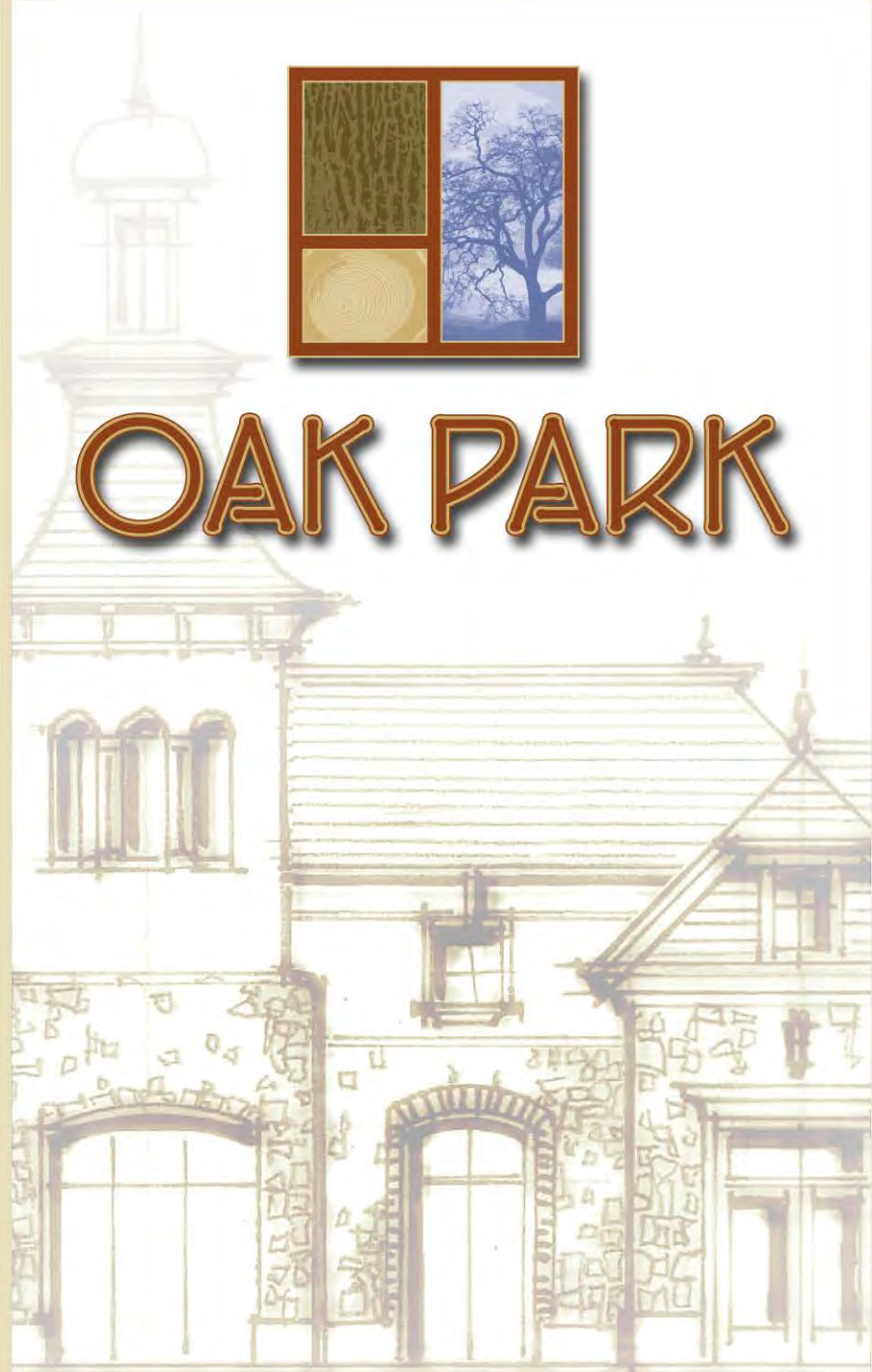




OAK PARK



PRELIMINARY DEVELOPMENT PLAN

PLANNING & ZONING APPROVAL
SEPTEMBER 21st, 2006

CITY COUNCIL SUBMITTAL
OCTOBER 27th, 2006

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OAK PARK

PART I DEVELOPMENT OVERVIEW

PART II DEVELOPMENT STANDARDS

PART III EXHIBITS

Introduction

Oak Park will be a distinctive, mixed-use development reminiscent of traditional cross-roads villages and hamlets, providing residents a pedestrian-friendly neighborhood atmosphere. By utilizing conservation design and smart growth principles, the plan will offer a tremendous diversity of housing, shopping, working and recreational opportunities for local residents, all within a small geographic area. Careful attention to architectural details and styling will create a unified theme that is applied throughout the entire development. The combination of these uses, their organization and the application of high architectural standards will create a neighborhood environment that fosters community interaction and a great sense of identity.

Park Homes, Village Homes and Town Homes will appeal to a wide demographic of home buyers, from young professionals to growing families to empty nesters. A neighborhood-scale commercial center will provide local residents convenient access to shops, restaurants and office space.

Neighborhood Parks and Greens, Rural Open Spaces and the neighboring Glacier Ridge Metro Park will offer the community endless opportunities for both passive and active recreation. Existing tree rows, woods and streams are incorporated into large open space reserves around the perimeter of the community, preserving the rural character of Dublin's scenic roadways. A system of leisure trails, bike paths and sidewalks interconnect the residential, commercial and recreational uses. Residents and their guests may use the common spaces in the Neighborhood Clubhouse for exercise, fitness, meetings and social gatherings.



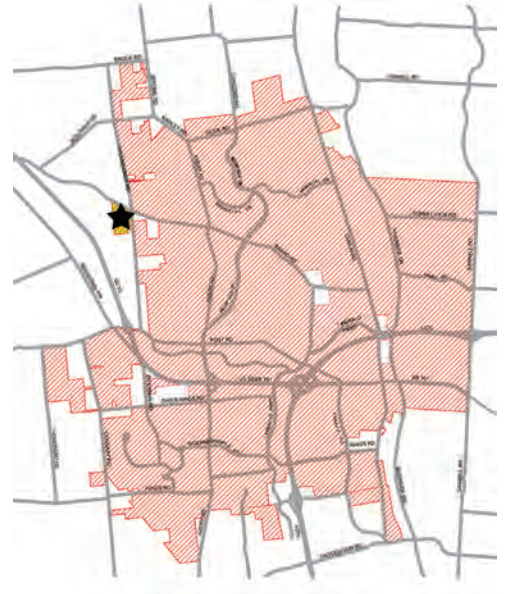
Oak Park will be built upon the design principles of traditional villages, thus creating a neighborhood that is truly unique in architectural character, diverse in housing choices, and self-sustaining as a mixed-use neighborhood. These elements, combined with the preservation of and connection to natural features, the interconnection of land uses, and the pedestrian friendly streets, will create a development that will be the model for future mixed-use neighborhoods in Dublin.



Location and Size

- The site is located completely within the City of Dublin and Union County on a 61.390 acre parcel at the southwest corner of the intersection of Hyland-Croy and Mitchell-Dewitt Roads.
- The property is approximately 2,050 feet in length north to south and approximately 1,350 feet in width east to west. There are 1,025 feet of frontage along Hyland-Croy Road and 1,600 feet of frontage along Mitchell-Dewitt Road.

* Refer to Exhibits: A – Regional Context Map
 B – Vicinity Map
 C – Aerial Photograph



Existing and Surrounding Land Uses

- The parcel is currently undeveloped agricultural land.
- Surrounding land uses include the following:
 - 1) Institutional - Dublin Jerome High School
 - 2) Residential - Large lot residential and Bishop's Run Subdivision
 - 3) Commercial - Nursery / landscaping company
 - 4) Parks - Glacier Ridge Metro Park
- Glacier Ridge Metro Park offers over 11 miles of hiking, biking and bridle trails, nature programs, picnicking and playground equipment. Blue herons, wood ducks, turtles, dragonflies and other wildlife can be found at the 200-acre restored Honda Wetlands Education Area, immediately to the south of Oak Park.

* Refer to Exhibits: B – Vicinity Map



Existing Conditions and Character

- The site is predominantly cleared, agricultural land.
- Approximately 585 trees exist on the property, 67 being “landmark trees” (24 inch caliper and greater.)
- A small wooded area is located at the southwest corner of the site with mature tree rows being found along the western and southern property line as well as along the stream corridor in the northern portion of the property.
- The site is flat, draining from southwest to northeast.
- The North Fork Indian Run flows from west to east along Mitchell-Dewitt Road.
- There are no delineated wetlands or ponds on the property.
- There are no existing structures on the property.

* Refer to Exhibits: *C – Aerial Photograph*
 D – Existing Conditions Map



AERIAL PHOTOGRAPH



SITE DESCRIPTION

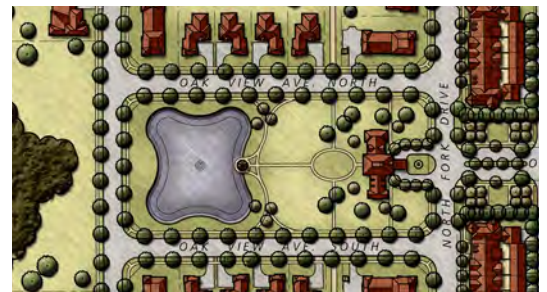
EXISTING CONDITIONS MAP



Proposed Uses and Plan Features

- This preliminary development plan requests the rezoning of ± 61.390 acres from an existing R, Rural district to a Planned Unit Development (PUD) for a mixed-use development.
- The following uses and densities are proposed:
 - 1) Commercial 39,700 S.F. Floor Area Maximum
 - 2) Residential 108 Total Units
 ± 1.76 dwelling units per acre
 (108 units / 61.39 acres)
 36 town homes
 39 village homes
 33 park homes
 - 3) Parks ± 31.3 acres of parks, greens and rural open spaces.
- Oak Park will be a distinctive mixed-use neighborhood designed using conservation design and smart-growth principles as the building blocks of the community. The Oak Park neighborhood plan features the following:
 - 1) A compact form and distinct edge yielding to large, continuous open space areas.
 - 2) An interconnected network of tree lined, pedestrian-friendly streets.
 - 3) Small, walkable neighborhood blocks.
 - 4) Public parks, greens, preservation areas and connections to Glacier Ridge Metro Park within easy walking distance of homes.
 - 5) A neighborhood commercial center within easy walking distance of homes.
 - 6) A wide range of dwelling sizes and types.
 - 7) A neighborhood clubhouse offering common space for recreational and social activities.
 - 8) The Oak Park neighborhood is identified by a unified architectural style that is inspired by English and Irish garden cities and early twentieth century American planning methods.

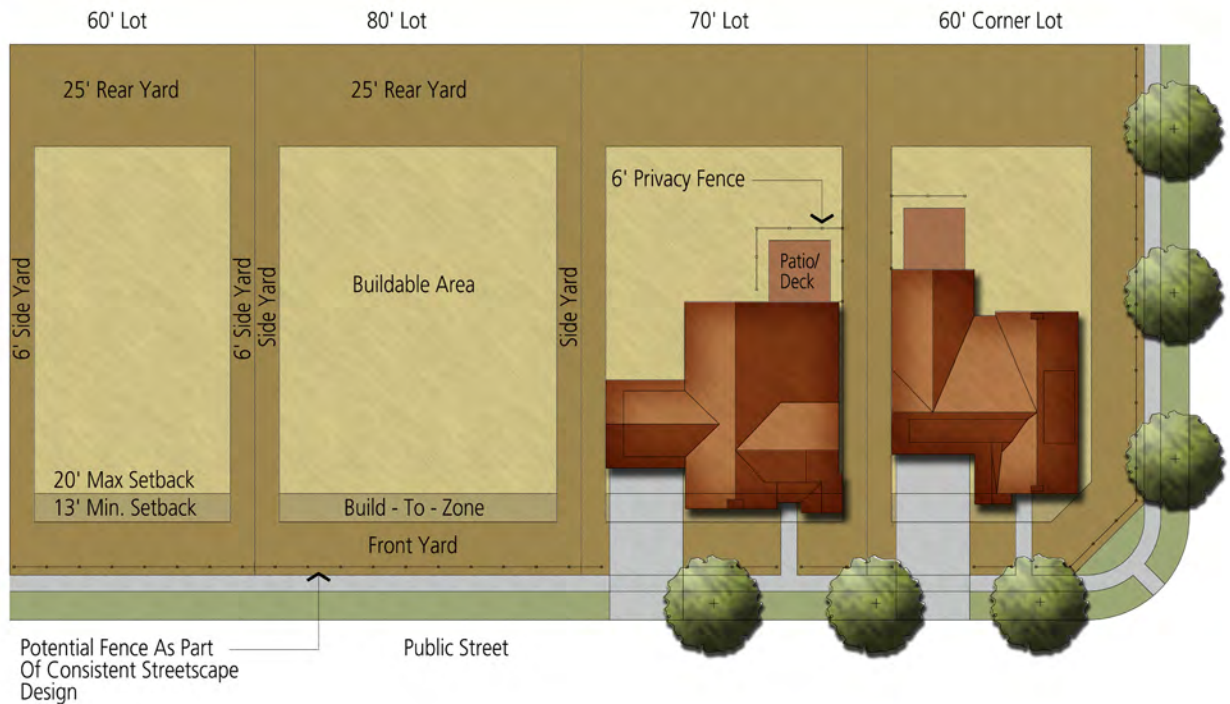
* Refer to Exhibits: F – Development Plan
H – Illustrative Master Plan



Neighborhood Residential – Park Homes

- Park Homes will be located on the edges of the development, on lots numbered 1-33 in Subarea A. These lots are adjacent to the rural open spaces and Glacier Ridge Metro Park.
- Park Home lots will be clustered, with reduced front and side setbacks, to preserve larger areas of common open space and create a more compact, village-style development.
- Home sizes are planned to range from 2,500 to 3,800 square feet. The goal is to achieve a product that is a bridge between homes offered in conventional single family subdivisions and the “Village Home” component of the project.
- Quality will be emphasized in this part of the project and these homes are considered high-quality. Both interior and exterior finishes and detailing will be of higher quality.
- Park Home Lots will feature a variety of models, facades and materials in order to provide architectural diversity along the streetscape.





- Lot Widths: 60', 70' and 80' wide.
- Lot Depth: 125' minimum.
- Front Setback: 13' minimum, no encroachments; 20' maximum.
All front facades will be located in the building zone created by the minimum and maximum front yard setback.
- Side Yard: 6'
- Rear Yard: 25'
- Garages: Front-loaded garages will be located a minimum of 10' behind the front façade of each home. Side-loaded garages are permitted and encouraged.

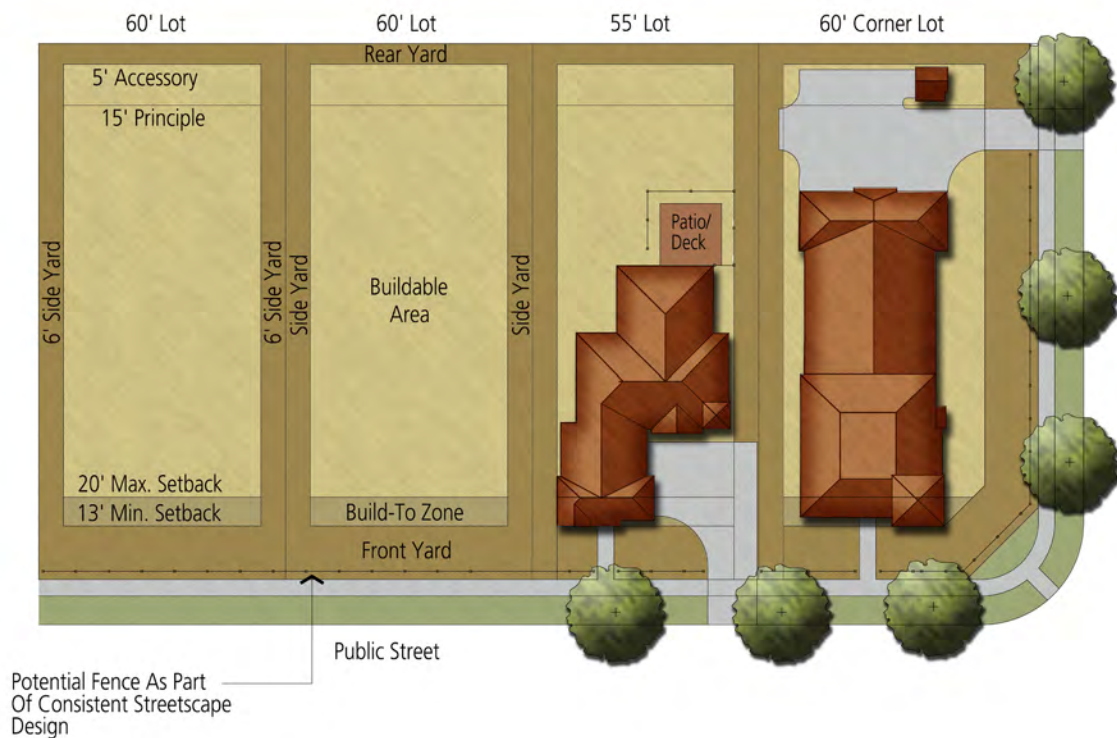
* Refer to PART III, Sub-area A for complete development standards.

* Refer to Exhibits: E – Sub-Area Plan
F – Development Plan
H – Illustrative Master Plan
J – Park Home Elevations

Neighborhood Residential – Village Homes

- Village Homes will be located in two pods in the interior of the neighborhood, on lots numbered 34-72 in Subarea B.
- Village Homes will be clustered, with reduced front and side setbacks, to preserve larger areas of common open space and create a more compact, village-style development.
- Village Homes range from 2,000-2,800 square feet in area.
- The expected buyers are empty nesters who desire to move from a large traditional single family home into an alternative lifestyle that does not demand exterior maintenance, but, still provides detached living and a generous size. This market also attracts younger professionals, though typically not growing families.
- Village Homes will have a high level of quality, both on the exterior and the interior. Typically, buyers in this price range have a desire to achieve longstanding goals for quality, layout and convenience in their living space. As a result, options often comprise a significant portion of the final purchase price.
- Village Home Lots will feature a variety of models, facades and materials in order to provide architectural diversity along the streetscape.





- Lot Widths: 55' and 60' wide.
- Lot Depth: 125' minimum.
- Front Setback: 13' minimum, no encroachments; 20' maximum.
All front facades will be located in the building zone created by the minimum and maximum front yard setback.
- Side Yard: 6'
- Rear Yard: 15' primary structure; 5' accessory buildings.
- Garages: Front-loaded garages will be located a minimum of 10' behind the front façade of each home. Side-loaded garages are permitted and encouraged.

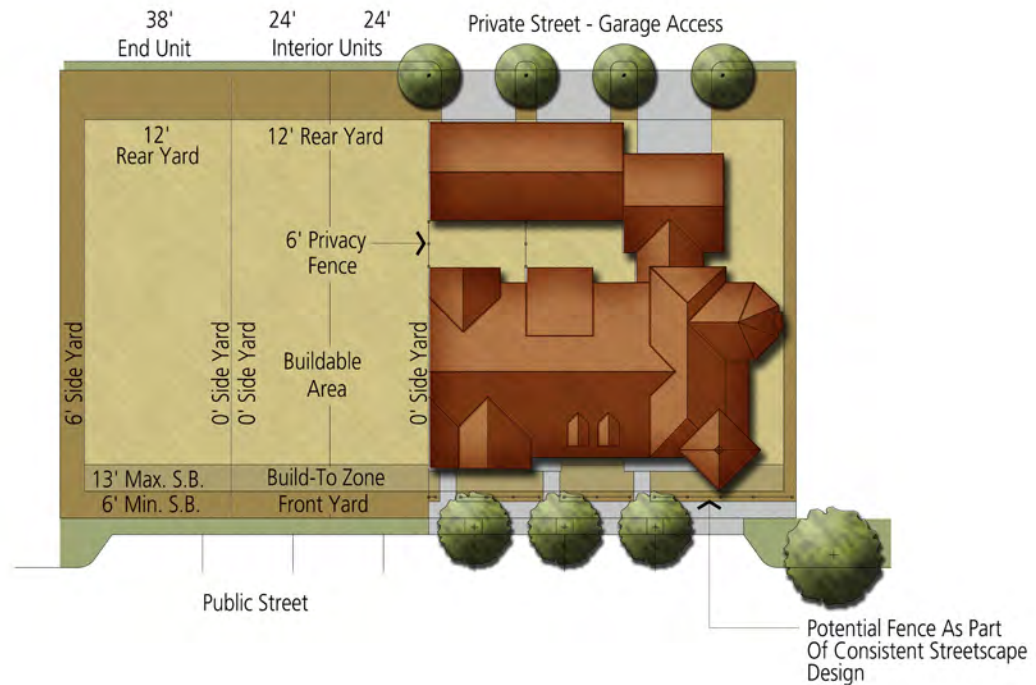
* Refer to PART III, Sub-area B for complete development standards.

* Refer to Exhibits: E – Sub-Area Plan
F – Development Plan
H – Illustrative Master Plan
J – Village Home Elevations

Neighborhood Residential – Town Homes

- Town Home Lots are located in the same block as the Neighborhood Commercial area on lots numbered 73-108 in Subarea D.
- Town Homes are located to act as a transition from the Commercial Center area to the Court and Park Homes.
- Front facades will be oriented toward the public streets, with parking and service areas located to the interior of the mixed-use block.
- Town Homes will range from 1,200-2,500 square feet.
- The expected buyers are empty nesters and young professionals who desire a lifestyle that does not demand exterior maintenance, but still provides a high quality home. This market typically does not attract growing families.
- Town Homes will be high quality, both on the exterior and the interior.





- Lot Widths: 24' – interior units
38' – end units
- Front Setback: 6 ½' minimum, no encroachments; 13' maximum.
All front facades will be located in the building zone created by the minimum and maximum front yard setback.
- Side Yard: 0' – attached units
6' – end units
- Rear Yard: 12'
- Garages: Garages will be located to the rear of the town homes and accessed via a private drive.

* Refer to PART III, Sub-area D for complete development standards.

* Refer to Exhibits: E – Sub-Area Plan
F – Development Plan
H – Illustrative Master Plan
L – Town Home Elevations

Neighborhood Commercial

- The Neighborhood Commercial area is centrally located within the development in Subarea E, along Hyland-Croy Road.
- Various types of commercial uses including retail, restaurant and office uses may all co-exist in this area. The uses in this area will provide residents access to everyday goods and services.
- Front facades will be oriented toward the streets, with parking and service areas located to the interior of the mixed-use block.
- Pedestrian-friendly streetscapes will provide access to the shops, restaurants and offices. Private streets within this area will accommodate two-way traffic and parking on two sides.
- Maximum Commercial Floor Area shall be 39,700 S.F.
- All single commercial users shall have less than 20,000 S.F. of floor area.

* Refer to PART III, Sub-area E for complete development standards.

* Refer to Exhibits:
E – Sub-Area Plan
F – Development Plan
H – Illustrative Master Plan
N – Commercial Elevations



Parks and Open Spaces

- ±30.6 acres (50%) of open space is required to meet the conservation design guidelines open space requirement.
- Approximately 31.3 acres of open space is shown as being provided.
- Ownership and maintenance responsibilities will be shared between the City of Dublin and a home owners association and are designated on the Open Space Plan.



Neighborhood Parks and Greens

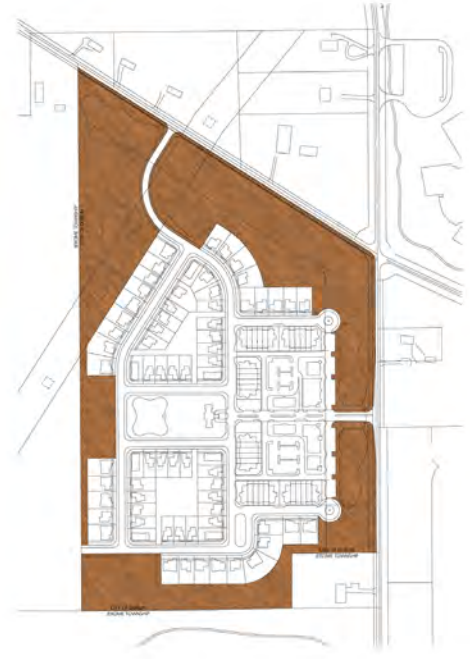
- Neighborhood parks and greens are located within the interior of the residential areas.
- These spaces will be traditional, manicured parks and greens, with open lawn areas, tree plantings as well as space for formalized plantings and community gardens.
- Neighborhood parks and greens are located within walking distance of all residences and easily accessed by the public. Parks and greens are community elements that offer another opportunity for casual and formalized interaction among neighbors.
- A focal point in the central park will be a community clubhouse for use by the residents. This clubhouse will provide residents with a fitness facility, meeting space, media room and gathering and entertaining spaces.



Rural Open Spaces

- Rural Open Spaces are located along the perimeter of the development.
- These open spaces will take on the character of the neighboring Glacier Ridge Metro Park.
- Wetlands, ponds, meadows, trails and park structures will bring the character of Glacier Ridge Metro Park to Hyland-Croy and Mitchell-Dewitt Roads, creating a visual and functional link between the Metro Park and the city's open space system.
- The Rural Open Space areas will preserve the natural features that are present on the site, including a ± 2.5 acres woods, mature tree rows, a significant landmark oak tree and the North Fork of Indian Run.

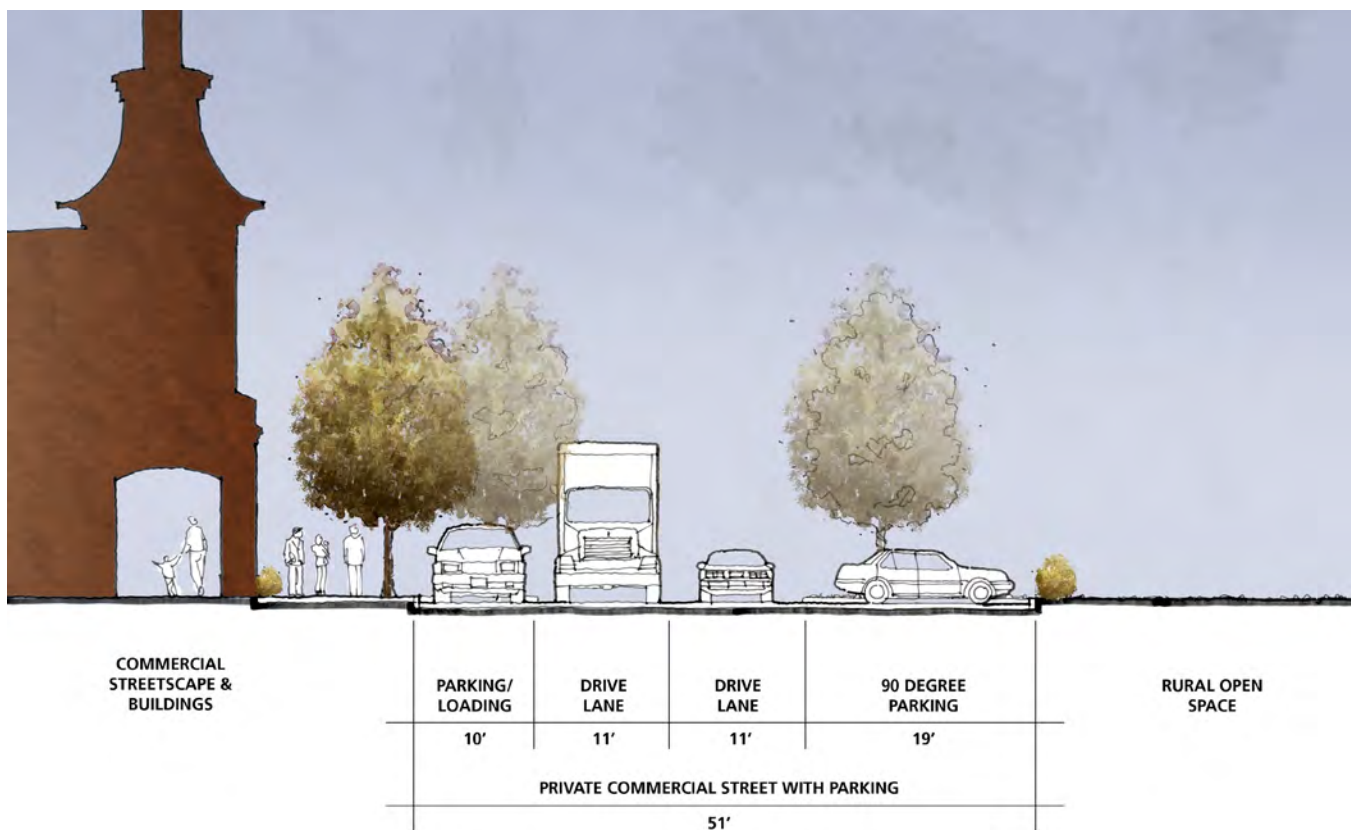
* Refer to Exhibits:
F – Development Plan
G – Open Space Plan
H – Illustrative Master Plan
M – Clubhouse Elevation



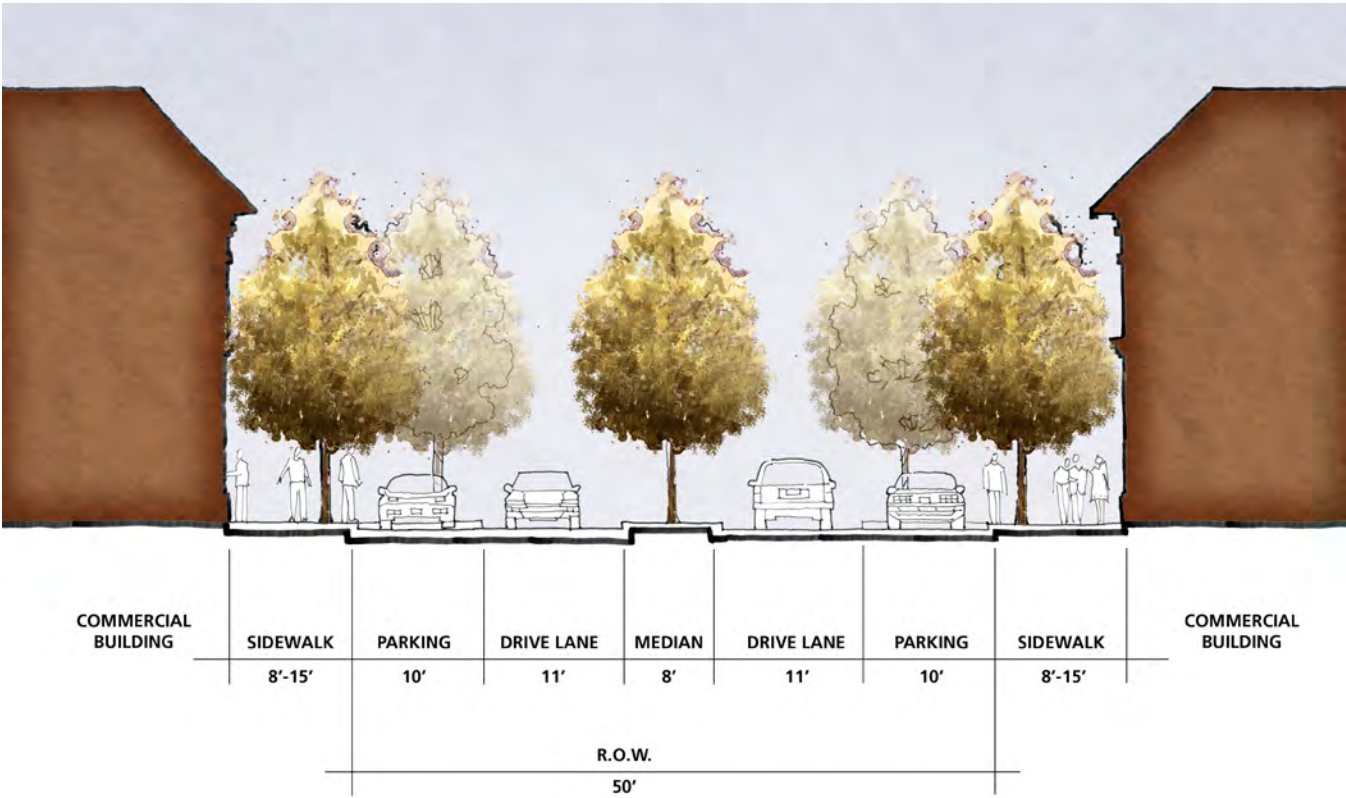
Access and Circulation

- Vehicular access to the neighborhood will be from two access points, one along Hyland-Croy Road and one along Mitchell – Dewitt Road.
- Oak Park Boulevard will provide an access point from Hyland–Croy Road. Oak Park Boulevard will continue westward to intersect with North Fork Drive
- North Fork Drive will provide an access point from Mitchell – Dewitt. North Fork Drive will continue south to intersect with Parkside Avenue.
- Parkside Avenue will provide a stub to the undeveloped property to the west.
- A combination of interconnected public and private streets will provide internal circulation. Access to the mixed-use block for commercial and townhouse parking areas will be via private streets located at the rear of the buildings.
- Village Drive North and Village Drive South will be private streets providing street frontage to the commercial uses.
- A bike path will be located in the scenic corridor setback along Hyland-Croy and Mitchell-Dewitt Roads as well as around and through the development with a connection to the Ironweed Trail within Glacier Ridge Metro Park.
- A system of sidewalks will provide interconnectivity between residential, commercial and park uses.

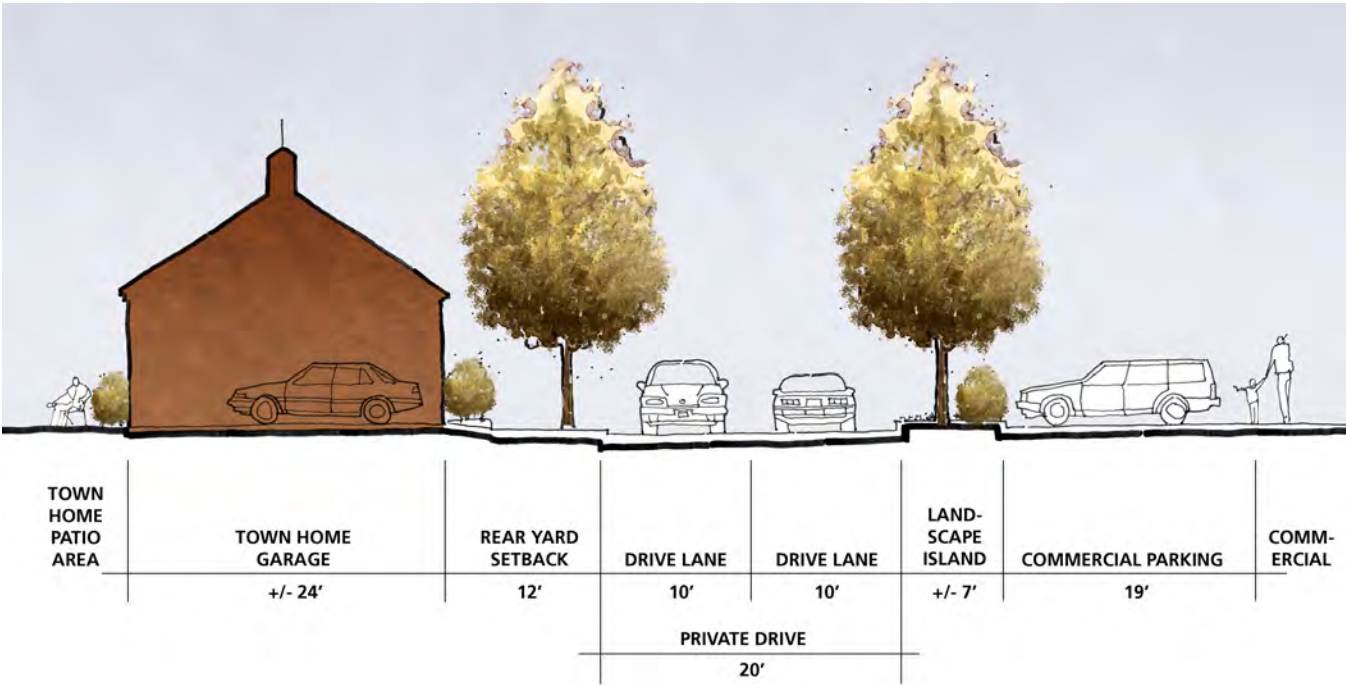
* Refer to Exhibits: *F – Development Plan*
 H – Illustrative Master Plan



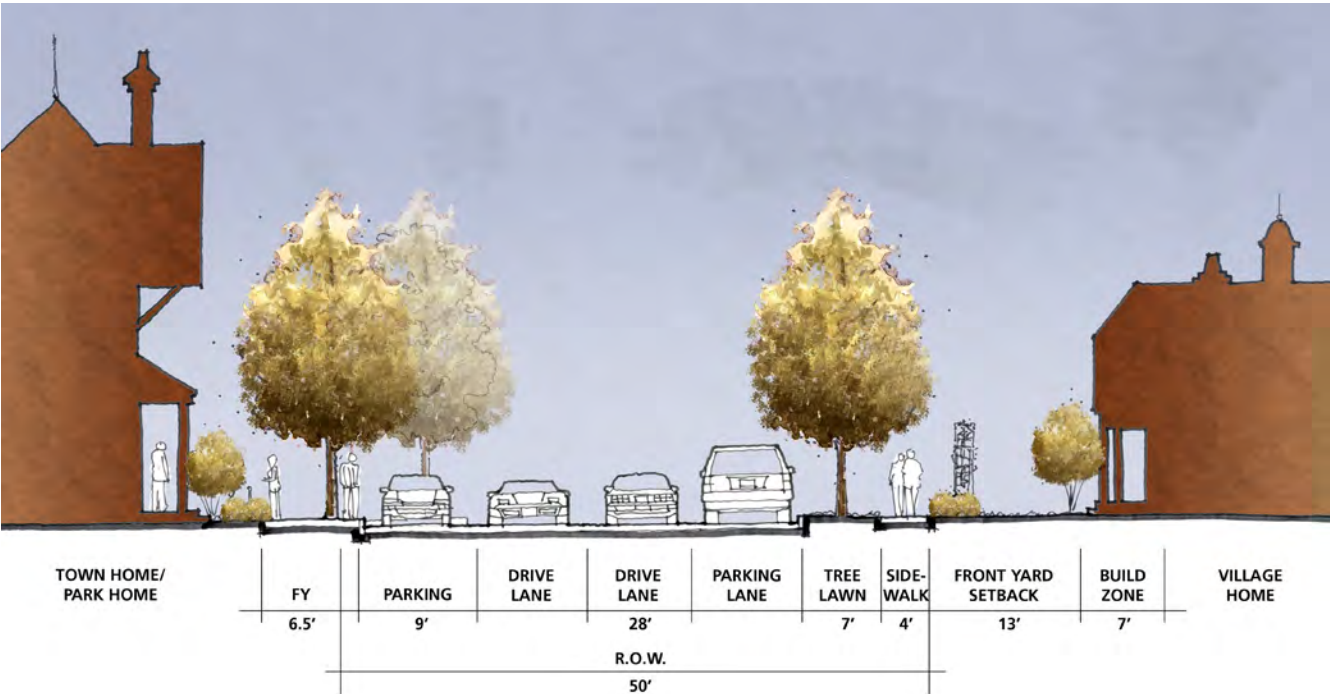
Section - Village Drive North and Village Drive South



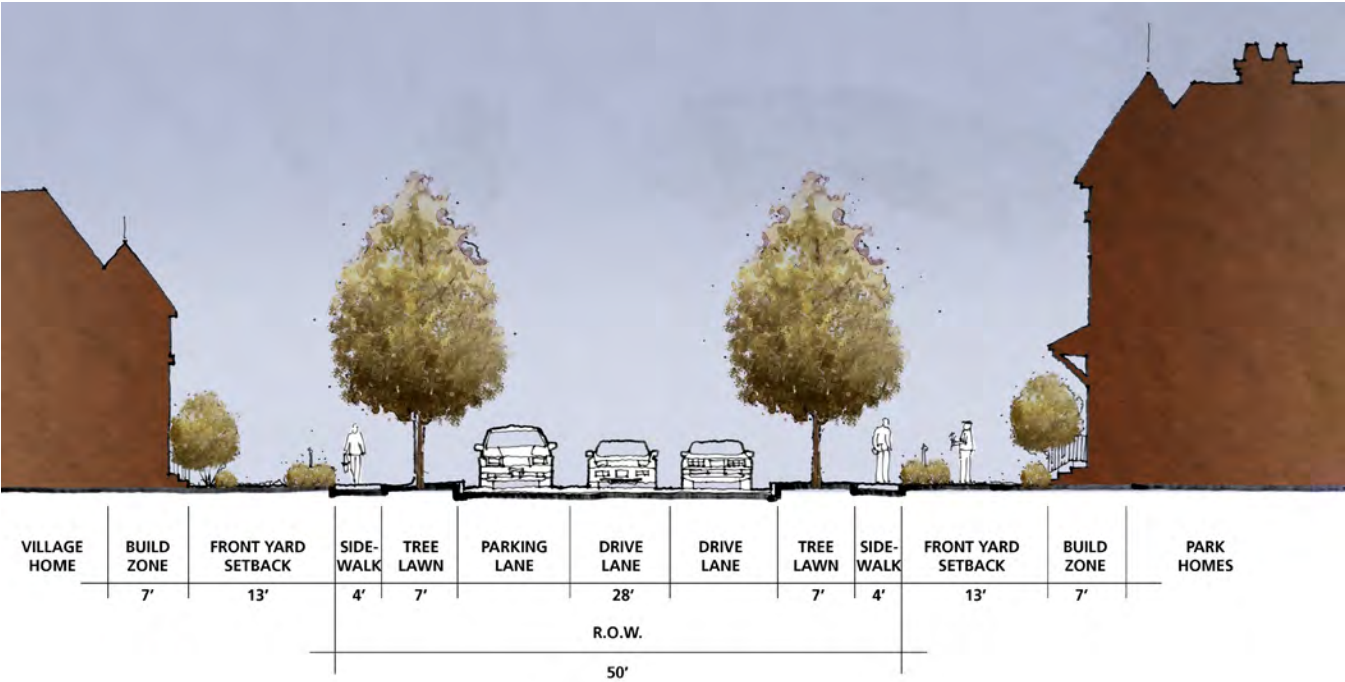
Section - Oak Park Boulevard



Section - Town Home Access / Commercial Parking



Section - North Fork Drive, Meadow Court, and Garden Court



Section - Parkside Drive, North Fork Drive, and Pleasant Drive

Provision of Utilities

Water

An existing 12" waterline is located along the east side of Hyland-Croy Road running from south of the Oak Park property approximately 570' up the east property line. Additionally, there is a 16" waterline located on the northeast corner of the intersection of Hyland-Croy and Mitchell-Dewitt Roads.

Stormwater

This property drains to the North Fork Indian Run which runs from west to east through the site, just south of the North property line.

Sanitary

An existing 12" sanitary sewer is located at the northeast corner of the intersection of Hyland-Croy and Mitchell-Dewitt Roads at a depth adequate to service this site.

Gas Service

The Gas provider for this site is Columbia Gas.

Electric Service

The electric provider for this site is Ohio Edison.

Telephone Service

The telephone provider for this site is Verizon North.

* Refer to Exhibits: Q – Preliminary Engineering



OAK PARK

PART I
DEVELOPMENT
OVERVIEW

PART II
DEVELOPMENT
STANDARDS

PART III
EXHIBITS

OAK PARK

**PLANNED DEVELOPMENT DISTRICT (PUD)
DEVELOPMENT STANDARDS**

October 27, 2006

Oak Park will consist of five (5) subareas, each of which will be subject to the development standards set forth below. Subarea A will be found along the perimeter of the site and will feature traditional single-family homes; Subarea B will be found on the north-central and south-central portions of the site and will feature court homes; Subarea C will be centrally located and will provide for a neighborhood clubhouse and open space; Subarea D will be found in the east-central area of the property and will provide for luxury townhomes; and Subarea E will be situated in the eastern portion of the site and will include a neighborhood commercial component designed to serve nearby residential development.

General Development Standards that apply to the overall development are included after the subarea standards.

SUBAREA A: "PARK HOMES"

I. Description:

Subarea A shall be located along the perimeter of the site and shall allow for the development of single-family detached homes. This subarea shall consist of approximately 34.4 acres and shall contain "Park Homes," which are single-family homes to be located on lots with reduced front and side yard setbacks.

II. Permitted Uses and Development Standards:

Permitted uses shall include single-family detached homes. All dwelling units shall comply with the design guidelines of the development standards in this text. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

III. Density, Height, Lot and Setback Commitments:

A. The maximum number of dwelling units in Subarea A shall be thirty-three (33).

B. Subarea A shall contain varying lot sizes to be distributed as depicted in the Final Development Plan. In this subarea, the minimum width at the building line shall be sixty (60) feet, provided that at least ten (10) lots shall have a minimum width at the building line of seventy (70) feet and at least ten (10) lots shall have a minimum width at the building line of eighty (80) feet. There shall be a minimum lot depth of one hundred twenty-five (125) feet for all lots in Subarea A.

C. All homes in Subarea A shall maintain a minimum front yard setback of thirteen (13) feet from the right-of-way. Each lot shall maintain a maximum front yard setback of twenty (20) feet from the right-of-way. The minimum rear-yard setback of all homes in Subarea A shall be twenty-five (25) feet. The side yard setback shall be a minimum of six (6) feet.

D. Window wells may encroach into side yards a maximum of three and one-half (3 ½) feet, provided that there shall be a minimum of eight (8) feet of separation between these permitted encroachments on adjoining lots, as measured from the nearest corners of the window wells. Where practicable, window wells shall be constructed using natural materials that compliment the architecture of each unit and shall be screened using an evergreen plant material or an alternative decorative screening mechanism. Air conditioners may encroach into side yards a maximum of two and one half (2 ½) feet. All other encroachments into side yards shall be permitted in accordance with the City of Dublin Code unless otherwise set forth in this text.

E. Maximum building heights: Thirty-five (35) feet as measured per the City of Dublin Code.

F. The maximum lot coverage for each home in this subarea shall not exceed sixty percent (60%) of the total lot area as measured per the City of Dublin Code.

G. There shall be a minimum building setback of two hundred (200) feet from the future rights-of-way of Hyland-Croy Road and Mitchell-Dewitt Road provided, however, that ponds, decorative structures, bike paths, sidewalks, walking paths, entry features, signage, public and private streets and any other encroachments permitted under the City of Dublin Code may be located within this setback.

IV. Access, Parking and other Traffic-Related Commitments:

A. All roadways constructed as a part of this subarea shall be public and shall be constructed in accordance with Section IV of the General Development Standards portion of this text.

B. All dwelling units in this subarea shall front a public roadway.

C. Sidewalks; walking trails, bike paths: A final system of sidewalks , walking trails and bike paths will be provided as approved in the Final Development Plan. Sidewalks shall be constructed of concrete and shall be a minimum of four (4) feet in width. Walking trails may be constructed of an impervious or pervious pavement type and shall be a minimum of eight (8) feet in width. Bike paths shall be constructed of asphalt and shall be a minimum of eight (8) feet in width.

D. Access: Access to Subarea A shall be from a public street network connecting to Mitchell-Dewitt Road on the north and Hyland-Croy Road on the east.

V. Architectural Standards:

A. All structures shall meet the City of Dublin Zoning Code Residential Appearance Standards unless otherwise set forth herein. Depictions of the architectural scheme for this subarea accompany this text and are intended to provide general illustrations of the materials, colors, and scale of the product in the development.

B. Architectural Theme: Building designs will be inspired by English and Irish garden cities distinguished by a park-like ambience, rich architectural detail, and a sense of quality and permanence.

C. Exterior materials:

1. Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as brick, stone, manufactured stone, wood, stucco, cementitious fiberboard, and other comparable materials, or any combination thereof.

2. Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.
3. Roofing materials: All homes shall have dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile.

D. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure. Rear and side elevations of dwellings shall include quantities of brick and/or stone that are comparable to the quantity of brick and stone found on the front elevation of the same structure, unless otherwise approved by the Planning Commission as a part of the final development plan.

E. Chimneys: All exterior portions of chimneys shall be finished masonry consisting of brick, stone, or manufactured stone.

F. Garages: Where a garage fronts on a public street, it shall be placed a minimum of ten (10) feet behind the front façade of the dwelling. Decorative garage doors with a "Carriage look" shall be provided on all units.

G. Lighting: Each unit shall have a minimum of one (1) approved yard post light near the sidewalk at the front entry and one (1) wall-mounted porch light at the front door. Lamp locations shall be consistent from unit to unit.

VI. Buffering, Landscaping, Open Space and Screening Commitments

A. All residential landscaping shall meet the requirements of Sections 153.130 through 153.148 of the City of Dublin Zoning Code unless otherwise set forth herein.

B. Open Space: Open space shall be provided within this subarea as shown on the attached development plan. Open space standards are addressed in the General Development Standards section found at the end of this development text.

C. Tree Preservation: It is the intent of the developer to preserve as many trees as possible in this subarea. The site shall meet the requirements of the City of Dublin's tree preservation and replacement ordinance. All trees to be preserved shall be protected by construction fencing placed outside of the critical root zone prior to the start of any construction and shall be maintained throughout the entire construction period.

D. Street Trees: Street trees shall be required along all public streets. These trees shall be located in the tree lawn and shall be spaced a minimum of thirty (30) feet and a maximum of forty (40) feet on center. Spacing shall be determined at the time of Final Development Plan in order to ensure the proper streetscape for each portion of this subarea. All trees shall be a minimum of two and one-half (2 ½) inches in caliper at installation and shall be selected from the group of allowable tree species that is set forth in Section III(G) of the General Development Standards portion of this text. Trees may be grouped as indicated on the Final Development Plan, provided that the quality is in accordance with applicable City of Dublin landscaping standards. Trees shall not obstruct sight distance or signage, subject to staff approval.

E. Lot Trees: In the event that the required number of lot trees (as determined by the City of Dublin Code) do not fit within the front yard of an individual lot due to space limitations, then those trees shall be relocated either to the rear of the lot or to another location in the subarea.

F. Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy and at least four (4) feet tall and shall be an orange or opaque snow-type fencing. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

G. Permanent Fences: Permanent fencing as a part of a consistent streetscape design shall be permitted to encroach into the minimum front yard setback and to run parallel to the property line on the front of each lot. A six (6) foot high privacy fence shall be permitted to enclose a deck or patio in the rear yards of certain lots as indicated in the final development plan for this subarea, provided that they are located within three (3) feet of the patio or deck. Such fencing shall be constructed of masonry or other materials that are approved by the Planning Commission as a part of the final development plan for this subarea. Additional permanent fencing standards and details may be approved as a part of the Final Development Plan for this subarea.

H. A woodland/tree row buffer shall be installed along the perimeter of the McCarthy Property in the southeast portion of the site. This buffer shall consist of thirteen (13) large shrubs (consisting of viburnum, witchhazel, chokeberry and/or lilac) per one hundred (100) lineal feet; five (5) understory trees (consisting of redbud, dogwood, serviceberry, crabapple and/or hawthorn) per one hundred (100) lineal feet; and five (5) shade trees (consisting of red maple, sugar maple, sweetgum, blackgum, shingle oak and/or red oak) per one hundred (100) lineal feet.

I. A thirty (30) foot landscape buffer shall be located directly behind lots 11-16 as indicated on the attached development plan. Reasonable efforts shall be made to preserve existing trees within this buffer; the developer shall supplement the existing vegetation in the buffer area with deciduous and understory trees as approved as a part of the final development plan for these lots.

VII. Graphics and Signage Commitments

A. At the time of the submission of its initial Final Development Plan to the Planning Commission for any residential development, the developer shall present the Planning Commission with a graphics and signage plan for its review. This plan shall serve as the uniform graphics and signage plan for all residential development within the Oak Park PUD. Once the graphics and signage plan is approved as a part of the initial Final Development Plan, its terms shall apply to all residential graphics and signage within the PUD. In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code, Sections 153.150 through 153.164, then the terms of those Code sections shall apply.

B. One (1) sign identifying the Oak Park development shall be permitted at the intersection of Mitchell-Dewitt Road and North Fork Drive as shown on the attached development plan. This sign shall be designed to be similar in appearance to the joint identification signs that are permitted in Subarea E at the intersection of Hyland-Croy Road and Oak Park Boulevard. The sign shall be permitted a maximum of twenty-five (25) square feet of sign area per side and shall be two-sided. The sign shall be integrated into the entry features to be found at the intersection and may be oriented either parallel or perpendicular to Mitchell-Dewitt Road. The maximum height of this sign shall not exceed six (6) feet.

VIII. Model Homes

Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or model home may be used as a sales office during the development of the project and the construction of homes therein, subject to City of Dublin Code Section 153.098.

SUBAREA B: "VILLAGE HOMES"**I. Description:**

Subarea B shall be comprised of the north-central and south-central portions of the development. This subarea shall consist of approximately 10.9 acres and shall contain "Village Homes," which are single-family homes to be located on lots with reduced front, side and rear setbacks.

II. Permitted Uses and Development Standards:

Permitted uses shall include single-family detached and cluster dwellings. All dwelling units shall comply with the design guidelines of the development standards in this text. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

III. Density, Height, Lot and Setback Commitments:

A. The maximum number of dwelling units in Subarea B shall be thirty-nine (39).

B. All lots within Subarea B shall have a minimum width at the building line of fifty-five (55) feet, provided, however, that at least fifteen (15) lots in this subarea shall have a minimum width at the building line of sixty (60) feet. There shall be a minimum lot depth of one hundred twenty-five (125) feet for all lots in Subarea B.

C. All homes in Subarea B shall maintain a minimum front yard setback of thirteen (13) feet from the right-of-way. Each lot shall maintain a maximum front yard setback of twenty (20) feet from the right-of-way. The minimum rear-yard setback of all homes in Subarea B shall be fifteen (15) feet for dwellings. The minimum rear yard setback for accessory structures shall be five (5) feet on lots for which this reduced setback is approved by the Planning Commission as a part of the final development plan for this subarea. The side yard setback shall be a minimum of six (6) feet.

D. Window wells may encroach into side yards a maximum of three and one-half (3 ½) feet, provided that there shall be a minimum of eight (8) feet of separation between these permitted encroachments on adjoining lots, as measured from the nearest corners of the window wells. Where practicable, window wells shall be constructed using natural materials that compliment the architecture of each unit and shall be screened using an evergreen plant material or an alternative decorative screening mechanism. Air conditioners may encroach into side yards a maximum of two and one half (2 ½) feet. All other encroachments into side yards shall be permitted in accordance with the City of Dublin Code unless otherwise set forth in this text.

E. Maximum building heights: Thirty-five (35) feet as measured per the City of Dublin Code.

F. The maximum lot coverage for each home in this subarea shall not exceed sixty percent (60%) of the total lot area as measured per the City of Dublin Zoning Code.

IV. Access, Parking and other Traffic-Related Commitments:

A. All roadways constructed as a part of this subarea shall be public and shall be constructed in accordance with Section IV of the General Development Standards portion of this text.

B. All dwelling units in this subarea shall front a public roadway.

C. Sidewalks; walking trails, bike paths: A final system of sidewalks , walking trails and bike paths will be provided as approved in the Final Development Plan. Sidewalks shall be constructed of concrete and shall be a minimum of four (4) feet in width. Walking trails may be constructed of an impervious or pervious pavement type and shall be a minimum of eight (8) feet in width. Bike paths shall be constructed of asphalt and shall be a minimum of eight (8) feet in width.

D. Access: Access to Subarea B shall be from a public street network connecting to Mitchell-Dewitt Road on the north and to Hyland-Croy Road on the east.

V. Architectural Standards:

A. All structures shall meet the City of Dublin Zoning Code Residential Appearance Standards. Depictions of the architectural scheme for this subarea accompany this text and are intended to provide general illustrations of the materials, colors, and scale of the product in the development.

B. Architectural Theme: Building designs will be inspired by English and Irish garden cities distinguished by a park-like ambience, rich architectural detail, and a sense of quality and permanence.

C. Exterior materials:

1. Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as brick, stone, manufactured stone, wood, stucco, and hardy-plank, or any combination thereof.

2. Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.

3. Roofing materials: All homes shall have dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile.

D. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure. Rear and side elevations of dwellings shall include quantities of brick and/or stone that are comparable to the quantity of brick and stone found on the front elevation of the same structure, unless otherwise approved by the Planning Commission as a part of the final development plan.

E. Chimneys: All exterior portions of chimneys shall be finished masonry consisting of brick, stone, or manufactured stone.

F. Garages: Decorative garage doors with a “Carriage look” shall be provided on all units.

G. Lighting: Each unit shall have a minimum of one (1) approved yard post light near the sidewalk at the front entry and one (1) wall-mounted porch light at the front door. Lamp locations shall be consistent from unit to unit.

VI. Buffering, Landscaping, Open Space and Screening Commitments

A. All residential landscaping shall meet the requirements of Sections 153.130 through 153.148 of the City of Dublin Zoning Code unless otherwise set forth herein.

B. Open Space: Open space shall be provided within this subarea as shown on the attached development plan. Open space standards are addressed in the General Development Standards section found at the end of this development text.

C. Tree Preservation: It is the intent of the developer to preserve as many trees as possible in this subarea. The site shall meet the requirements of the City of Dublin's tree preservation and replacement ordinance. All trees to be preserved shall be protected by construction fencing placed outside of the critical root zone prior to the start of any construction and shall be maintained throughout the entire construction period.

D. Street Trees: Street trees shall be required along all public streets. These trees shall be located in the tree lawn and shall be spaced a minimum of thirty (30) feet and a maximum of forty (40) feet on center. Spacing shall be determined at the time of Final Development Plan in order to ensure the proper streetscape for each portion of this subarea. All trees shall be a minimum of two and one-half (2 ½) inches in caliper at installation and shall be selected from the group of allowable tree species that is found in Section III(G) of the General Development Standards portion of this text. Trees may be grouped as indicated on the final development plan, provided that the quality is in accordance with applicable City of Dublin landscaping standards. Trees shall not obstruct sight distance or signage, subject to staff approval.

E. Lot Trees: In the event that the required number of lot trees (as determined by the City of Dublin Code) do not fit within the front yard space of an individual lot due to space limitations, then those trees shall be relocated either to the rear of the lot or to another location in the subarea.

F. Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy and at least four (4) feet tall and shall be an orange or opaque snow-type fencing. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

G. Permanent Fences: Permanent fencing as a part of a consistent streetscape design shall be permitted to encroach into the minimum front yard setback and to run parallel to the property line on the front of each lot. A six (6) foot high privacy fence shall be permitted to enclose a deck or patio in the rear yard of each lot provided that it is located within three (3) feet of the patio or deck. Additional permanent fencing standards and details may be approved as a part of the Final Development Plan for this subarea. _

VII. Graphics and Signage Commitments

At the time of the submission of its initial Final Development Plan to the Planning Commission for any residential development, the developer shall present the Planning Commission with a graphics and signage plan for its review. This plan shall serve as the uniform graphics and signage plan for all residential development within the Oak Park PUD. Once the graphics and signage plan is approved as a part of the initial Final Development Plan, its terms shall apply to all residential graphics and signage within the PUD. In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code, Sections 153.150 through 153.164, then the terms of those Code sections shall apply.

VIII. Universal Maintenance

Maintenance of all landscaping for individual lots within Subarea B shall be the responsibility of a forced and funded homeowners association to be formed as a part of this development. Owners of lots within Subarea B shall pay a fee for this service that is in addition to the homeowners association dues that will apply uniformly throughout the development.

IX. Model Homes

Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or model home may be used as a sales office during the development of the project and the construction of homes therein, subject to City of Dublin Zoning Code Section 153.098.

SUBAREA C: NEIGHBORHOOD CLUBHOUSE**I. Description:**

Subarea C shall be located on the central portion of the site and shall provide for the development of a neighborhood clubhouse and recreational open space. This subarea shall consist of approximately 2.8 acres.

II. Permitted Uses and Development Standards:

Permitted uses in this subarea are intended to provide social and recreational opportunities for the enjoyment of residents of the Oak Park community and their guests, and shall include a neighborhood clubhouse and associated open space. The following uses shall be permitted inside of the neighborhood clubhouse: health and fitness uses; media rooms; conference rooms; gathering rooms; and non-commercial dining facilities. Tennis courts, parks, open spaces, and related recreational uses and structures shall be permitted outside of the neighborhood clubhouse.

Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

III. Density, Height, Lot and Setback Commitments:

A. The neighborhood clubhouse shall not exceed six thousand (6,000) square feet in gross floor area.

B. There shall be a minimum building and pavement setback of thirteen (13) feet from all public streets.

C. Encroachments into applicable setbacks shall be permitted in accordance with the City of Dublin Code.

D. Maximum building heights: Thirty-five (35) feet as measured per the City of Dublin Code.

IV. Access, Parking and other Traffic-Related Commitments:

A. All streets within this subarea shall be public and shall be constructed in accordance with Section IV of the General Development Standards portion of this text.

B. Internal private driveways may be utilized within the subarea as set forth in the Final Development Plan and shall be maintained by a forced and funded homeowners association. The specifications for these drives shall meet the requirements of the City of Dublin Code.

C. Unless otherwise stated herein, all parking and loading shall be regulated by City of Dublin Code Section 153.200 et seq.

D. Sidewalks; walking trails, bike paths: A final system of sidewalks, walking trails and bike paths will be provided as approved in the Final Development Plan. Sidewalks shall be constructed of concrete and shall be a minimum of four (4) feet in width. Walking trails may be constructed of an impervious or pervious pavement type and shall be a minimum of eight (8) feet in width. Bike paths shall be constructed of asphalt and shall be a minimum of eight (8) feet in width.

E. Access: Access to Subarea C shall be from a public street network connecting to Mitchell-Dewitt Road on the north and to Hyland-Croy Road on the east.

V. Architectural Standards:

A. Architectural Theme: Building designs will be inspired by English and Irish garden cities distinguished by a park-like ambience, rich architectural detail, and a sense of quality and permanence.

B. Exterior materials:

1. Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as brick, stone, manufactured stone, wood, stucco, and hardy-plank, or any combination thereof.

2. Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.

3. Roofing materials: All structures shall have dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile.

C. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure.

D. Chimneys: All exterior portions of chimneys shall be finished masonry consisting of brick, stone, or manufactured stone.

VI. Buffering, Landscaping, Open Space and Screening Commitments

A. All landscaping shall meet the requirements of Sections 153.130 through 153.148 of the City of Dublin Zoning Code unless otherwise set forth herein.

B. Open Space: Open space shall be provided within this subarea as shown on the attached development plan. Open space standards are addressed in the General Development Standards section found at the end of this development text.

C. Tree Preservation: It is the intent of the developer to preserve as many trees as possible in this subarea. The site shall meet the requirements of the City of Dublin's tree preservation and replacement ordinance. All trees to be preserved shall be protected by construction fencing placed outside of the critical root zone prior to the start of any construction and shall be maintained throughout the entire construction period.

D. Street Trees: Street trees shall be required along all public streets. These trees shall be located in the tree lawn and shall be spaced a minimum of thirty (30) feet and a maximum of forty (40) feet on center. Spacing shall be determined at the time of Final Development Plan in order to ensure the proper streetscape for each portion of this subarea. All trees shall be a minimum of two and one-half (2 ½) inches in caliper at installation and shall be selected from the group of allowable tree species that are set forth in Section III(G) of the General Development Standards portion of this text. Trees may be grouped as indicated on the final development plan, provided that the quality is in accordance with applicable City of Dublin landscaping standards. Trees shall not obstruct sight distance or signage, subject to staff approval.

E. Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy and at least four (4) feet tall and shall be an orange or opaque snow-type fencing. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

F. Permanent Fences: Permanent fences shall be permitted in this subarea in accordance with the standards set forth in the City of Dublin Zoning Code.

VII. Graphics and Signage Commitments

At the time of the submission of its final development plan to the Planning Commission for this subarea, the developer shall present the Planning Commission with a graphics and signage plan for its review. This plan, and any future amendments thereto, shall serve as the uniform graphics and signage plan for this subarea. In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code, Sections 153.150 through 153.164, then the terms of those Code sections shall apply.

VIII. Maintenance:

Maintenance of all facilities in this subarea shall be the responsibility of the forced and funded homeowners' association that will be created as a part of this development. All buildings, structures, fences, paved areas, landscaped areas, and other improvements shall at all times be kept in good condition and repair and with a clean and orderly appearance. Landscaped areas shall be maintained with materials specified in the Final Development Plan and in a healthy living state, mowed, pruned, watered, and otherwise maintained as appropriate. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be continuously maintained.

IX. Temporary Sales Office

The neighborhood clubhouse may be used as a temporary sales office for the purpose of residential and commercial marketing and sales, subject to City of Dublin Zoning Code Section 153.098.

SUBAREA D: "TOWNHOMES"**I. Description:**

Subarea D shall be situated in the east-central portion of the site and shall provide for the development of "for-sale" townhomes. This subarea shall consist of approximately 4.9 acres.

II. Permitted Uses and Development Standards:

Permitted uses in this subarea shall include attached townhomes. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

III. Density, Height, Lot and Setback Commitments:

A. The maximum number of lots in Subarea D shall be thirty-six (36). Individual buildings shall contain a maximum of six (6) townhome units.

B. Each lot in this subarea shall have a minimum width at the building line of twenty-four (24) feet.

C. The minimum front yard setback shall be six and one-half (6 ½) feet from a public right-of-way. There shall be a minimum rear yard setback of twelve (12) feet from the rear property line.

D. There shall be no minimum side yard setback requirement for individual townhome units, provided, however, that each townhome building shall have a minimum side yard setback of six (6) feet from a property line. There shall be a minimum of twenty (20) feet between each building in this subarea.

E. Encroachments into applicable setbacks shall be permitted in accordance with the City of Dublin Code.

F. Maximum building heights: Thirty-five (35) feet as measured per the City of Dublin Code.

IV. Access, Parking and other Traffic-Related Commitments:

A. Garages must adhere to the minimum side yard and rear yard setbacks along all public and private roads.

B. All units shall be required to have a minimum of two (2) off-street parking spaces.

C. All streets running along the front of townhome lots in this subarea shall be public and shall be constructed in accordance with Section IV of the General Development Standards portion of this text. All other streets within this subarea shall be private. Private streets shall have a minimum of twenty-two (22) feet of pavement.

D. All dwelling units in this subarea shall front a public street and shall have rear-accessed garages, either attached or detached.

E. Sidewalks; walking trails, bike paths: A final system of sidewalks , walking trails and bike paths will be provided as approved in the Final Development Plan. Sidewalks shall be constructed of concrete and shall be a minimum of four (4) feet in width. Walking trails may be constructed of an impervious or pervious pavement type and shall be a minimum of eight (8) feet in width. Bike paths shall be constructed of asphalt and shall be a minimum of eight (8) feet in width.

F. Access: Access to Subarea D shall be from a public street network connecting to Hyland-Croy Road on the east and to Mitchell-Dewitt Road on the north. Access also shall be provided from private streets in Subarea E.

V. Architectural Standards:

A. All structures shall meet the City of Dublin Zoning Code Residential Appearance Standards unless otherwise set forth herein. Depictions of the architectural scheme for this subarea accompany this text and are intended to provide general illustrations of the materials, colors, and scale of the product in the development.

B. Architectural Theme: Building designs will be inspired by English and Irish garden cities distinguished by a park-like ambience, rich architectural detail, and a sense of quality and permanence.

C. Exterior materials:

1. Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as brick, stone, manufactured stone, wood, stucco, cementitious fiberboard, and other comparable materials, or any combination thereof.

2. Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.

3. Roofing materials: All homes shall have dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile.

D. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure.

E. Chimneys: All exterior portions of chimneys shall be finished masonry consisting of brick, stone, or manufactured stone.

F. Garage: Garages may be either detached from or attached to the primary structure. Decorative garage doors with a "Carriage look" shall be provided on all townhome units.

G. Lighting: Each unit shall have a minimum of one (1) approved yard post light near the sidewalk at the front entry and one (1) wall-mounted porch light at the front door. Lamp locations shall be consistent from unit to unit.

VI. Buffering, Landscaping, Open Space and Screening Commitments

A. All residential landscaping shall meet the requirements of Sections 153.130 through 153.148 of the City of Dublin Zoning Code.

- B. Open Space: Open space shall be provided within this subarea as shown on the attached development plan. Open space standards are addressed in the General Development Standards section found at the end of this development text.
- C. Tree Preservation: It is the intent of the developer to preserve as many trees as possible in this subarea. The site shall meet the requirements of the City of Dublin's tree preservation and replacement ordinance. All trees to be preserved shall be protected by construction fencing placed outside of the critical root zone prior to the start of any construction and shall be maintained throughout the entire construction period. The site shall meet the requirements of Dublin's tree preservation and replacement ordinance.
- D. Street Trees: Street trees shall be required along all public streets. These trees shall be located in the tree lawn and shall be spaced a minimum of twenty (20) feet and a maximum of forty (40) feet on center. Spacing shall be determined at the time of Final Development Plan in order to ensure the proper streetscape for each portion of this subarea. All trees shall be a minimum of two and one-half (2 ½) inches in caliper at installation and shall be selected from the group of allowable tree species that is set forth in Section III(G) of the General Development Standards portion of this text. Trees may be grouped as indicated on the final development plan, provided that the quality is in accordance with applicable City of Dublin landscaping standards. Trees shall not obstruct sight distance or signage, subject to staff approval.
- E. Private Streetscape: Along private streets running behind townhome buildings, street trees and/or shrubs shall be provided as approved in the final development plan for this subarea. Street trees and/or shrubs shall be located in a manner that creates a consistent streetscape design.
- F. Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy and at least four (4) feet tall and shall be an orange or opaque snow-type fencing. All temporary fences must be removed prior to the issuance of a certificate of occupancy.
- G. Permanent Fences: Permanent fencing as a part of a consistent streetscape design shall be permitted to encroach into the minimum front yard setback and to run parallel to the property line on the front of each lot. Additional permanent fencing standards and details may be approved as a part of the Final Development Plan for this subarea. A six (6) foot high privacy fence shall be permitted to separate courtyards created by the separation of town house units and garages, provided that such fences are not vinyl.
- H. The garages located behind the townhomes in Subarea D are intended to serve as a screening mechanism between the indoor and outdoor living spaces of the townhomes and the commercial uses in Subarea E. . No additional screening shall be required between these subareas. _

VII. Graphics and Signage Commitments

At the time of the submission of its initial Final Development Plan to the Planning Commission for any residential development, the developer shall present the Planning Commission with a graphics and signage plan for its review. This plan shall serve as the uniform graphics and signage plan for all residential development within the Oak Park PUD. Once the graphics and signage plan is approved as a part of the initial Final Development Plan, its terms shall apply to all residential graphics and signage within the PUD. In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code, Sections 153.150 through 153.164, then the terms of those Code sections shall apply.

VIII. Universal Maintenance

Maintenance of all landscaping and building exteriors within Subarea D shall be the responsibility of a forced and funded homeowners association to be formed as a part of this development. Owners of lots within Subarea D shall pay a fee for this service that is in addition to the homeowners association dues that will apply uniformly throughout the development.

VIII. Model Homes

Individual townhomes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or model home may be used as a sales office during the development of the project and the construction of homes therein.

SUBAREA E: NEIGHBORHOOD COMMERCIAL**I. Description:**

Subarea E shall be located on the eastern portion of the site and shall allow for neighborhood-scale commercial uses. This subarea shall consist of approximately 8.3 acres.

II. Permitted Uses and Development Standards:

A. Permitted Uses: The following permitted uses shall be allowed in Subarea E, subject to the exclusions set forth in subsection II(B):

1. Those uses listed in City of Dublin Zoning Code Section 153.027(A), Neighborhood Commercial District, as that provision exists on the date that the Preliminary Development Plan is approved for this development.
2. Those uses listed in City of Dublin Zoning Code Section 153.028(A), Community Commercial District, as that provision exists on the date that the Preliminary Development Plan is approved for this development.
3. Dry cleaning and related services; art galleries; wine and other specialty stores (not including liquor stores); convenience stores; and miscellaneous food stores.

B. Excluded Uses: The following uses shall be excluded from the permitted uses in subsection II(A) above and shall not be permitted in Subarea E:

Motor vehicle dealers
Tire, battery and accessory dealers
Miscellaneous aircraft, marine and automotive dealers
Lumber and other building materials dealers
Heating and plumbing equipment dealers
Electrical supply stores
Farm hardware and equipment stores
Hotels and motels
Rooming and boarding houses
Liquor stores
Funeral service
Sexually oriented business establishments

C. Conditional uses:

The following conditional uses shall be allowed in Subarea E, provided that they are approved in accordance with City of Dublin Code Section 153.236:

1. Drive-thru services in association with any permitted use other than restaurant uses in Subarea E
2. Outdoor service facilities, including, without limitation, outdoor dining patios
3. Auto-oriented commercial facilities

D. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.

III. Density:

A maximum of thirty-nine thousand seven hundred (39,700) square feet of retail and/or office floor area shall be permitted in the aggregate within Subarea E. Each single retail user within Subarea E shall have less than twenty-thousand (20,000) square feet of floor space. Outdoor dining patios and pedestrian areas shall be encouraged throughout Subarea E and shall be permitted in addition to the allowable aggregate building area in this subarea. The total square footage allowed for outdoor dining patios in Subarea E shall not exceed fifteen percent (15%) of the total allowable aggregate building area for structures in this subarea.

IV. Height:

The maximum height of all primary buildings in this subarea shall be forty (40) feet as measured per the City of Dublin Code. The towers and entry features that are parts of primary buildings, as indicated on the elevation in Exhibit N-2 attached to this text, shall have a maximum height of fifty-eight (58) feet.

V. Parking, Loading, and Stacking:

A. Unless otherwise stated herein or otherwise depicted on the Preliminary Development Plan, all parking and loading shall be regulated by Dublin Code Section 153.200 et seq.

B. Parking shall be provided in Subarea E at the minimum rate of four and one-half (4.5) parking spaces per one thousand (1,000) square feet of gross floor area. Regardless of parcel lines, phasing, and/or sequencing of building construction, Subarea E is intended to operate functionally as a single commercial area. Therefore, the parking ratio set forth herein shall apply in the aggregate to Subarea E and nothing herein shall prohibit any single phase of development or individual parcel from deviating from this requirement. All parking spaces shall be available for use by all buildings (via cross easements, if necessary) within the subarea. Parallel, head-in, and angled parking spaces shall be permitted in this subarea as indicated on the Final Development Plan. In order to promote the ideal of a pedestrian-friendly neighborhood, patrons of the users in Subarea E shall be encouraged to park along public streets in Subarea D. Parking spaces found in Subarea D shall not be used to calculate the required number of spaces in Subarea E.

C. Head-in parking spaces in this subarea shall have a minimum dimension of nine (9) feet by eighteen (18) feet. Parallel parking spaces shall have a minimum dimension of nine (9) feet by twenty-two (22) feet as shown on the detail in the Preliminary Development Plan.

D. Any drive thru that is approved in accordance with this text shall provide stacking at the following rates per drive thru lane: Pharmacy – 6; All Other – per Code.

E. Required loading spaces shall be provided to the rear of buildings in Subarea E. Additional spaces may be provided along Oak Park Boulevard and/or Village Drive North/South that serve the dual purpose of providing both patron parking and loading spaces, provided that the developer restricts the use of these spaces for loading purposes only during specified times. At the time of Final Development Plan, the developer shall provide details on these restrictions.

VI. Circulation:

A. Oak Park Boulevard shall be a public street running through the middle of Subarea E and shall be constructed in accordance with Section IV of the General Development Standards portion of this text. All other streets in this subarea shall be private and shall be maintained by the developer or its assigns. The locations and specifications for these streets shall meet the requirements of the City of Dublin Code unless otherwise set forth herein.

B. Private streets and drive aisles with no parking shall have a minimum width of twenty (20) feet; private streets and drive aisles with parking shall have a minimum width of twenty-two (22) feet. One-way private streets and drive aisles with or without parking shall have a minimum width of thirteen (13) feet.

C. Sidewalks; walking trails, bike paths: A final system of sidewalks, walking trails and bike paths will be provided as approved in the Final Development Plan. Sidewalks shall be constructed of concrete and shall be a minimum of four (4) feet in width. Walking trails may be constructed of an impervious or pervious pavement type and shall be a minimum of eight (8) feet in width. Bike paths shall be constructed of asphalt and shall be a minimum of eight (8) feet in width.

D. Access to Subarea E shall be from an internal circulation system that connects to public streets as shown on the Preliminary Development Plan.

VII. Setback Requirements:

A. There shall be a minimum building setback from the future right-of-way of Hyland-Croy Road of two hundred (200) feet provided, however, that landscaping, ponds, decorative structures, bike paths, entry features, signage, and any other encroachments permitted under the City of Dublin Code may be located within this setback.

B. Interior lot lines shall have a zero (0) setback for pavement and buildings.

C. Setbacks from perimeter lot lines in Subarea E shall be zero (0) feet for pavement and twenty-five (25) feet for buildings.

D. There shall be a minimum building setback of ten (10) feet from any public or private street.

VIII. Landscaping and Open Space:

A. Landscape Plan: Landscaping shall be permitted within the setback along Hyland-Croy Road. A landscaping plan for this subarea shall be submitted to the Planning Commission as a part of the Final Development Plan. Landscaping shall be in conformance with that which is approved as a part of the Final Development Plan.

B. Open Space: Open space shall be provided within this subarea as shown on the attached development plan. Open space standards are addressed in the General Development Standards section found at the end of this development text.

C. Interior Landscaping: In order to provide adequate parking for the uses in Subarea E, strict adherence to the interior landscaping requirements for vehicular use areas per the City of Dublin Code is not possible. Interior landscaping requirements for vehicular use areas in Subarea E shall adhere to the Code except as follows:

1. Maximum contiguous area: No individual landscape area shall be greater than three hundred fifty (350) square feet in size, except that no individual landscape area shall be larger than two thousand five hundred (2,500) square feet in size in vehicular use areas over thirty thousand (30,000) square feet.

2. Tree islands within parking areas may have rounded corners and shall be a minimum of four (4) feet in width with a minimum length equal to eighteen (18) feet.

3. Per the City of Dublin Code, there shall be a minimum of one (1) tree provided for every five thousand (5,000) square feet of ground coverage. The developer shall use reasonable efforts to place these trees in interior landscape areas, but where the placement of these trees in such areas would cause aesthetic concerns it shall be permitted to plant them in open space areas elsewhere in the development, subject to staff approval.

D. Parking Lot Screening: Required screening of vehicular use areas shall be in the form of a hedge that is a minimum of three (3) feet in height. No mounding shall be required. The garages located behind the townhomes in Subarea D are intended to serve as a screening mechanism between the indoor and outdoor living spaces of the townhomes and the commercial uses in Subarea E. Hedges shall also be provided as a screening mechanism in the landscape islands located parallel and adjacent to Lanes A, B, C, and D, as shown on the Preliminary Development Plan. No additional screening shall be required between these subareas.

IX. Lighting:

A. All lighting shall be in conformance with the City of Dublin Exterior Lighting Guidelines, except as provided for in this text. A lighting plan conforming to these guidelines shall be submitted to the Planning Commission as part of the Final Development Plan for each phase of development. Lighting shall be in conformance with the plan that is approved as a part of the Final Development Plan.

B. External lighting shall be cutoff type light fixtures.

C. All parking, pedestrian, and other exterior lighting shall be on poles or wall mounted cutoff fixtures and shall be of a coordinated type and style. All light fixtures shall be decorative in nature and of a coordinating style to the architecture of this subarea. Fixture and pole specifications shall be included with the lighting plan that will be presented as a part of the Final Development Plan for each phase of development.

D. All light poles and standards shall be dark in color and shall be a dark brown, black, or bronze metal.

E. Parking lot lighting shall be limited to eighteen (18) feet in height to the top of the fixture. Concrete bases of these light fixtures shall be limited to no more than thirty-six (36) inches above adjacent grade.

F. Cutoff type landscape lighting and uplighting of buildings shall be prohibited.

G. All lights shall be arranged to reflect light away from any street or adjacent property.

H. All building illumination shall come from concealed sources.

I. No colored lights shall be used to light the exterior of any building.

X. Architecture:

- A. Architectural Theme: Building designs will be inspired by English and Irish garden cities distinguished by a park-like ambience, rich architectural detail, and a sense of quality and permanence.
- B. The basic building materials shall be limited to hardiplank, cedar wood trim, brick, stone, stone/stucco, stucco, and EIFS (trim only).
- C. Building materials and architectural detailing shall be consistent on all sides of buildings within this subarea.
- D. Architectural elements shall maintain traditional scale and massing. Pitched roofs and flat roofs that integrate strong cornice lines and parapets are encouraged. Pitched roofs and parapet walls that screen mechanical units must be consistent with the overall architectural theme.
- E. Roofing materials shall be either dimensional shingles, slate, standing seam metal or cedar shakes.
- F. Kiosks shall be permitted in this subarea in association with an automated teller machine use, provided that they meet the architectural requirements in this subarea.

XI. Signage:

- A. Unless otherwise set forth herein, all signage shall comply with the City of Dublin Signage Code, Sections 153.150 through 153.164.
- B. A signage and graphics plan with exhibits conforming to these guidelines shall be submitted to the Planning Commission as part of the Final Development Plan for each phase of development. All signage shall be in conformance with that which is approved as a part of the Final Development Plan.
- C. Wall Signage: The following signage standards recognize the unique configuration of the buildings and parking within Subarea E and seek to promote effective means for the identification of uses to vehicular and pedestrian traffic. Vehicular traffic will view the front facades of buildings in Subarea E from Hyland-Croy Road but in many instances will be required to park behind these buildings. The ability to utilize wall and blade signage on the front facades of buildings will enable passing vehicular and pedestrian traffic to identify a particular use from Hyland-Croy Road; the use of wall signs on the rear facades of these same buildings will allow traffic to identify tenants from parking areas after traveling to the rear of the buildings.
 - 1. One (1) wall sign shall be permitted on each tenant storefront that fronts onto Oak Park Boulevard, Village Drive North, or Village Drive South (e.g., on the front of the building). One (1) wall sign shall also be permitted above each tenant's parking area (rear) entrance (e.g., the rear of the building). In no instance shall any tenant be permitted to utilize more than two (2) wall signs (not including any permitted blade signs).
 - 2. One (1) projecting blade sign of no more than three (3) square feet shall also be permitted on each tenant storefront that fronts onto Oak Park Boulevard, Village Drive North, or Village Drive South (e.g., on the front of the building).

3. All tenant wall signage and blade signage shall be located on a standard plaque of a consistent size and profile.
4. A total of three (3) sign plaque colors shall be permitted.
5. Text on the plaques shall be limited to white, black or gold lettering.
6. All wall-mounted signs shall be externally illuminated using gooseneck light fixtures.

D. Site Signage:

1. A total of two (2) signs identifying the commercial center and/or residential development shall be permitted northwest and southwest of the intersection of Hyland-Croy Road and Oak Park Boulevard as shown on the attached development plan. These signs shall be designed to be similar in appearance to each other and to the identification sign that is permitted in Subarea A at the intersection of Mitchell-Dewitt Road and North Fork Drive. Each sign shall be permitted a maximum of fifty (50) square feet of sign area and shall be one-sided. These signs shall be integrated into the entry features to be found at each of these locations and may be oriented either parallel or perpendicular to Hyland-Croy Road. The maximum height of these signs shall not exceed six (6) feet.
2. Directional signage shall be permitted in accordance with the City of Dublin Sign Code.
3. One (1) wrought iron arch sign shall be permitted over each sidewalk on the north and south sides of Oak Park Boulevard near its intersection with Village Drive North and South. Each of these signs shall not exceed twenty (20) total square feet in sign area and shall not exceed eighteen (18) feet in height. This sign shall be used for joint identification of the commercial center and shall not be permitted to identify any single user or tenant.
4. Any ground-mounted signs shall have a rectangular profile and shall have a masonry base that is harmonious with the exterior materials used on the buildings in Subarea E.
5. All site signage shall be externally illuminated. No individual tenant identification shall be permitted other than on wall signs.

XII. Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and orderly appearance. Landscaped areas shall be maintained with materials specified in the plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided, and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking and paved areas shall be swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in good condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt, and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

XIII. Phasing:

As a part of the Final Development Plan for the initial phase of development in Subarea E, the developer shall be required to include plans for the development of either (a) the building that is to be located to the northwest of and adjacent to the intersection of Oak Park Boulevard and Village Drive North or (b) the building that is to be located southwest of and adjacent to the intersection of Oak Park Boulevard and Village Drive South. In the event that the construction of any building within Subarea E has not been commenced at such time as occupancy permits are issued for any dwelling units in Subarea D, then the developer shall seed and maintain the ground within Subarea E and shall erect a six (6) foot high privacy fence near the shared line between Subareas D and E behind all dwelling units. The developer shall be permitted to remove the fence at such time as the initial phase of development in Subarea E is complete or if such fence interferes with its ability to develop any portion of Subarea E in accordance with an approved Final Development Plan.

GENERAL DEVELOPMENT STANDARDS

The General Development Standards that follow apply to all subareas.

I. Homeowners Association:

All residential property owners located within the Oak Park PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded in the office of the Union County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

II. Storm Water Management / Water Quality:

The Oak Park PUD is to be developed as an integrated development with a substantial commitment to the provision of open space amenities, including ponds. In planning the open space and amenities, it is anticipated that full advantage will be made of consolidating the open space and water features. It is anticipated that the ponds will provide most of the storm water detention and water quality requirements for all of the Oak Park PUD development. Accordingly, the storm water detention and water quality requirements of the City Code are not required to be satisfied for each Subarea within that Subarea. Rather, the subarea covered by each approved Final Development Plan and the subareas covered by each previously approved Final Development Plan, taken as a whole, must satisfy the storm water detention requirements of the City of Dublin Code.

III. Open Space:

A. The open space being provided in this project is ± 31.3 acres. General open space areas are located in all subareas and are designated on the accompanying Open Space Plan – Exhibit G.

B. The developer maintains the right to minor modifications of the open space plan (Exhibit G), subject to Final Development Plan approval by the Planning and Zoning Commission.

C. Areas designated as “Parks and Greens” shall be maintained and manicured at a standard that is similar to that applied to parks maintained by the City of Dublin. Areas designated as “Rural Open Spaces” shall retain a more natural character and shall require only periodic maintenance for purposes of improving safety and aesthetics of the area or the health of plant materials.

E. Open space shall be dedicated to the City of Dublin as indicated in the Final Development Plan for each phase of development. Any open space that is not dedicated to the City of Dublin shall be maintained by a forced and funded homeowners association.

F. Street Tree Species: A detailed street tree planting plan shall be provided in the Final Development Plan showing plant locations and spacing. Permitted street trees in the Oak Park development shall include the medium and small size trees listed in Group B and Group C of the Street Tree List of the Zoning Code.

IV. Access, Parking and/or other Traffic-Related Commitments:

A. All public streets shall have a minimum right-of-way width of fifty (50) feet. Pavement width shall be a minimum of twenty-eight (28) feet measured back of curb to back of curb. All public streets shall be constructed in accordance with the City of Dublin Code and the standards established by the City of Dublin Engineer.

B. On street parking shall be permitted on one side of public streets with a minimum width of twenty-eight (28) feet. If additional provisions are made for dedicated parking spaces, parking may be located on two sides of the public street.

C. Following approval of the first final development plan and prior to the issuance of the first building permit for any portion of the Oak Park development, the developer shall dedicate that amount of real property along both Hyland-Croy Road and Mitchell-Dewitt Road to ensure that there is forty (40) feet of dedicated right-of-way from the centerlines of each of these roadways.

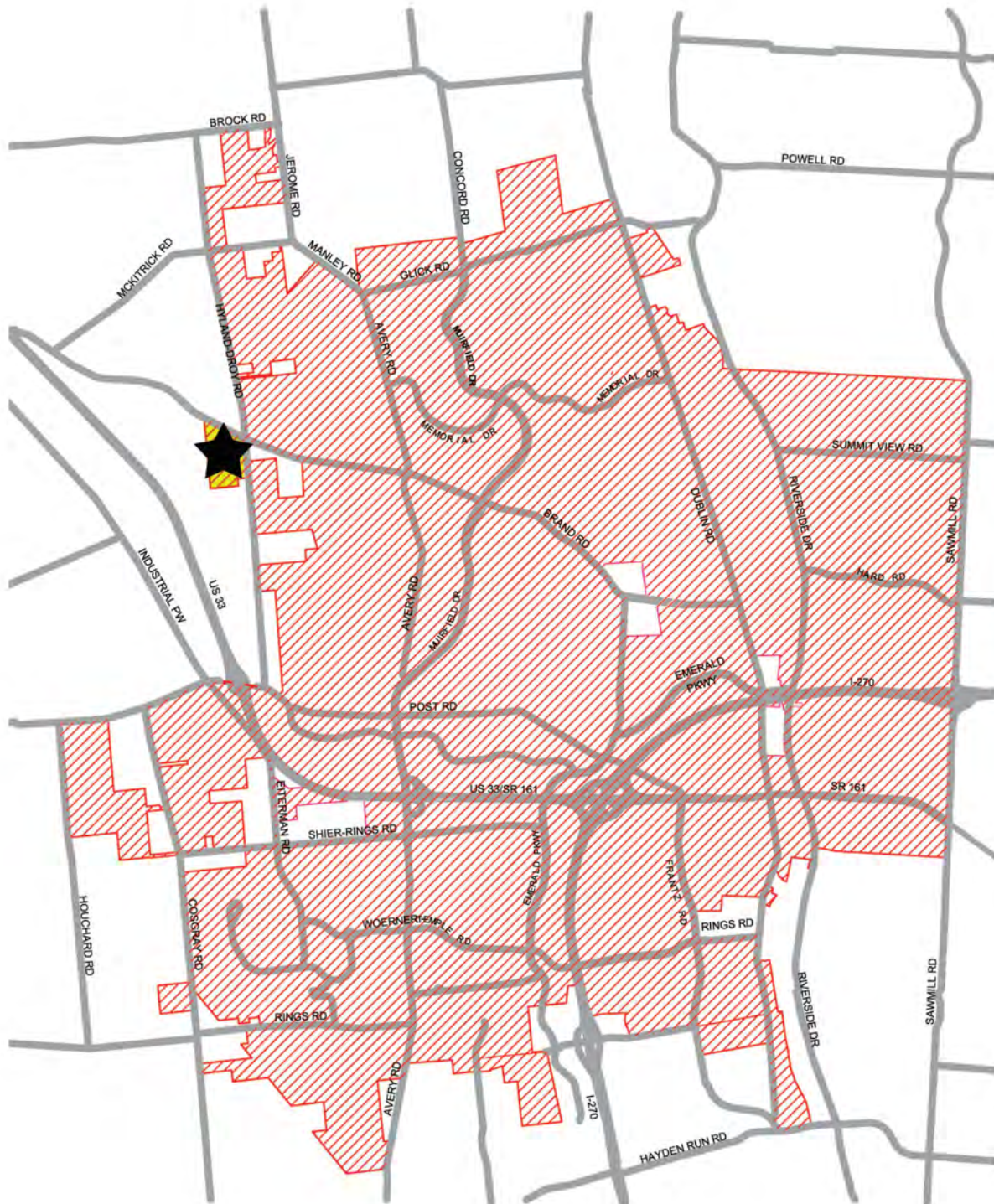


OAK PARK

PART I
DEVELOPMENT
OVERVIEW

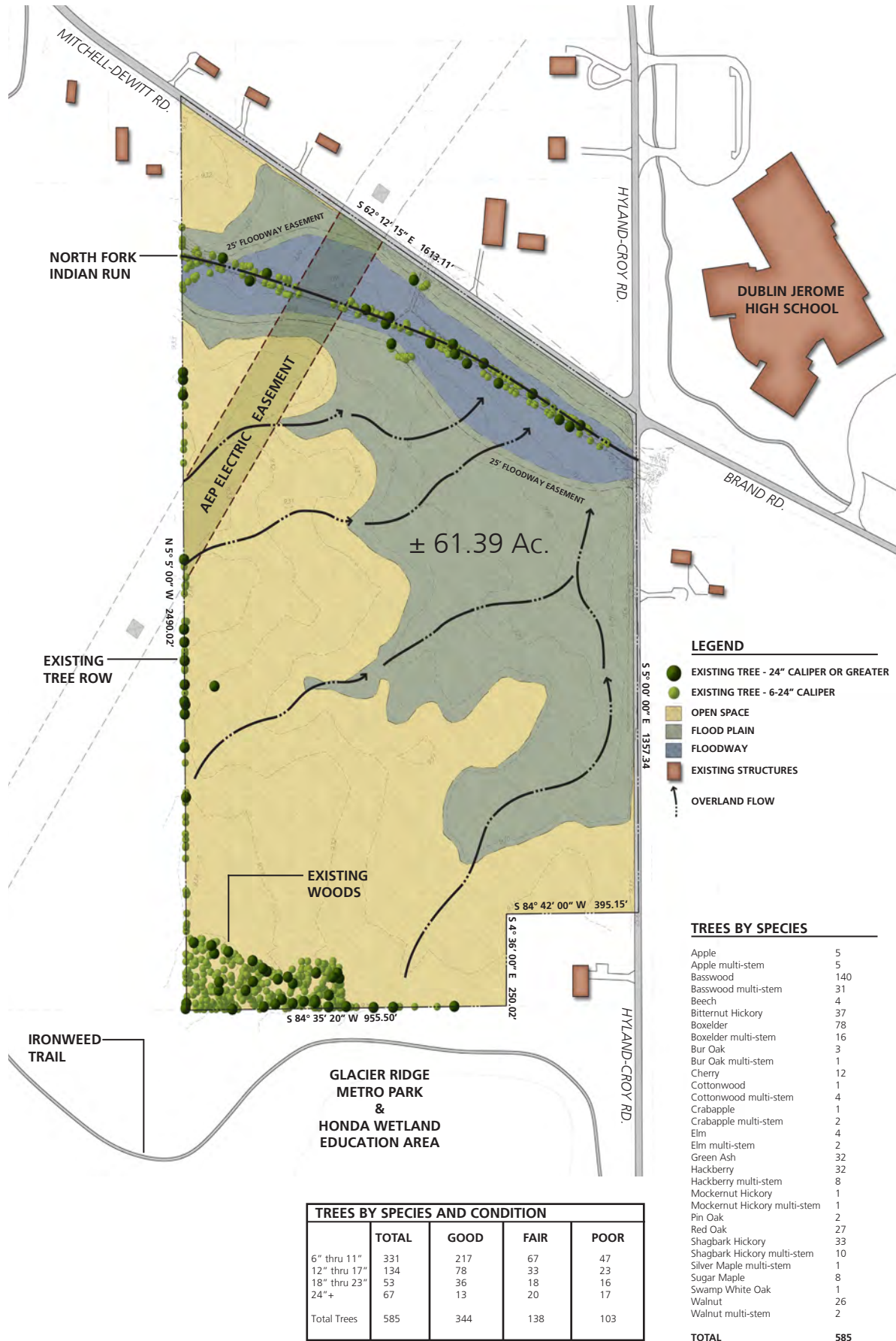
PART II
DEVELOPMENT
STANDARDS

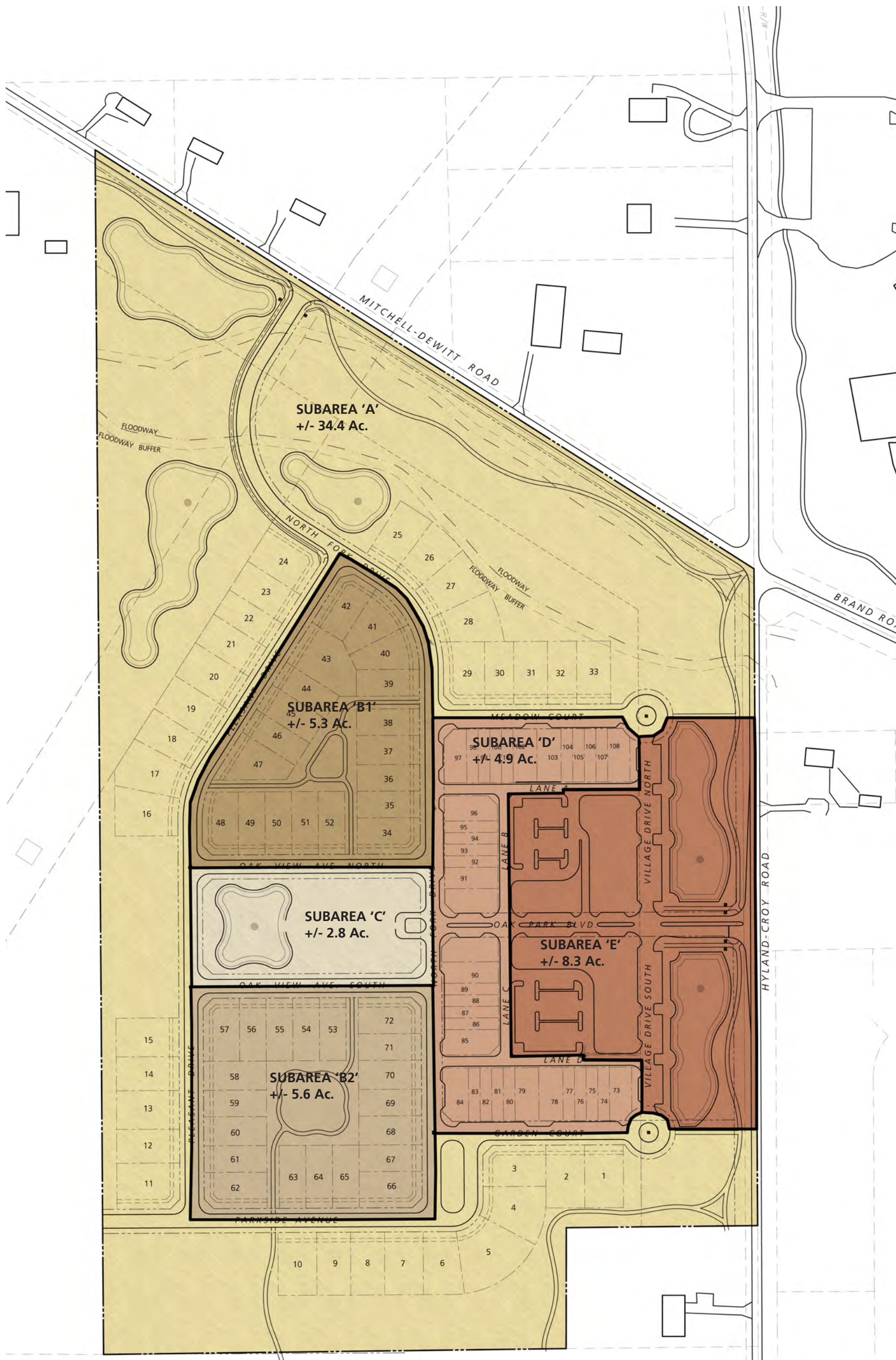
PART III
EXHIBITS











DEVELOPMENT DATA

Gross Area:	±61.39 Acres
Commercial:	
Floor Area:	39,700 Square Feet
Parking Required (Min):	159 Spaces (4sp./1000sf.)
Parking Provided (Min):	159 Spaces (4sp./1000sf)
Residential	
Total Units:	108 Units
Town Homes:	36 Units
Village Homes:	39 Units
Park Homes:	33 Units
Gross Density:	1.76 D.U./Acre
Open Space	
Open Space Required:	±30.69 Acres(50%)
Open Space Provided:	±31.30 Acres(51%)
Neighborhood Parks:	±4.50 Acres
Rural Open Spaces:	±26.80 Acres



PARK HOMES (Lots 1-33)	VILLAGE HOMES (Lots 34-72)	TOWN HOMES (Lots 73-108)			
80' LOTS	60' LOTS	END UNITS	COMMERCIAL	OPEN SPACE	NEIGHBORHOOD CLUBHOUSE
70' LOTS	55' LOTS	INTERIOR UNITS		STREETSCAPE/ INTERIOR O.S.	
60' LOTS				PONDS/STREAMS/ WETLANDS	

DEVELOPMENT DATA

Open Space

Open Space Provided:	±31.30 Acres (51%)
Rural Open Spaces:	±26.80 Acres
Neighborhood Parks:	±4.50 Acres

* Final Open Space areas, reserves, and maintenance will be provided at FDP.

LEGEND

- PARKS AND GREENS - TRADITIONAL MANICURED PARKS
- RURAL OPEN SPACES - NATURALIZED/PASSIVE OPEN SPACES
- MEADOW/NATURALIZED AREAS
- WETLANDS/WETLANDS SHELF
- EXISTING TREE MASSES
- BIKE PATH
- WALKING PATH
- SIDEWALKS
- A

DEDICATED TO CITY - MAINTAINED BY CITY
- B

DEDICATED TO CITY - MAINTAINED BY ASSOCIATION
- C

OWNED AND MAINTAINED BY ASSOCIATION



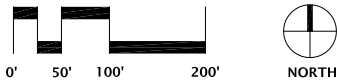
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LEGEND

- | | |
|----------------------------|----------------------------------|
| A COMMERCIAL | I MEADOW/NATURALIZED AREA (TYP.) |
| B TOWN HOME (TYP.) | J EXISTING TREES |
| C VILLAGE HOME (TYP.) | K ASPHALT BIKE PATH |
| D PARK HOME (TYP.) | L WALKING TRAIL |
| E ENTRY FEATURE W/ SIGNAGE | M PARK STRUCTURE |
| F NEIGHBORHOOD CLUBHOUSE | N COMMERCIAL CENTER SIGNAGE |
| G POND | O EXISTING IRONWEED TRAIL |
| H WETLAND SHELF (TYP.) | P EXISTING LANDMARK OAK TREE |









Paul Ketchy











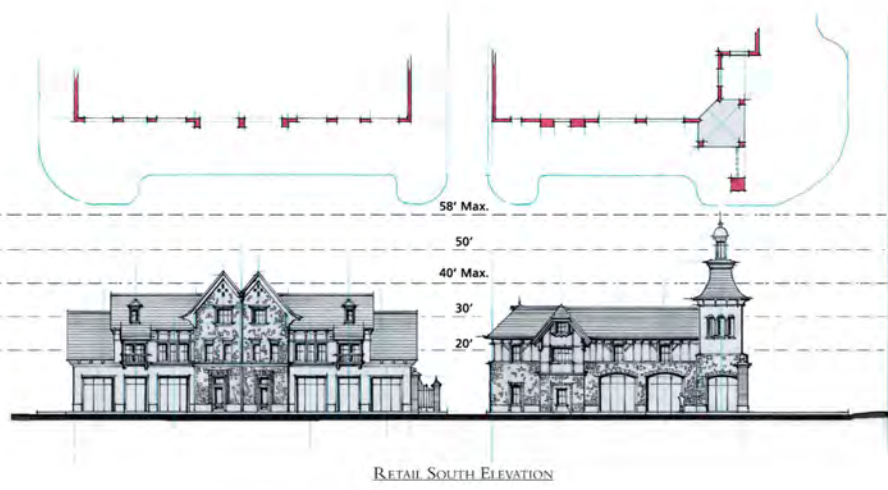










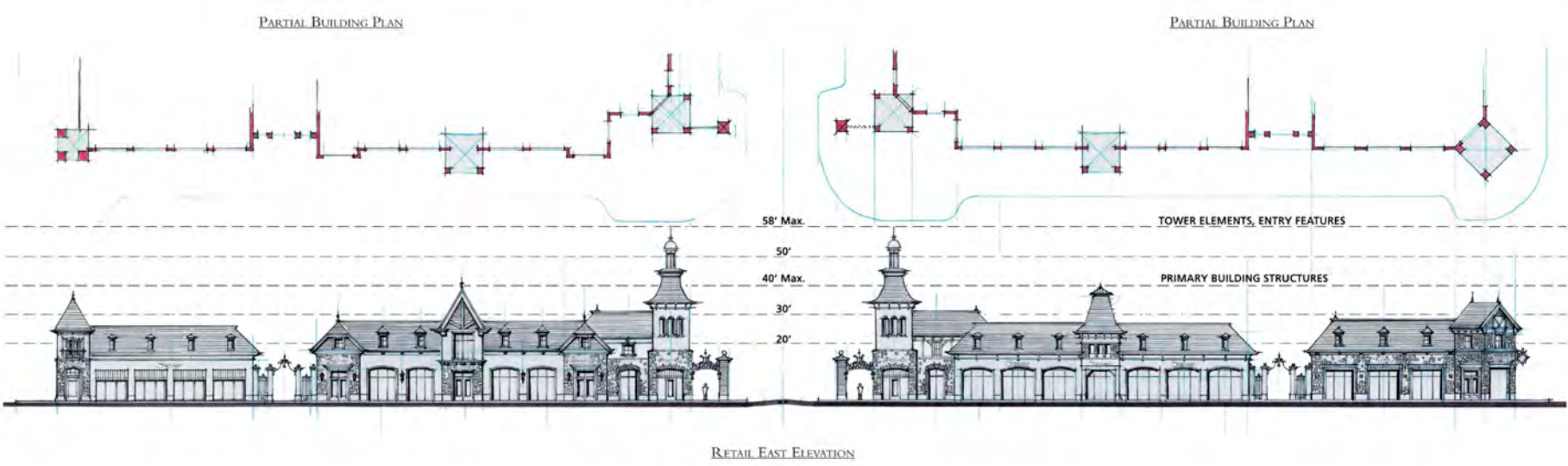


PARTIAL BUILDING PLAN

TOWER ELEMENTS, ENTRY FEATURES

PRIMARY BUILDING STRUCTURES

RETAIL SOUTH ELEVATION



PARTIAL BUILDING PLAN

PARTIAL BUILDING PLAN

TOWER ELEMENTS, ENTRY FEATURES

PRIMARY BUILDING STRUCTURES

RETAIL EAST ELEVATION



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
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Web Site: www.dublin.oh.us

Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 7, 2008

The Planning and Zoning Commission took the following action at this meeting:

**2. Oak Park PUD – Subarea D
08-070AFDP**

**Hyland Croy Road
Amended Final Development Plan**

Proposal: Modifications to permit a decrease in the front building setback of residential townhomes within Subarea D of the approved Oak Park Planned Unit Development District located on the southwest corner of Hyland-Croy Road and Mitchell-Dewitt Road.

Request: Review and approval of an amended final development plan under the provisions of Code Section 153.050.

Applicant: Oak Park Dublin LLC, represented by Aaron L. Underhill, Smith and Hale.

Planning Contact: Rachel E. Swisher, Planner.

Contact Information: (614) 410-4656; rswisher@dublin.oh.us

MOTION #1: To approve the proposed modification to the preliminary development plan because the provisions listed in Code have been satisfied.

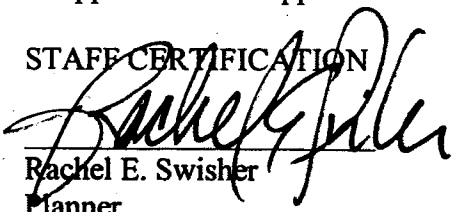
VOTE: 5 – 0.

MOTION #2: To approve this Amended Final Development Plan application because it complies with the review criteria and the existing development standards within the area.

VOTE: 5 – 0.

RESULT: This Amended Final Development Plan application was approved.

STAFF CERTIFICATION


Rachel E. Swisher
Planner