

**DUBLIN GATEWAY
PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT**

March 20, 2019

Rezoning and Introductory Statement

I. INTRODUCTION AND SUMMARY:

A. Introduction: The Dublin Gateway Planned Unit Development District is being created to provide an important variety of housing options. This community will provide for the development of single-family homes and an adult congregate living facility (ACLF) that will provide senior living residential opportunities as provided in more detail below.

II. SUBAREA A: Subarea A is comprised of 9.9+/- acres located in the southern portion of this zoning district. This subarea will accommodate the development of ACLKF uses as described below. Subarea A may consist of more than one tax parcel.

A. Permitted Uses: ACLKFs shall be the only permitted use in this subarea. For purposes of this text, an "ACLKF" shall be defined to mean "one or more buildings providing living accommodations for senior citizens and the elderly with one or more levels of care, including (but not necessarily limited to) nursing care, on-site dispensary facilities for medication prescribed by a physician providing care only to residents on-site, dining facilities, and assistance with other activities of daily living. This term shall include, but not necessarily be limited to, so-called independent living and assisted living facilities, skilled nursing, memory care, licensed care and/or age-restricted congregate living apartments, nursing homes, medical rehabilitation facilities, either individually or in some combination thereof."

B. Design Intent: The preliminary development plan and this PUD zoning text are intended to reflect commitments and other development standards/details for Sub Area A. A detailed site plan with building elevations shall be submitted for final development plan approval.

C. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 200 units in this subarea. For purposes of this text, a "unit" shall mean "a room or living space in which one or two individuals resides or in which 1 or 2 beds are located." The maximum gross floor area of ACLKF uses shall not exceed 17,000 square feet per gross acre contained within Subarea A.

2. Lot Coverage: Maximum lot coverage within this subarea shall not exceed 70%.

3. Setbacks:

(a) Hyland-Croy Road: There shall be a minimum parking and building setback of 100 feet as measured from the edge of the right-of-way of Hyland-Croy Road as it exists on the date when this text becomes legally effective, except where indicated on the Development Plan exhibits for Subarea A. Drive aisles shall be permitted to encroach up to 30 feet into this setback, and sidewalks and leisure paths shall be permitted anywhere within this setback as shown on an approved final development plan.

(b) Post Road: There shall be a minimum parking and building setback of 100 feet as measured from the edge of the right-of-way of Post Road as it exists on the date when this text becomes legally effective. Paths shall be permitted anywhere within this setback as shown on an approved final development plan.

(c) Perimeter Boundaries: There shall be a minimum pavement and building setback of 30 feet from the eastern boundary line of this subarea. There shall be a minimum building and pavement setback of 10 feet from the northern boundary line of this subarea.

(d) Interior Parcel Lines: There shall be a zero-setback required for buildings and pavement for interior parcel lines within this subarea. Where buildings or pavement cross interior parcel lines, appropriate easements detailing rights of use and obligations for maintenance shall be recorded with the Office of the Recorder of Union County, Ohio.

D. Access, Parking, Pedestrian, and Traffic-Related Commitments:

1. Minimum Parking: There shall be a minimum of 0.5 parking spaces and a maximum of 1.5 parking spaces provided per unit in this subarea, as provided by the applicant in the final development plan application for this subarea. Parking spaces within garages shall count toward the minimum parking requirement. Final locations of exterior parking spaces shall be approved as part of a final development plan. Buildings and uses on one tax parcel within Subarea A may be served by parking spaces located on that tax parcel and/or parking spaces that are located on another tax parcel within Subarea A in order to meet parking requirements, provided that necessary cross parking and cross access easements are recorded with Union County.

2. Access Points: Primary vehicular access to and from this subarea shall be provided from a new public street located generally parallel to Hyland-Croy Road that ends at the northern boundary line of Subarea A. A private access drive shall extend into Subarea A with a minimum width of 22 feet in the general location shown on the preliminary development plan and may serve more than one tax parcel in this Subarea provided that a cross access easement is recorded with Union County. The final location of this private

access drive and other access drives within this subarea shall be approved as part of a final development plan for this subarea.

3. Hyland-Croy Road ROW: No additional right-of-way for Hyland-Croy Road shall be required to be dedicated from Subarea A.

4. Post Road ROW: No right-of-way dedication for Post Road shall be required in conjunction with the development of Subarea A.

5. Private Walks: A private walk system shall be provided within Subarea A to accommodate internal pedestrian circulation with connections to Subarea B. Locations and specifications shall be approved as part of a final development plan.

E. Buffering, Landscaping, Open Space and Screening Commitments:

1. Open Space: Open spaces are conceptually illustrated on the preliminary development plan. Final detailed locations and sizes of these open spaces shall be approved as part of a final development plan. The open spaces in this subarea shall be owned and maintained by the owner as detailed on the preliminary development plan.

2. Street Trees: Street trees shall be provided on both sides of the private access drive at a rate of 1 tree per 40 linear feet and in locations that are approved as part of a final development plan. Trees may be equally spaced or planted in groupings provided that the total quantity equals 1 tree per 40 lineal feet. Street trees shall be a minimum of 2 inches in caliper at installation. Street trees shall be provided as listed in Appendix E to the Dublin City Code. Other appropriate tree species not listed in Appendix E shall be approved by the City Forester.

3. Landscaping: Except as otherwise provided in other sections of this text, the minimum landscaping size at installation shall be in accordance with City of Dublin Code Section 153.133, Minimum Landscaping Requirements.

(a) High quality foundation plantings shall be required around each building, with numbers, spacing, and species to be reviewed and approved as part of the final development plan for this subarea.

(b) The perimeter screening along the east property line shall include the provision of additional deciduous trees to fill gaps in the existing tree row with the balance of the screening requirement to include continuous screening to a minimum height of 6 feet. Perimeter screening along the north property line shall include continuous evergreen screening to a minimum height of 6 feet. A landscape plan for this area shall be approved as part of the final development plan.

4. Rural Corridor Landscaping:

(a) A landscape plan for the rural corridor along Hyland Croy and Post Road shall be provided as part of the final development plan. It is the intent for the rural corridor landscape to have a consistent treatment and character along the frontage of Subareas A and B.

(b) The rural corridor landscape may include low earth mounds with gentle slopes not greater than 4:1, fencing, walls, entry features, and signage at key locations. In lieu of formal street tree plantings, deciduous trees shall be provided at a ratio of 4 trees per 100 linear feet of frontage. Within the rural corridor setback, these trees shall be planted closer to the right of way to mature and reflect what might have been a historic tree row. Native tree species should be considered in the landscape plan and trees may be planted in groupings provided the total quantity equals 4 trees per 100 linear feet. Shrub plantings and ornamental grasses may be included (but are not required) as part of the overall rural corridor landscape concept.

5. Storm Water Basins: Storm water basins may be located within the required setbacks and shall have a minimum of 1 fountain or aerator provided in each.

6. Screening of Service Structures: Screening shall meet the intent of screening required per Dublin City Code Section 153.133 (C) by providing an overall comprehensive screening approach. A detailed plan shall be provided as part of the final development plan. This plan may utilize portions of the proposed structures, partial masonry walls, earth mounding and landscaping to screen the service courtyard or enclosures.

7. Preservation of Existing Vegetation: The developer shall preserve existing trees within 10 feet of the eastern property line where practical and feasible. This shall not preclude the developer from removing trees necessary for grading of infrastructure, utilities and providing adequate site drainage.

8. Fences: Fences may be permitted but not required in this subarea. Any fences (except for fences required per Dublin City Code Section 153.133) may be a maximum of 6 feet in height and may be submitted for approval with the final development plan. Both solid fences and fences with openings shall be permitted, with designs that are approved in the final development plan for this subarea.

F. Tree replacement:

1. A tree replacement plan shall be provided as part of the final development plan.

2. Trees planted within this subarea that are not required to fulfill another landscape requirement in the Dublin City Code may be counted toward tree replacement. This includes but is not limited to tree plantings around stormwater management areas and

along the private access drive, in open spaces, along property perimeters, and the tree plantings along the rural corridor may be counted toward tree replacement.

G. Architectural Standards:

1. Maximum building height: Buildings in this subarea may be no more than three stories and may have a maximum height of 45 feet as measured from finish floor height to the highest point of the coping of a flat roof or to the mean height level between eaves and ridge of a gable, hip or gambrel roof.

2. Design: The final designs of the buildings in this subarea shall be approved as part of a final development plan.

3. Exterior Materials: Permitted primary and secondary materials for buildings in this subarea are as follows:

(a) Primary Materials: Permitted primary cladding materials shall include:

1. Brick
2. Stone/Synthetic Stone
3. Stucco/Synthetic Stucco
4. Wood siding
5. Fiber Cement Siding
6. Additional materials determined acceptable by the Planning and Zoning Commission

(b) Secondary Materials: Permitted trim materials shall include:

1. Gypsum Reinforced Fiber Cement Trim
2. Decorative Synthetic Millwork for Exterior Applications
3. Composite Trim
4. Metal Trim
5. Vinyl Trim

(c) Roofing Materials: Permitted roofing materials shall include:

1. 25 year or better dimensional asphalt shingles, minimum 240 lbs./square weight
2. Metal standing seam
3. EPDM roofing

4. Lighting:

(a) Security lighting, if used, shall be of a motion sensor type.

(b) Street lighting, if used, shall not exceed 18 feet in height. Fixtures and their colors and spacing shall be approved at time of final development plan. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the subarea.

(c) Lighting of entry features and any additional proposed lighting shall be provided and approved at time of final development plan. Ground mounted lighting shall be shielded and landscaped.

(d) Fully shielded, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout this subarea.

H. Signage Commitments:

1. It is the intent for the signage to be consistent in character along the frontage of Subareas A and B.
2. Signage within this subarea shall be provided as set forth below. A signage package shall be submitted for review and approval by the Planning Commission as part of a final development plan for this subarea.
 - (a) Subarea A signage shall include a ground sign identifying the overall development. This development sign shall be incorporated into a low stone wall not to exceed 4 feet in height with a maximum length of 60 linear feet generally located near the intersection of Post Road and Hyland Croy Road. The development sign area shall not exceed 32 square feet and a maximum of 3 feet in height.
 - (b) Two additional signs identifying Subarea A user(s) shall be permitted, including one ground sign at the entrance to Subarea A along Hyland Croy Road (which may, but shall not be required to be, located within the street median) limited to 6 feet in height and 20 square feet of sign area per face, and either (i) one additional ground sign limited to 6 feet in height and 20 square feet of sign area per face or (ii) 1 wall sign limited to 20 square feet. These signs shall be externally illuminated.
3. Any sign permitted within the median for a public street may be installed and maintained by the owner of Subarea A pursuant to a right-of-way encroachment permit that it shall obtain from the City. Any such sign shall meet all applicable setbacks for site distance.
4. Additional signage shall be in accordance with the code standards with specifications provided with the final development plan.

I. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan for this subarea.

III. SUBAREA B: Subarea B includes 35.6+/- acres that cover the northern three-quarters of the zoning district's acreage. It will provide for the development of single-family homes as provided below.

A. Permitted Uses: Permitted uses in Subarea B shall be as follows:

1. Single-family detached residences.
2. Publicly or privately owned parks and open spaces.
3. Model homes and sales offices, in accordance with Dublin City Code Section 153.073(D). Two single-family model homes shall be permitted in this subarea.
4. Home occupation uses in association with a permitted dwelling, in accordance with Dublin City Code Section 153.073(A) and (B).

B. Owners' Association: Prior to commencing construction of the first residential unit in Subarea B, the Developer shall create a homeowners' association (an "HOA") to govern the subarea. Separate HOAs may be created to govern different phases of development in this subarea. The written instruments that create the HOA(s) shall be recorded with the Office of the Recorder of Union County, Ohio and shall require each homeowner within Subarea B to pay an assessment charge to the HOA(s) for the purpose of funding the operations and obligations of the HOA(s).

C. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 91 residential units in this subarea, consisting of all single-family homes.
2. Lot Coverage: Maximum lot coverage on each parcel within this subarea shall not exceed 70%.
3. Lot Widths and Depths; Frontage: There shall be a minimum lot width of 53 feet for lots on which single-family homes are constructed, as measured at the minimum required building setback line, and a minimum lot width of 35 feet for such lots as measured at the shared boundary line with the right-of-way at the front of the lot. All lots in this subarea shall have an average minimum lot depth of 110 feet and a minimum lot size of 5830 square feet. All homes shall front on a public street. On corner lots, the front of the lot shall be specified and approved as part of a final development plan.

4. Setbacks:

(a) Hyland-Croy Road: There shall be a minimum pavement and building setback of 100 feet as measured from the edge of the right-of-way of Hyland-Croy Road after the required 50-foot dedication of right-of-way from this subarea is completed as detailed elsewhere in this text. Public streets, leisure paths, and sidewalks may be located within this setback.

(b) Front Yards: There shall be a minimum front yard setback of 20 feet for homes from any public right-of-way. On corner lots, the front yard shall be indicated on an approved final development plan for purposes of building orientation and determining from which property line to measure the minimum required front yard setback. Stoops, steps, eaves and covered porches shall be permitted to encroach a maximum of 5 feet into the minimum required front yard setback line.

(c) Rear Yard Setbacks: The minimum rear yard setback for homes shall be 10 feet as measured from the rear property line of the lot, except that the minimum rear yard setback for single-family homes that back onto the eastern boundary line of this subarea shall be 30 feet as measured from the rear property line of the lot and the minimum rear yard setback for single-family homes that back onto the northern boundary line of this subarea shall be 25 feet as measured from the rear property line of the lot. Patios shall be permitted to encroach up to 5 feet and eaves shall be permitted to encroach up to 2 feet into the required minimum rear yard setback.

(d) Side Yard Setbacks: There shall be a minimum side yard setback of 5 feet as measured from the side property line, except that where a lot's side property line is the eastern boundary line of this subarea, the minimum side yard setback from that side property line shall be 10 feet. Eaves shall be permitted to encroach up to 2 feet into the required side yard setback.

D. Access, Parking, Pedestrian, and Traffic-Related Commitments:

1. Off-Street Parking: Each single-family home shall have a minimum two-car garage and shall be required to have a minimum of 2 off-street parking spaces on their driveways in addition to parking spaces within the garage.
2. On-Street Parking: On-street parking shall be permitted on public streets within this subarea in accordance with Dublin City Code.
3. Access Points: Primary vehicular access to and from this subarea shall be provided from Hyland-Croy Road in the general locations shown on the approved preliminary development plan.

4. Hyland-Croy Road ROW: Prior to the issuance of the first building permit for a home or building to be constructed in this subarea, the owner of Subarea B shall be required to dedicate right-of-way for Hyland-Croy Road for a distance of 50 feet from the centerline of that street as it exists on the date that this text becomes legally effective.

5. Other Street Widths and Rights-of-Way: The internal vehicular transportation system for this subarea shall include only public streets. These public streets shall include extensions of Holbein Drive, Stillhouse Lane, and Springview Lane westward into the subarea and the construction of other public streets as generally shown on the preliminary development plan. All public streets in this subarea shall have a right-of-way width of 50 feet and a pavement width of 28 feet measured back-of-curb to back-of-curb. Public streets shall be of curb-and-gutter construction.

6. Public Street Improvements and Construction: The applicant has submitted a traffic study for review of the City in conjunction with the filing of the preliminary development plan. Public street improvements that are required with respect to the development of this subarea shall be determined in the approved traffic study. The respective obligations of the developer of Subarea B and the City with respect to the construction of these public street improvements and the payment of related costs shall be detailed in a separate written infrastructure agreement between them which shall be based upon the traffic study.

7. Leisure Trails; Public Sidewalks: Asphalt leisure trails with a width of 8 feet shall be constructed by the Applicant/Developer in the general locations identified in the approved preliminary development plan. Final locations for asphalt leisure paths shall be approved as part of a final development plan. Public sidewalks shall be constructed of concrete and shall be a minimum of 4 feet in width, and shall be located on both sides of all public streets other than Hyland-Croy Road.

E. Buffering, Landscaping, Open Space and Screening Commitments:

1. Parkland and Open Space: Parkland and open space shall be provided in this subarea in accordance with the requirements of Dublin City Code as indicated in the approved preliminary development plan. Final detailed locations and sizes of these open spaces and the ownership of and maintenance responsibilities for the same shall be approved as part of a final development plan.

2. Hyland-Croy Rural Corridor Landscaping:

(a) A landscape plan for the rural corridor along Hyland Croy shall be provided as part of the final development plan. It is the intent for this rural corridor landscape to be a consistent landscape treatment and character along the frontage of Subareas A and B.

- (b) The rural corridor landscape may include low earth mounds with gentle slopes not greater than 4:1, fencing, walls entry features and signage at key locations. In lieu of formal street tree plantings, deciduous trees shall be provided at a ratio of 4 trees per 100 linear feet of frontage. Within the rural corridor setback, these trees shall be planted closer to the right of way to grow and reflect what might have been a historic tree row. Native tree species should be considered in the landscape plan and trees may be planted in groupings provided the total quantity equals 4 trees per 100 linear feet. Shrub plantings and ornamental grasses may be included as part of the overall rural corridor landscape concept.
3. Storm Water Basins: Storm water basins may be located within the required setbacks and shall have a minimum of 1 fountain or aerator provided in each.
 4. Street Trees: Street trees shall be provided on both sides of the street at a rate of 1 tree per 40 linear feet and in locations that are approved as part of a final development plan. Trees may be equally spaced or planted in groupings provided that the total quantity equals 1 tree per 40 lineal feet. Street trees shall be a minimum of 2 inches in caliper at installation. Street trees shall be provided as listed in Appendix E to the Dublin City Code. Other appropriate tree species not listed in Appendix E shall be approved by the City Forester.
 5. Landscaping: Except as otherwise provided in other sections of this text, the minimum landscaping size at installation shall be per City of Dublin Code Section 153.133 Minimum Landscape Requirements.
 6. Stream Corridor Protection Zone: A stream corridor protection zone shall be created along the stream located within this subarea with a variable width as shown on the preliminary development plan. The final widths of this zone shall be approved as part of the final development plan, provided that they shall be substantially consistent with that which is approved as part of the preliminary development plan. No improvements shall be made within the stream corridor protection zone, except storm water basin outlets may be located therein and a pedestrian path may be constructed to connect with an existing nearby path. Storm water basin outlets may also encroach into floodways located in this subarea. A pedestrian path shall be permitted to cross the stream corridor protection zone in a location that is approved as part of the final engineering for this subarea and in accordance with all required state and/or federal permits.
 7. Preservation of Existing Vegetation: The developer shall make reasonable attempts to preserve existing trees within 10 feet of the eastern property line and along the stream corridor protection zone where practical and feasible. This shall not preclude the developer from removing trees necessary for grading of infrastructure, utilities and providing adequate site drainage.

8. Fences: Fences may be permitted but not required in this subarea. Any fences (except for fences required per Dublin City Code Section 153.133) may be a maximum of 6 feet in height and may be submitted for approval with the final development plan. Both solid fences and fences with openings shall be permitted, with designs that are approved in the final development plan for this subarea.

F. Tree replacement:

1. A tree replacement plan shall be provided as part of the final development plan.
2. Trees planted within this subarea that are not required to fulfill another landscape requirement in the code may be counted toward tree replacement. This includes but is not limited to tree plantings around storm water management areas, in open spaces, along property perimeters, and of the tree plantings along the rural corridor may be counted toward tree replacement.

G. Signage Commitments:

1. It is the intent for the signage to be consistent in character along the frontage of Subareas A and B.
2. Signage within this subarea may be generally provided as provided below. A signage package shall be submitted for review and approval by the Planning Commission as part of a final development plan for this subarea.
 - (a) Entry features may be provided along Hyland Croy Road along either side of the two vehicular entries on the south side of the stream and the single vehicular entry at the north side of the stream. These entry features may include but not be limited to fencing, walls, columns and landscaping. Signage may be included at each of these entries as described herein.
 - (b) One sign may be permitted within the median of the public street entrance at Hyland-Croy Road south of the stream, as indicated on the preliminary development plan. The sign within the median shall be installed and maintained by a property owners' association that governs Subarea B pursuant to a right-of-way encroachment permit that it shall obtain from the City. This sign shall be incorporated into a masonry base and be compatible in design with the signage for Subarea A. Sign area shall not exceed 20 square feet and shall not exceed 6 feet in height. The sign shall meet all applicable setbacks for site distance.
 - (c) The northern entry along Hyland Croy Road (north of the stream) may have a sign located within an entry feature on either side of the street. The sign shall not exceed 20 square feet in area and 6 feet in height. This sign shall be incorporated into a masonry base and be compatible in materials and character to the southern signs. The

sign and any associated landscaping shall meet all applicable heights and setbacks for site distance.

3. Additional signage shall be in accordance with the code standards with specifications provided with the final development plan.
4. The City of Dublin has requested this Site accommodate a ground sign to identify the adjacent Post Preserve development. Said signage will be located in the right of way and with proper site distance. The final details for this signage (materials, dimensions, placement, etc.) to be determined at the time of final development plan.

H. Architectural Standards: All single-family homes in this subarea shall meet the residential appearance standards in Dublin City Code Section 153.190 unless otherwise provided in this text or as a part of home building elevations and materials that are approved as part of a final development plan.

1. Maximum building height: Homes may be 1, 1 1/2 or 2 stories and may have a maximum height of 35 feet as measured in accordance with Dublin City Code.

2. Exterior Materials: Permitted primary and secondary materials for buildings in this subarea are as follows:

(a) Primary Materials: Permitted Cladding Materials include brick, stone/synthetic stone, stucco/synthetic stucco, wood siding, and fiber cement siding.

(b) Secondary Materials: Gypsum Reinforced Fiber Cement Trim, decorative synthetic millwork for exterior applications, composite and vinyl trim.

(c) Roofing Materials: 25 year or better dimensional asphalt shingles (minimum 240 lbs/square weight) and metal standing seam.

(d) Windows may be vinyl.

3. Architectural Diversity: At the time that this zoning text has been submitted for review as part of the preliminary development plan application for this zoning district, it is anticipated that a minimum of two base single-family home designs will be used to meet market demand. Variations in materials and colors of the exterior elevations will be incorporated to provide diversity in terms of exterior appearances. Elevations and further specifications to be provided at the time of Final Development Plan.

4. Garages: Front-loaded and attached garages shall be permitted on each home. Single-bay or double-bay garage doors shall be permitted.

5. Skylights: Skylights in portions of the roof that are not visible from the public street, parkland, or open space which is adjacent to the parcel on which a home is located shall be permitted.

6. Lighting:

(a) Security lighting, when used, shall be of a motion sensor type.

(b) Street lighting shall be provided with the fixture, color, locations, and spacing to be approved at time of final development plan. Street light height shall not exceed 18 feet in height. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the subarea.

(c) Lighting of entry features and any additional proposed lighting shall be provided and approved at time of final development plan. Ground mounted lighting shall be shielded and landscaped.

(d) Fully shielded, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout this subarea.

7. Swimming Pools: Swimming pools shall be prohibited in this subarea.

8. Storage Buildings:

(a) Storage Sheds: Storage sheds shall be prohibited.

(b) Equipment Storage: Storage of all maintenance equipment shall be within garages or otherwise screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots or developments.

I. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan for this subarea.