

**HYLAND-CROY GATEWAY EAST
PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT**

Rezoning and Introductory Statement

I. Introduction

The Hyland-Croy Gateway East Planned Unit Development District is being created in order to provide a variety of residential options. This community will provide for the development of single-family and twin single-family homes as well as an adult congregate living facility (ACLF). The twin single-family homes will be age-restricted in accordance with the requirements of applicable federal law. The ACLF will provide independent living and assisted living residential opportunities as detailed in the zoning text being filed along with this application.

II. Explain the relationship of the proposed development to existing and future land uses in the surrounding area, the street system, community facilities, open space system, services, and other public improvements.

This community will be located to the west of and adjacent to the existing Post Preserve residential subdivision and to south of and adjacent to the Park Place residential subdivision. Lots within the proposed zoning district that share a common boundary with those subdivisions will include single-family homes with lot sizes and setbacks that are consistent with those which are located in the already-developed communities. Single-family homes are being proposed to the north of this zoning district by another developer within a community to be known as Autumn Rose.

Property to the west of the proposed zoning district is presently located in Jerome Township. That property currently is zoned to permit ACLF uses and multi-family housing. Property to the south of the proposed zoning district is anticipated to develop commercially in the future. The twin single-family portion of the proposed project provides a transition between existing single-family homes in the area and permitted uses to the west. Similarly, the ACLF's location on the south side of the site provides a transition from existing and proposed residential uses and anticipated commercial uses to the south.

This proposal will provide for the extension of three public streets stubbed into the eastern boundary line of the proposed zoning district and will provide connectivity to Hyland-Croy Road. The leisure trail system from the Post Preserve neighborhood will be extended into this site.

III. State how the proposed rezoning relates to existing land use character of the vicinity and to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.

The proposed rezoning relates to the existing land use character in the vicinity as detailed in Item II above. 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 respect to the single-family and twin-single-family components of the projects. The ACLF use will accommodate additional residential options in a more institutional-type setting.

IV. Explain how the proposed rezoning meets the criteria for Planned Districts [§153.052(B)].

The proposed PUD has been designed in accordance with accepted planning principles to ensure that the use of land, buildings, and other structures is sensitive to the surrounding built environment and respectful of anticipated future land uses in the area. A mix of residential uses is being provided that makes the planned district form of zoning appropriate for this proposal. The physical relationship of buildings and other site improvements to one another and surrounding open space, as created by building size, mass, height, shape, and setback, shall result in a harmonious development within the PUD and adjacent to it.