the character of the home, all in keeping with the materials/detailing of that home. Locations of possible front yard Improvements to be as described in Section C: Development Standards. Character images are included herein to aid in communicating design intent of these custom and uniquely designed homes and landscapes. Certain “outside corner” lots of irregular geometry may have homes sited further setback from the frontage street to take better advantage of lot dimensions, adjacent natural/green areas, increased privacy of outdoor spaces. Lots on the “perimeter” of the site, adjacent to existing neighborhoods are to have a protected landscape easement to preserve existing trees, allow

sufficient space to augment that area with additional planting and restricts homeowners from adversely affecting this buffer, all for sake of the privacy of residents on BOTH sides of the property line. The protection of these easements is to be managed and enforced by the HOA.

Private Realm - Rear yards and appropriate portions of certain side yards are meant to be an extension of the interior “living space” of the homes. It is envisioned that each home will have well-articulated outdoor terrace/dining space, gathering areas with possible pool and/or spa, architecturally correct overhead structures such as trellises or pergolas. Manicured lawns and gardens (formal, cutting, vegetable, herb) are also anticipated, as may be desired by the individual homeowners. Certain “perimeter” lots will take advantage of the topography of the site and the natural features in visually “blending” these yard spaces into this existing environment without the conventional “backyard” feel. Auxiliary structures may also be considered, all within keeping of setbacks and architectural character of the home, for cabana/pool house, dining gazebo, secondary garage, depending on the desires of the individual homeowner.

SECTION B: SITE DESCRIPTION

1. Property Location and Size

- The site is located completely within the City of Dublin and Franklin County, Ohio.
- 14.17 acre site consisting of two contiguous parcels, Franklin County Tax Parcel #273-008618 containing 10.606 ac & #273-011149 containing 3.568 ac. located at 4338 Bright Road with existing access drive for previous single family dwelling (since demolished) at the intersection of Grandee Cliffs Drive. The property is the only remaining privately held developable parcel on the north side of Bright Road in this area.
- The property is surrounded on all sides by existing single-family residential development with the exception of its western flag portion being directly north of the Holder-Wright Earthworks Park.
- The combined Bright Road frontage dimension is 689.33 LF. No access or improvements proposed by this project includes the S-curve portion of Bright Road.

2. Character & Surrounding Uses

- The site is bound on the east by the Billingsley Run and the wooded area to the east of that watercourse. The west is bound by a volunteer-growth woods that contains the drainage swale that drains the major western $\frac{3}{4}$ of the site.
- The majority of the site and that area proposed for development was most recently occupied by a single residence and a swimming pool, both since demolished. A small garage structure is presently the only structure that exists on-site, is in poor condition and is to be demolished as a part of this development proposal. The supporting driveway to the former residence is also in poor condition and is to be demolished as well. The cleared site is thought to have been previously cultivated but in its more recent past was mown lawn and served as the yard space for the residence. This cleared area is to be used for homesite and roadway development.
- The topography of the site is slightly rolling and gently falls to its east and west edges. The site layout reflects this form of the land. The roadway system is proposed to lay largely “at grade” with very little earthwork needed. The homesites are not anticipated requiring over-lot grading (ie: clearing/grubbing, earthmoving, etc.) but will be developed/graded individually to insure optimum placement in all dimensions and proper drainage of the sites. What trees that exist in this cleared area and that are in established “good” condition will be considered in building placement, orientation and grading in an effort to preserve them as possible.
- The property is located south and outside of the Bright Road Area Plan and is surrounded by existing single-family housing (with the exception of the park referenced above) that was generally built in the 1970’s and forward.

3. Land Uses

- Currently this project site is zoned R-1 Restricted Suburban Residential District and the proposed rezoning is to Planned Development. This site is presently vacant. Surrounding areas are residential uses, R-1 zoning with the exception of the public park south of Bright Road at the SW corner of this development site.
- The Dublin Community Plan - Existing Land Use Map designates the site as “undeveloped”.
- The Dublin Community Plan – Future Land Use Map designates the site as “*Residential Low Density (0.5-1 dwelling unit per acre)*”
- Proposed use is single-family residential.

- The proposed development embraces the tenets of “conservation design”, clustered home sites with “Reserve” areas for open space, tree preservation, habitat conservation, reforestation and localized storm water management.

4. Open Space & Natural Features

- The West Wood, consisting largely of volunteer tree growth, will further provide for community open space and accommodate the stormwater management necessary for the development. This reserve, as defined by perimeter boundaries and proposed lot lines, consists of 2.40 acres and occupies the western portion of the site.
- Billingsley Run, its tributary, floodway and surrounding woods are to be reserved as public open space and in its current condition. This reserve, as defined by perimeter boundaries and proposed lot lines, consists of 3.11 acres and occupies the eastern portion of the site.
- Generous and dense perimeter buffer areas, mostly on the north and south boundaries, are to be reserved and provide for visual separation from adjacent homesites. These perimeter preservation areas consist of various species of mature plants, to be augmented by new plantings as may be needed. These preservation areas are to be placed in perpetual landscape easements that allow for consistency in the landscaped edges and consists of 0.62 acres.

5. Provision of Utilities

General

- Both public Sanitary Sewer and Water systems exist adjacent to the site along Bright Road. These two systems will be utilized for service to the development. The capacity and condition have been determined while the exact locations are to be determined in the Engineering phase following the Preliminary Development Plan.
- On-site stormwater management is to be provided meeting the City of Dublin Engineer requirements and design criteria.
- All private utilities, including communications, internet/cable, electric, and gas are available to this site. Commitment correspondence to be provided at Final Development Plan.
- All utilities are to be designed and constructed to meet the standards established by the City of Dublin Engineer.

Sanitary Sewer

- Sanitary sewer service to the development will be provided from one (1) location.
- The proposed development will be serviced from an existing 8-inch line located adjacent in the Bright Road R/W south of the site.

Water

- An existing 8-inch water main along the south side of Bright Road is adequate to provide service to this site.

Storm Water – Existing

- The current site is divided into two watersheds, roughly along the ridge line of the existing driveway, with the major watershed draining to the west into an open swale leading to the Scioto River. Portions of the residential neighborhood to the north (Hanna Hills) drain to and through

the site to the open swale described above. The minor watershed drains east into Billingsley Run, its north tributary and on to the Scioto River as well.

- This development lies within the Little East Watershed and the Billingsley Creek Watershed, requiring more stringent storage and release rates, as determined by the City of Dublin Engineer.
- The predominately soil type is Blount Silt Loam, End Moraine (Ble1B1), a Type D soil, corresponding to the pre-developed run-off coefficient of 0.52.

6. Access and Circulation

- Vehicular access to the site from the public R/W will be from a single access point on Bright Road at the intersection of Grandee Cliffs Drive. No public transit facilities exist to this site.
- No multi-use trail or sidewalks from the public right-of-way currently exist to this site.

7. Architecture

- One building exists on-site, a dilapidated garage in very poor condition and is proposed to be demolished by this development.
- No prevailing architectural style is evident in the surrounding neighborhoods. A wide range of styles, masses, materials, colors and orientations is observed, leaving no precedent of character to be emulated. The quality of home architecture and site development is the standard to be reflected and even exceeded by this development.

SECTION C: DEVELOPMENT STANDARDS

Development to be in accordance with the City of Dublin Code at the time of development unless otherwise noted. Where conflicts occur between the City of Dublin Code and these Development Standards, the Development Standards shall apply and supersede the Code. Unless otherwise specified in this Preliminary Development Plan drawings/text, the development standards of Chapter 152 and 153 of the City of Dublin Code, City of Dublin Neighborhood Design Guidelines and Conservation Design Development standards shall apply.

1. Permitted Uses

Permitted uses shall include the following:

- Single-family detached residences.
- Publicly and/or privately-owned open spaces, stormwater facilities and related park features.
- Home occupation uses in accordance with City of Dublin Code Section 153.073(B).

2. Density

A maximum of 20 residential lots consisting of single-family residences on a gross site area of 14.17 acres and a resultant density of 1.4 dwelling units per acre.

3. Lot Standards

Single-family homes in this development will be constructed on traditional lots with fee simple ownership. Each home proposed is to be custom designed and built in response to its lot. Existing site conditions and the desire to preserve as much of the natural environment as is practical have dictated the lots' configurations. As such, each lot is somewhat unique in shape requiring detailed setback standards as stated below.

Lot Size

Lot Area: 9,960 square feet, minimum (smallest, Lot #19)

21,443 square feet (largest, Lot #10)

13,731 square feet (average)

Lot Width: 29' minimum width (R/W frontage), Lot #5

Lot Depth: 107' minimum (side property line), Lot # 19

Maximum Lot Coverage: Not-to-exceed 45%

Elements to be considered as lot coverage include primary structure, enclosed auxiliary structures, driveways, entry walks, paved terraces/patios. Open joint decks, dry-laid masonry terraces/patios, open trellises/pergolas are not considered in Lot Coverage.

Side yard setback areas as described herein are to be clear of ground-mounted mechanical devices. Pedestrian pavements, landscape and HOA-approved fencing may be permitted.

Private Open Spaces to include lawns, terraces, decks, patios, fireplaces, open air garden structures, swimming pools/decks/barriers, ornamental fountains, gardens and seating areas.

Lot Setbacks

Lot #1 (Corner Lot)

- 15'-20' Front Build-to-Zone
- 15' Corner Side Build-to-Zone (east side)
- 40' Minimum Rear Setback to Principal Structure
- 20' Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement
- 6' Minimum Side Yard (west side)
- 25' Minimum Depth Private Open Space

Lot #2

- 15' Minimum Front Setback (no Build-to limit, inside corner lot)
- 40' Minimum Rear Setback to Principal Structure
- 20' Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement
- 6' Minimum Side Yard (east side)
- 20' Side Yard/Landscape Easement (west side)
- 25' Minimum Depth Private Open Space

Lot #3&4

- 15'-20' Front Build-to-Zone
- 30' Minimum Rear Setback to Principal Structure
- 15' Minimum Rear Setback/No-Build Zone to Private Open Space
- 6' Minimum Side Yard, 12' Minimum Total both sided
- 25' Minimum Depth Private Open Space

Lot # 5

- 15' Minimum Front Setback (no Build-to limit, inside corner lot)
- 40' Minimum Rear Setback to Principal Structure
- 20' Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement
- 6' Minimum Side Yard (east side)
- 20' Side Yard/Landscape Easement (west side)
- 25' Minimum Depth Private Open Space

Lot #6-9

- 15'-20' Front Build-to-Zone
- 40' Minimum Rear Setback to Principal Structure
- 20' Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement
- 6' Minimum Side Yard, 12' Minimum Total both sided
- 25' Minimum Depth Private Open Space

Lot #10

- 15' Minimum Front Setback (no Build-to limit, inside corner lot)
- 40' Minimum Rear Setback to Principal Structure (north Rear)
- 20' Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement (north Rear)
- 40' Minimum Rear Setback to Principal Structure (east Rear)
- 15' Minimum Rear Setback/No-Build Zone to Private Open Space (east Rear)

6' Minimum Side Yard, 12' Minimum Total both sided
25' Minimum Depth Private Open Space

Lot #11

15' Minimum Front Setback (no Build-to limit, inside corner lot)
40' Minimum Rear Setback to Principal Structure
15' Minimum Rear Setback/No-Build Zone to Private Open Space
6' Minimum Side Yard, 12' Minimum Total both sided
25' Minimum Depth Private Open Space

Lot #12 (Corner Lot)

15'-20' Front Build-to-Zone
15'-20' Corner Side Build-to-Zone
40' Minimum Rear Setback to Principal Structure
15' Minimum Rear Setback/No-Build Zone to Private Open Space
6' Minimum Side Yard (north side)
25' Minimum Depth Private Open Space

Lot #13

15' Minimum Front Setback (no Build-to limit)
40' Minimum Rear Setback to Principal Structure (west Rear)
15' Minimum Rear Setback/No-Build Zone to Private Open Space (west Rear)
6' Minimum Side Yard (north side)
20' Minimum Side Yard Setback/No-Build Zone to Private Open Space/Landscape Easement (south side)
25' Minimum Depth Private Open Space

Lot #14,15,18,19

15'-20' Front Build-to-Zone
40' Minimum Rear Setback to Principal Structure
15' Minimum Rear Setback/No-Build Zone to Private Open Space
6' Minimum Side Yard, 12' Minimum Total both sided
25' Minimum Depth Private Open Space

Lot #16 &17 (Corner Lots)

15'-20' Front Build-to-Zone
15'-20' Corner Side Build-to-Zone
40' Minimum Rear Setback to Principal Structure
15' Minimum Rear Setback/No-Build Zone to Private Open Space
6' Minimum Side Yard, 12' Minimum Total both sided
25' Minimum Depth Private Open Space

Lot #20 (Corner Lot)

15'-20' Front Build-to-Zone
15'-20' Corner Side Build-to-Zone
40' Minimum Rear Setback to Principal Structure
15' Minimum Rear Setback/No-Build Zone to Private Open Space
6' Minimum Side Yard (north side)
20' Minimum Side Yard Setback/No-Build Zone to Private Open Space/Landscape Easement (south side)
25' Minimum Depth Private Open Space

4. Streets, Access and Connectivity

- Single point of access from Bright Road at the current intersection of Grandee Cliffs Drive. Street name to be determined at Final Plat, identified as Street A on Preliminary Plat. This access to and through the site is proposed to be public R/W and meeting the requirements of the City of Dublin Engineer.
- Curb radius at Street A entry, 30'
- The new road into and through the site is to be renamed as part of the Final Plat.
- All lots are to access from internal street system with no direct lot vehicular access to Bright Road.
- Public Streets Standards:

- a. Right-of-Way: 50' (Street A from Bright Road to 1st intersection with Street B)
40' (all other streets)
- b. Pavement Width: 26' asphalt pavement (Bright Road to 1st intersection with Street B)
24' asphalt pavement (all other streets)
- c. Drive Lanes: Two (2)
- d. Parking Lanes: Parking shall be allowed on one side of the public streets internal to the development.
- e. Tree Lawn: 5' minimum width
- f. Sidewalk: Pedestrian circulation through the site is to be provided by a 5' wide walk of cast-in-place concrete as the minimum level of quality with the possibly of brick pavement at the sole discretion of the Developer, on one side of the street providing access to all homesites, open spaces and destinations in the development. ADA-compliant driveways for homes that do not have a sidewalk (Lots 1-12) are to be provided to establish full connectivity. Walkway to be provided at the perimeter of the Central Court to provide access to the CBU mailboxes.

Developer to provide painted crosswalks across Street A at Bright Road and across Bright Road west of Street A, including curb ramps and receiving concrete-paved corner walk pads at all three corners, per City of Dublin standard. Developer to provide painted crosswalk across Bright Road at west end of development connecting proposed maintenance path (described herein) to the south to the Holder-Wright Earthworks Park. All crosswalk construction is to be coordinated with the Dublin City Engineer relative to timing for installation with City-provided trail construction along Bright Road.

- g. Curbs: 6" concrete straight curb, flush curb on external edge of Central Court.

- h. Trails: 8' width specialty pavement path approximately 140' in length is to be provided from Central Court to the east side of the detention basin, and possibly a casual seating area in the West Wood at the discretion of the Developer, providing *pedestrian* access to this area. This is not a shared use path, is not proposed to be developed to that city standard and is not intended for maintenance access to the detention facilities (to be provided elsewhere). Revegetation in this West Wood area as replacements for the cleared trees is to be provided per Landscape Plans, Section D: Exhibits, with no further amenities/improvements proposed.

5. Utilities

a. Design and Construction:

All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer.

b. Location:

All utilities shall be placed in appropriate locations on the individual homesites that will best preserve the existing trees in good condition. See Utilities Plan, Section D: Exhibits

- A comprehensive stormwater management system to be developed, following the City of Dublin stormwater management policies. See Grading & Drainage Plan, Section D. This development lies within the Little East Watershed and the Billingsley Creek Watershed, requiring more stringent storage and release rates, as determined by the City of Dublin Engineer. Given the proximity of the project site to the Scioto River and the convergence of the two on-site watersheds at the river, a single oversized basin and restricted outlet structure in the west of the site will accommodate all stormwater storage requirements of the project while the much smaller eastern watershed will direct drain into Billingsley Run.
- The exact discharge point and release rate for the western portion of the site is as determined acceptable to the City of Dublin Engineer. The west watershed currently drains through a swale channel to the west and ultimately to the Scioto River. The smaller east watershed free drains into Billingsley Run and ultimately to the Scioto River as well. In the post-development condition, the site drainage will be handled by one (1) stormwater management system consisting of a dry basin with controlled outlet. The system will accept drainage from pervious areas such as rear yards, side yards, and the off-site 0.46 acres mentioned above, and impervious areas such as roadways, roofs, and sidewalks.
- Developer to provide a 10' wide paved path for the periodic maintenance of the outflow structure of the detention basin in the West Wood, currently designed to be at the southwest end of the basin. This path will be from Bright Road routed north approximately 400' to the outflow structure vicinity as generally shown on Utility Plan and is to be field located to avoid any unnecessary damage to the existing vegetation.
- Rear yard drainage system is to be provided to ensure positive drainage in these rear yard areas and conveyance to the proposed stormwater management system.

- Impervious surfaces will drain to catch basins in the roadway. The storage basin will have a forebay collection pool that is meant to filter out heavy debris before entering the discharge swale.
- Portions of Lots #10, 11, 12, 13 will free drain into the adjacent Billingsley Run or its north tributary.
- Billingsley Run and its north tributary are to be protected by a Stream Corridor Protection Zone (SCPZ) as calculated and scribed as shown herein in conformance with the practices provided by the City of Dublin Engineer. West swale has been exempted by the City of Dublin Engineer from SCPZ requirements.

6. Open Space

Based on the location of the development and best practices, the proposed open space reserves are to be owned and maintained by the City of Dublin and/or the Homeowners' Association as described herein. Final disposition relative to ownership and maintenance responsibilities to be determined through further conversations with the City of Dublin.

Reserve A: Approximately 2.40 acres of open space, including the West Wood and the Allee (0.11 acre area included in the West Wood acreage), which connects this open space to the Central Court (Reserve C) is to be deeded to the City of Dublin with agreed-to restrictions on use. Given its location in the watershed and topography, this area is to contain the utilitarian function of a "dry" basin for stormwater management, yet is to be shaped, planted and protected as an open space Reserve. In light of its location relative to existing surrounding neighbors who abut this Reserve, it is the intent of this development proposal that Reserve A (as with Reserve B described below) is to remain passive in use and nature with no additional programming, hard-surface trails, park apparatus, etc. for the entire neighborhood's continued quiet enjoyment of the greenspace. Within the City of Dublin, there is precedent for such passive public open space, namely Thaddeus Kosciuszko Park and Wellington Reserve.

Long-term maintenance of the basin landscape described above to be by the City of Dublin. This area's natural environment will be enhanced through thoughtful grading for stormwater management, reforestation with environmentally correct indigenous plants and a naturalized landscape. Revegetation in this West Wood area as replacements for the cleared trees is to be provided per Landscape Plans, Section D: Exhibits, with no further amenities/improvements proposed.

Reserve B: Billingsley Run, approximately 3.11 acres, is to be deeded to the City of Dublin with agreed-to restrictions on use as public open space and for the city's long-term maintenance. It is intended to be left in its current and natural state with no intentional intervention into it.

Reserve C: The Central Court, 0.28 acres, is open space described and enclosed by the public street R/W in a prominent, intentional central location to the residents of the development for their non-exclusive use as a communal gathering area. Open lawn and edge tree plantings are intended to provide a sense of place while remaining visually open for natural surveillance and public safety

Reserve D: The East Court Island, 0.027 acres, is open space for landscape purposes to eliminate areas of unnecessary pavement and provide visual enhancement. This open space is to be maintained by the HOA.

Landscape Easements, predominantly on the north and south edges of the development are intended to preserve existing trees there through deed restrictions on development, provide space

for augmenting these existing tree stands with new plantings and allowing for the long-term protection of these greenspaces from encroachment or development. These open space areas are to contain a mixture of trees and shrubs to enhance the rural character of the area and will be a part of the Landscape Plan in the Final Development Plan.

In summary, dedicated, HOA maintained and easement-protected open spaces total 6.38 acres of this 14.20 acre site (or 45%) and is to be maintained as open space post-development, the level of which is to be determined in conjunction with the City of Dublin and as currently described in 11. Ownership and Maintenance.

No Entry Feature is anticipated as a part of this development in an effort to create a seamless physical and practical connection to the surrounding neighborhood. Existing Bright Road frontage is anticipated to remain in its current condition with exceptions for repairs and limited removal of the existing wood fencing and plant additions and/or pruning as described herein. Current entry gates and masonry piers are to be removed to accommodate new Street A construction.

All of these Reserves and Landscape Easements are described and labeled on the Preliminary Development Plan. In combination, this open space is to be considered to fulfill Subdivision Regulation requirements for Open Space Requirements (152.086) and Land Dedication For Municipality's Portion of Recreational Facilities (152.087).

7. Tree Preservation, Removal and Replacement

a. Tree Preservation:

It is the intent to preserve as many good condition trees as possible on the site. A good faith effort will be made to preserve these existing trees where appropriate. High quality trees required to be removed for sake of infrastructure are to be accounted for on the Tree Replacement Plan as a part of the Final Development Plan.

b. Tree Preservation Zone:

- Development is not anticipated in the wooded perimeter along Bright Road, the northern property line, the southwestern "flag" connecting to Bright Road (excepting maintenance path) and the entire area east of Billingsley Run. Existing trees there are to be preserved with the possible exception of trimming/removal based on individual plant condition and sound arboriculture practices.
- Billingsley Run Reserve including Billingsley, its north tributary, the wooded area east of these watercourses and existing trees west of the watercourses within the Floodway or SCPZ are to be preserved, and these areas be left in their current undisturbed state with no further intervention or development.
- The West Wood is to be utilized for the stormwater management of the development and is to be revegetated to include the introduction of plantings in ecologically correct varieties. See Section D, Landscape Plan
- Tree preservation zone is established to protect these stands of existing plants. See Section D, Landscape Plan. Temporary construction fence, minimum 4' in height, to be installed around the perimeter of the tree preservation zone prior to any construction activities.
- No building, structure, patio, recreational or athletic facility, or any other improvement to be placed temporarily or permanently upon, in or under the area designated herein as

a “Tree Preservation Zone” nor shall any work be performed therein which would alter the natural state of the zone or damage trees or vegetation therein.

- Disturbance of any part of the zone by maintenance is to be restored as nearly as practicable to the original condition. No tree or vegetation is to be removed from the zone except for the removal of dead, diseased, decayed, structurally dangerous or noxious trees or other vegetation, in keeping with sound arboriculture practices and is to be managed by the HOA.

c. Tree Reforestation:

- Upon completion of any removal of trees as described above, a tree reforestation program is proposed. Good quality trees being necessarily removed to accommodate needed infrastructure are to be replaced in accordance with City of Dublin tree replacement policy.
- A mixture of largely deciduous trees of various sizes will be installed where appropriate in order to augment, re-establish or create a reinforced buffer between the development and surrounding neighborhoods. This reforestation buffer will have an unmaintained natural understory (no manicured turfgrass).
 1. On an as-needed basis, trees or other vegetation may be removed from any buffer area in order to maintain mandated drainage facilities.
 2. Street trees and other plantings in the public domain are to be a mix of varieties and sizes of indigenous and/or improved varieties of indigenous plants. “Ornamental” plantings are to be considered in limited shrub/perennial planting areas only.

8. Architecture

General Character:

The character of the development is to be 1.5 and 2 story single-family, high-quality homes with 2 or 3 car garages with possible auxiliary structures that complement the quality of the surrounding homes in adjacent neighborhoods and will adhere to the City of Dublin Residential Appearance Standards Code. The architectural vocabulary set forth shall align with that of Midwestern Vernacular and European Country to keep consistent within the surrounding context.

Midwestern Vernacular architecture developed over the mid- to late 19th and early 20th centuries, drawing inspiration from a variety of styles. Greek Revival elements emphasize simplicity, permanence, and adaptability, while "farmhouse vernacular" showcases Gothic influences and vertical proportions typical of early Victorian designs. This architectural style reflects regional traditions, with notable examples found in Dublin as well as in communities like Bexley and Upper Arlington.

European Country – The European Country style is defined by its use of stone and stucco cladding, along with deep-set doors and windows, steep roof pitches, and flared eaves. Its forms are typically simple and rectangular, featuring tall, well-proportioned windows that create a clean and elegant aesthetic. The 1.5 to 2 story adaptation of this style to this development is thoughtfully designed to meet the demand for first-floor master living while harmonizing with the surrounding architectural character.

Conceptual depictions of the representative architectural schemes are included herein. See Section D, sheets 13 & 14 for benchmark photographic images of both architectural character/quality of

design and that of the streetscape/public domain. Below describes general understanding of materials, colors, forms and scale of the housing to be developed.

- Development to be recognized as a holistic place, a complete neighborhood but will not be monochromatic in form, materials and colors. The common thread will be the quality of the designed architecture, the similarity in roof pitch and a palette of high-quality materials.
- Each home to be distinguished by its own massing composition, front façade design, mixture of material types, and public realm landscape.
- Garage orientation is to be determined in the context of individual site topography, configuration, existing preserved trees, jurisdictional restrictions and platted setbacks. Any front-facing garages will be set back from the front face of the body of the home. Ancillary “third car” garages may be provided, utilizing the palette of house materials and complementary massing with doors set back from the front face.
- Lot configurations and topography may provide for non-traditional building siting including garage massing and orientation.

Exterior Materials & Elements:

- Cladding: Natural materials including full-depth brick, thin brick, stone, manufactured stone, wood, stucco, cementitious board or a combination of these.
- Trim: Wood, cementitious board, aluminum (for gutters & downspouts only).
- Color Selections: White, earth tones and other muted colors, paint and/or stain.
- Roofing Materials: 25 year or above dimensional asphalt shingle (240 lbs/square weight), wood, slate, copper, standing seam metal and/or tile as architectural enhancements.
- Windows: windows and doors (all 4 sides) will incorporate trim that is architecturally appropriate.
- Architectural Elements: additional and specialty-shaped windows, louvers, shutters, entry coverings, and other architectural elements all in designed composition with the entirety of the structure in terms of forms, proportions, colors and placement.
- Chimneys: exterior portions to be finished masonry of brick, stone or manufactured stone. Cantilevered chimneys are not permitted.
- Garages: Architecturally consistent with the main building facade, decorative garage doors a maximum 18’ wide, in keeping with the overall architectural character of the home. Garage orientation to be determined in the context of individual site topography, configuration, existing preserved trees, jurisdictional restrictions and platted setbacks. Any front-facing garages will be set back from the front face of the body of the home. Auxiliary garages may be provided as freestanding structures consistent with the overall character of the home it serves.
- Lighting: No more than one (1) approved yard post light is permitted near the entry walk to the front door. Properly designed & placed landscape/accent lighting is allowed and encouraged.
- Patios: Outdoor terraces, decks, pool/dining areas are permitted as part of the overall architectural and landscape character of the home.
- Mechanical Equipment: Ground-mounted equipment is to be located and screened through architecture and/or landscape to minimize visibility and noise as would be experienced by homeowner and neighboring homes.
- Permitted Building Height: Maximum height of 35’, as per the Dublin Code.

Architectural Diversity:

The same or similar front elevations shall not be repeated within:

- Two lots on either side of subject lot.
- Three lots directly across the street from the subject lot.
- Any lot on the cul-de-sac.

A themed or monochromatic development is not intended but adherence to architectural diversity (stated above), materials standards and design quality will be reviewed/approved by the Homeowners Association based on the standards herein approved by the Planning and Zoning Commission is dictated.

Plan Approval:

The Homeowners’ Association will retain the right of individual plan approval for all single-family homes within the development. The Homeowners’ Association established declarant will form an Architectural Review Board (ARB) to review all architecture in ensure compliance with or exceed the architectural standards set forth in the Development Standards. See Paragraph 10. Homeowners’ Association below for additional detail.

9. Landscape

Street Trees:

Street Trees will be installed in accordance with the City of Dublin Code. Final locations and varieties shall be as approved by the City Forester.

Fencing:

- Existing fencing along Bright Road may be repaired in-place, removed in select areas or in total. Long-term maintenance, repair or replacement to be the responsibility of the HOA. No other fencing is permitted unless decorative in nature and does not fully enclose an area, as approved by the HOA.
- Pool Barriers shall be permitted and conform to the requirements of the governing building code. Appearance of all such fences to be as approved by the HOA.
- Front yard fences, where so chosen by the homeowner, may be constructed of ornamental metal, painted/stained wood, stone, or a combination thereof in keeping with the character of the house design and as approved by the HOA for the purpose of describing but not enclosing the “semi-public” space that is the home entry area. Front yard fencing to be placed no less than 3’ and no more than 5’ behind the public sidewalk where provided and no less than 1’ and no more than 3’ behind the R/W line where no public walk is provided and is not to return along the side yards.
- See Section D, Sheets 13 & 14 for benchmark photographic images representative of the character & quality of design envisioned for the public domain. All architecture of the development is to be custom with each their own distinct expression and materials palette. As such, elements of the public domain including fencing, paving, landscape, etc. to be coordinated as a cohesive composition.

Cul-de-sac:

The cul-de-sac island planting to be initially planted as a part of the project development and maintained by the HOA.

10. Homeowners' Association

All residential property owners located within this Planned Development will be required to join and maintain membership in the Homeowners' Association (HOA) to be established by the Developer at Final Plat. HOA responsibilities are to be detailed within the Covenants and Restrictions that run with the land. Disposition of all Reserves within this Planned Development relative to ownership and maintenance responsibilities will be described as a part of the Final Development Plan

The HOA will establish an Architectural Review Board (ARB) to evaluate each homesite and building plan in the development for compliance with the Development Standards put forth by the Final Development Plan. The Developer, as the sole builder of these custom homes, will serve as the ARB and retain control of individual homesite plan approval within the development until such time that all lots are constructed. At that time, the review/approval of modifications to existing structures and homesites will be by the ARB established by the HOA.

Unless otherwise provided by Ohio law, control of the Homeowners' Association will be ceded to the residents at a time determined by the Developer. Until such time, the Developer will pay dues and fees on the property owned by the Developer and subsidize budget shortfalls. Budgets will include line items for maintenance, reserves for repairs and replacements under the HOA

11. Ownership & Maintenance

The following matrix describes spaces as currently identified, their anticipated ownership post-development and the maintenance of these spaces and their facilities. Final disposition of ownership including deed restrictions and identification of maintenance responsibilities, sole and shared, are subject to further conversation with the City of Dublin in Final Development Plan process. However, regardless of the results of those conversations, Reserve open spaces (including the stormwater management basin) are intended for public use and/or environmental protection, Landscape Easements are intended for the preservation of existing vegetation.

<u>Space</u>	<u>Ownership</u>	<u>Maintenance</u>
• Streets (Right-of-Way)	City of Dublin	City of Dublin
• Stormwater basin/Maintenance Path (in Reserve A)	City of Dublin	City of Dublin
• West Wood (Reserve A)	City of Dublin	City of Dublin
• Billingsley Run (Reserve B)	City of Dublin	City of Dublin
• Central Court (Reserve C)	City of Dublin	HOA
• East Court (Reserve D)	City of Dublin	HOA
• Landscape Easements (Preservation Areas)	Privately held	HOA

16. Concept Review Plans (for reference)

The following information is a summary from the Concept Review phase of this project's process, dated 5/15/24 and Planning & Zoning Commission Hearing dated 6/20/24. In addition to the narrative, plans and other supporting graphics submitted above for review, we are herein summarizing portions, in direct quotation and/or paraphrased summary of the Meeting Minutes prepared by Staff, of Commission comments, Public comments, Commission questions and discussions among Commission Members and with the Applicant. Additionally, Applicant is providing brief "responses" to each of these items, where appropriate, demonstrating understanding and consideration of all through written descriptions supported by the narratives, standards and descriptions submitted as a part of this Preliminary Development Plan and Preliminary Plat. This summary information is provided as a convenience to the Staff, Commission and the public as they consider the merits of this proposed development.

Staff Presentation

- Project site is currently located within the Suburban Rural Residential Land Use designation, according to the current Community Plan.
 - *Agreed*
- Project site is within the Residential, Low Density Future Land Use designation within the Envision Dublin Community Plan that is now in the adoption process.
 - *Agreed*
- Proposal will require rezoning to a Planned Unit Development (PUD) that includes 20 single-family lots on the 14 acre site, 1.4 du/ac.
 - *Agreed*
- There is a focal point with Lot #7 that may need to be addressed
 - *Current layout has modified lot layout in this area in response to Commission and neighborhood comments. However, the "focal point" of the Main Drive alignment is to be addressed by a landscape feature in keeping with the development character to terminate the view.*
- The development is eligible for the Conservation Design Resolution.
 - *Agreed and is being pursued*
- The development will also need to follow the Neighborhood Design Guidelines
 - *Agreed and is being pursued*
- The stormwater detention would result in the removal of some of the tree canopy
 - *Agreed, yet the detention area in the West Wood is being carefully and strategically located, configured and graded to impact as FEW "Good" trees as possible with the majority of trees being impacted/removed are of "Fair" or "Poor" quality.*

Commission Questions

Mr. Way

Requesting additional description of the stormwater detention proposed in the West Wood area. Inquired if the area would include intentional stormwater retention areas.

- *This area will provide both stormwater management and public open space. The detention area will not only satisfy the management needs of the entire development but will also over-compensate for storage from the free-draining neighborhood to the north, which currently passes thru the development site. This storage area will be in a "dry basin" with a controlled release devise discharging into the currently utilized*

outflow swale running west to the river. The basin is to be configured, graded and landscaped to be an integral part of this West Wood area, being developed at a publicly-used park, complete with amenities for users. See attached development plans for a graphic depiction of this space.

Center Court to incorporate a roundabout drive or if it could have a road on only one side. It could be improved by having less concrete or asphalt. Intention of Center Court for stormwater detention.

- *The Central Court continues to have a publicly-dedicated drive on all sides. This condition, along with the internal roadway/walkway system, provides for pedestrian and bicycle user access to the functional community green space it provides. However, it is desired that the west leg of this court roadway system be as modest in width (servicing only TWO homesites) as is practical for vehicle/safety vehicle usage. The current proposal suggests a flush curb on the inside of this loop, paver parking “pads” for visitor parking on this side (without having to increase road width unnecessarily), encouraging direct pedestrian access to the open space but providing for proper radius dimensions of fire vehicle function. Agreed on the latter point of less pavement! Always the goal! Furthermore, the Central Court is no longer to be used for stormwater management, but strictly as public community open space.*
- *Perimeter trees in the West Wood (in Fair and Good condition) are intended as a landscape buffer and will be protected at the drip line of those trees.*
 - *Yes! The level of tree removal and the basin layout/grading will be dictated by storage demands as required by Engineering. And the quality of trees to be considered in that effort, part of Final Engineering of the storm system. No more trees than are necessary for this system are proposed for removal and all remaining trees will be properly protected per sound arboriculture practices.*

Ms. Harter

If the detention area is to be usable greenspace, would the grasses be coarse and less friendly play area?

- *Current thinking for the basin is that it would have a planted bottom/sides for erosion protection. Further, there may be other plantings incorporated to help naturalize the area (ie: trees/shrubs that don't adversely effect storage volumes), diversify the plant community and add to the aesthetics of the entire area. It is not anticipated that this area be manicured lawn requiring regular mowing due to its water storage function which may leave the bottom wet for some period of time after a rain event. But, this area will certainly be available to wildlife, pet usage, and general “passive” park functions, aesthetics and amenities.*

Sidewalk on one side of the interior street be wider than a typical walk?

- *Presently, the sidewalk is proposed as 4' wide and built of specialty pavement (brick, precast concrete) to better blend with the intent and character of the development (intimate streetscapes, homes closer to the street, rich materials, “hamlet” character vs “subdivision”). This provides for more green areas in the streetscapes vs pavement that is unnecessary. Given the modest scope of the development (only 20 homesites), a single sidewalk will provide pedestrian access from/to every lot and destination, especially given the extremely low traffic volumes in and around the development making casual street crossing very easy. This system of roads/walks is not interconnected to other surrounding developments (surrounded by built-out neighborhoods), thereby eliminating any off-site traffic. If additional width and/or walks are to be required, pavement materials will likely revert to cast-in-place concrete, due to project budget.*

Will garages be 3-car and side-loaded?

- *Attached or detached garages will be 2, 2.5 and 3-car in size are intended to be side loaded as the preferred orientation and/or will be oriented to minimize garage door exposure to/from adjacent streets. Lot layout of this development is unconventional due to natural areas being preserved, drainage/floodway, existing trees and site topography dictating that house/garage layout, placement, orientation will be customized and sensitive to all of those conditions on a per-lot basis. Additionally, some homesites may contain auxiliary, additional-car free-standing garages as well. Development Standards to dictate placements and orientation.*

Homes to have individualized landscape, a type of green architecture?

- *Yes. The public realm of this development is paramount to its character. The streetscape, home placement, front yard/entry zone are all to work in concert to create the intimate village feel. Development Standards speak to the front entry zone, yard landscape, lighting, semi-private enclosure (low hedge, wall, fence). Each house to have landscape design reflective/supportive of the architecture and vice versa.*

Mr Alexander

Some traditional rear-yard recreation space is being sacrificed to have more frontage

- *No. The front setback is proposed to be 15' and R/W throughout most of the development to be 40' for sake of 1. Intimacy of streetscape (see above) and 2. Provide for more rear yard for recreation/social life, gardens, drainage, screening if desired. Typical Lot diagrams herein illustrate the special qualities of those areas.*

Mr Chinnock

A bikepath is indicated in the Billingsley Run area.

- *No. At Concept Review stage, a soft-surface trail was considered through this area. But, given the environmental sensitivity of this area, its flood prone conditions and desire to preserve every tree in this street corridor and along the north side of Bright Road, even this soft-surface trail is being eliminated and the entire area is to be left in its current condition.*

Agreed, no need to provide connection from soft-surface trail. Similar trail indicated in the West Wood.

- *Agreed that soft-surface trail on the east side of the development is no longer proposed. The trail in the West Wood, an intentional passive park space by this proposal, will have that trail lead to Bright Road for direct access to the Wright- Holder Park on the south side of Bright Road. It is important to note that Bright Road is NO LONGER connected to Riverside Drive, there are only SEVEN single family homes west of Grandee Cliffs Drive that utilize Bright Road for access to their homes and a 25 MPH post speed resulting in a very low traffic volume which allows for ease of safe crossing access to the Wright-Holder Park.*

Mr Deschler

Central Court to be a mowed areas or include some stormwater management?

- *The current proposal eliminates stormwater management from this area and reserves it as more manicured and usable public open space.*

Possible for Central Court to be manicured space?

- *Yes! See above.*

It is preferable to avoid need for homeowner variances later to add rear yard structures.

- *Agreed. Development Standards accommodate such structures and the Typical Lot diagrams included herein demonstrate this private space layout.*

Why 20 homesites vs 14?

- *This proposal preserves naturalized open spaces as is possible, trees on edges, accommodates/manages on and off-site drainage and embeds public-use space within the development. Further, homesites proposed are “estate” size, meeting the market demand for this housing type. 20 homesites “fit” comfortably into this development zone and project economics require this number of lots.*

Ms Call

How will you treat Lot #7 at the terminus of street entry?

- *Current layout has modified lot layout in this area in response to Commission and neighborhood comments. However, the “focal point” of the Main Drive alignment is to be addressed by a landscape feature in keeping with the development character to terminate the view.*

Public Comment

John Rahm

Biggest concern are the 7 homesites along the north boundary “in a straight line”. Consider larger lots there providing more greenspace.

- *Agreed. Current plan has removed one lot along this line, increased depth of those lots remaining and have reconfigured the street alignment and lot lines to eliminate the straight line geometry of the Concept Plan. Further, the Applicant has met with Mr Rahm and other on his neighbors to address this and other issue and have gained their support.*

Randy Roth

Thanked the Applicant for meeting with the East Dublin Civic Association in May, 2024 and several times with association officers. One concern was landscaping along the development’s north property line. Very happy with proposed landscape and existing fence repair along Bright Road. Turning undevelopable areas into an amenity for residents and neighbors is generous. He has seen much enthusiasm for this project.

- *Agreed. Current plan has addressed the concerns of Mr Roth and the association. See above response. Applicant appreciates the attention paid and great comments given by the association and neighbors. The over-riding goal of this development is to fit into and elevate the neighborhood that it is to be a part of.*

Commission Discussion

Mr Chinnock

Very nice use of site. Appreciates Applicant meeting with neighbors, very good job in creating a plan that will fit the site, greenspace is great. Inspirational architecture is beautiful, wants to make sure it blends with surrounding area. Understands the economics that drive the need for 20 lots, applicant's vision makes sense of the space.

Mr Deschler

Supportive of the proposed use and building materials. Believes Central Court open space should not be used for stormwater detention purposes. Recommends to alleviate straight row of houses along north perimeter. Perhaps some homes can have walk-out level, some variation to the look.

Mr Alexander

Very supportive, even enthusiastic about the plan. Less concerned about architecture matching the surrounding neighborhood, which were built at a different time. Creating community is more valuable. Central Court to be more about usable public space.

Mr Way

Very exciting proposal, great example of city's Conservation Design Guidelines implemented, responsive to sensitive nature of the site. Encouraged preservation of trees and sufficient setback on north edge of the site. Hopeful that Applicant and neighbors can work out something to meet that intent. Applicant should look at facing homes to Bright Road, not disengaging from it, creating an urban design feel to the development could be spectacular.

Ms Harter

Supportive of the proposal, appreciates Applicant meeting with the association, encourage to keep the green tree look along Bright Road, even the brown fence. Appreciates Applicants efforts to use landscape and architecture to create outdoor living space.

Ms Call

Look for lot deletion on center section and along "back section" (north boundary?). This is a beautiful project-not what we see everyday.