

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

March 20, 2019

§ 153.055 PLAN APPROVAL CRITERIA.

(A) *Preliminary development plan.* In the review of proposed planned developments, the Planning and Zoning Commission and City Council shall determine whether or not the preliminary development plan complies with the following criteria. In the event the Planning and Zoning Commission determines that the proposed preliminary development plan does not comply with a preponderance of these criteria, the Planning and Zoning Commission shall disapprove the application:

- (1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code.

RESPONSE: The proposed development is consistent with the Zoning Code, meeting codified development standards for single-family development, and addressing unwritten City policy with regard to paths/open space, etc.

- (2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network

RESPONSE: The proposed development relates to the existing land use character, that being typical well planned single-family development. The development also functions as a transitional use area with the placement of ACLF uses closer to the intensity of Post Road. It also meets the recommendations of the Community Plan. The Community Plan recommends Suburban Residential – Low Density and Suburban Residential – Medium Density (together ranging from 1 - 5 residential units per acre). These recommendations call for residences primarily composed of single-family dwellings, multi-family units, as well as detached cluster housing or patio homes. This proposal seeks a density of approximately 3 units per acre with single-family and ACLF components. The ACLF use will accommodate additional residential options in a more institutional-type setting.

- (3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;

RESPONSE: This development is the last in-fill development in the Hyland Croy Road corridor. It complies with the Community Plan and will contribute to the development of this gateway to Dublin.

- (4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;

RESPONSE: This development meets the Community's own Plan. The Community Plan recommends Suburban Residential – Low Density and Suburban Residential – Medium Density (together ranging from 1 - 5 residential units per acre). These recommendations call for residences primarily composed of single-family dwellings, multi-family units, as well as detached cluster housing or patio homes.

- (5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;

RESPONSE: This development meets both the open space and the connectivity goals/requirements of Dublin Code.

- (6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;

RESPONSE: As the last piece of farm land for development along the east side of Hyland Croy Road, the site accommodates both the extension of well-established single family homes, as well as the senior living component to round out the community. The development respects the ditch through the site.

- (7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;

RESPONSE: The Site accommodates all utility requirements by Dublin Code. The developer has conducted a traffic impact study, submitted herewith, to address the access and roadways.

- (8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;

RESPONSE: The Site accommodates adequate access points, pedestrian/multi use connectivity, and access from the adjacent neighborhoods (planned/stub streets). The developer has conducted a traffic impact study, submitted herewith, to address the access and roadways.

- (9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community

RESPONSE: This development reflects the character of the area, that being well planned and developed residential housing.

- (10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;

RESPONSE: This development meets Dublin Code, and further, includes creative elements to preserve natural features, connect roads, and assimilate into the well-established residential character of the corridor. Introduction of the ACLF components allow for an important component of our community, that being senior living which offers the opportunity to provide quality housing for seniors – to remain close to their families within their community.

- (11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;

RESPONSE: This development addresses and meets code relative to storm water, water courses, drainage etc.

- (12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;

RESPONSE: The development complies with development standards. Slight variations would be due to the uniqueness of the development and efforts to integrate within the existing community.

- (13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;

RESPONSE: The development has made commitments for building materials and standards consistent with the Dublin Appearance Code and generally with community standards. Building elevations will be provided at final development plan.

- (14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;

RESPONSE: The Site accommodates utility and practical considerations for development. The developer has conducted a traffic impact study, submitted herewith, to address the access and roadways, in a lawful manner, consistent with other developments along this corridor.

(15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area;

RESPONSE: The Site accommodates utility and practical considerations for development. The developer has conducted a traffic impact study, submitted herewith, to address the access and roadways, in a lawful manner, consistent with other developments along this corridor.

(16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

RESPONSE: The proposed development is planned to be consistent with other developments within the Hyland Croy corridor, Dublin Code and the Community Plan. The developer has conducted a traffic impact study, submitted herewith, to address the site access and roadways, in a lawful manner, consistent with other developments along this corridor.