

I. OVERALL DEVELOPMENT STANDARDS

This development shall be in accordance with Dublin Code at the time of development unless noted otherwise in the overall development standards or subarea standards. Where conflicts occur between the Dublin Code and the Development Standards, the Development Standards shall be applied over the Code.

The following standards shall be applicable to subareas as noted.

- A. Density:** Total site gross density shall not exceed 2.72 dwelling units per acre based on 49.6± acres for a total of 135 dwelling units.
- B. Model Homes and Sales Offices:**
 - 1. Model homes and sales offices shall be permitted within Subareas A and B in accordance with Dublin Code requirements.
- C. Property Perimeter Setbacks:** (All perimeter setbacks shall be exclusive of shared use paths and /or sidewalks.)
 - 1. North Property Line (Cosgray Road) - 100' building and pavement setback. No single family lot may extend into setback.
 - 2. West Property Line (Railroad Tracks) - 100' building setback (excluding Condominium Homes 65 and 73 which shall have a 70' minimum building setback due to the irregular property line) and 100' pavement setback (excluding a fire access/vehicular turnaround and potential future vehicular connection to Cramer Street/Amlin Alley). No single family lot may extend into setback.
 - 3. South Property Line (Amlin Alley) - 25' building and 10 ' pavement/outdoor amenity setback.
 - 4. East Property Line (Churchman Road Right-of-Way)
 - a. Subarea A - Single family lots - 100' lot setback except for lots 1 and 3 which shall have a minimum lot setback of 45'
 - b. Subarea B: Condominium homes 100' building setback and 70' private drive setback

D. Open Space:

1. Open spaces shall be provided, owned & maintained as follows:

Reserve	Acres	Ownership	Maintained By
A	±1.9	HOA	MOA
B	±4.4	City	City
C	±2.2	City	City
D	±2.6	HOA	MOA
E	±1.5	COA	MOA
F	±3.0	City	City
L	±0.5	COA	COA
P	±1.7	City	City
Q	±0.3	HOA	MOA
R	±0.1	COA	COA
Total	±18.2 ac		

MOA=Master Owner Association COA=Condominium Owners Association
 HOA-Homeowner’s Association City= City of Dublin

2. Summary of Reserve Maintenance Acreage:

Condominium Owners Association ± 0.6 ac
 Master Owner Association ± 6.3ac
 City of Dublin ± 11.3 ac

3. Cosgray Road Open Space (Reserve A)

- a. Within the setback along Cosgray Road a landscape buffer extending along the rear of Lots 3, 4, 5 and 6 shall be provided. Existing healthy trees may be incorporated into the buffer where feasible. No portion of any lot may encroach into this space.
- b. An 8 foot shared use path connection shall be provided along Cosgray Road from Churchman Road to the railroad tracks as generally shown on the Preliminary Development Plan. This shared use path shall extend through the woods and connect with the proposed 8 foot shared use path located within the open space along the railroad tracks.
- c. A landscape plan for the buffer and shared use path alignment will be finalized at the time of Final Development Plan.

4. Railroad Open Space (Reserve B, C, and P)

- a. A setback along the west property line/railroad tracks, landscape buffer shall be required to provide both a physical and visual barrier to the active CSX

railroad track. The buffer shall not be required in the area of existing woods. The 8 foot asphalt shared use path shall be extended through this space connecting to the south property line with the intent to provide for future pedestrian access as Amlin redevelops.

- b. This buffer shall be a minimum of 6' in height from proposed grade at installation.
- c. Buffer treatments can be a combination of mounding, fencing and trees. Fencing need not be along the entire property line. Any fencing shall be limited to 6' in height.
- d. A landscape plan for the buffer including any proposed fencing and the shared use path alignment will be finalized at time of the Final Development Plan.

5. Entry Features and Churchman Road open Space (Reserves D, E, F, & Q)

- a. Entry features are permitted in each Subarea at entry points designated in the PDP with final design, location and landscape to be submitted for approval at time of Final Development Plan. The Conceptual Landscape Plan provides entry feature locations and conceptual imagery.
- b. Entry features may be located within the setbacks in each Subarea but shall not prohibit clear sight distance or cause safety concerns.
- c. Entry features may include but not be limited to fences, posts, columns, walls, trellises, gazebos, signs, landscaping, logos etc.
- d. The entry feature designs and open space frontage along Churchman Road shall be landscaped in a manner reflective of the character of the adjacent Ballantrae development. Large vertical stone slabs shall be incorporated at entries along Churchman Road, augmented with trees, and landscaping.
- e. Within the open space along Churchman Road, rock/rubble wall sections with informal character over time shall be installed and landscaping.
- f. The edge of the stormwater pond shall be enhanced with sections of rock outcroppings and landscaping beds.
- g. Detailed landscape plans for the entry features and Churchman Road open space will be finalized at time of Final Development Plan.

6. Subarea B Amlin Buffer:

A buffer shall be provided along the south property line at the rear of the condominium homes abutting Cramer Street - the Amlin alley. A concept has been provided as part

of the Preliminary Development Plan. The applicant will work with staff to identify the appropriate elements for this buffer with detailed plans to be provided at time of Final Development Plan.

7. Subarea B Central Green (Reserve L) and Existing Trees (Reserve R):

A central green of approximately 0.5 acres shall be provided in Subarea B as shown on the Preliminary Development Plan. This green shall have a sidewalk of 4 feet along the perimeter and provide seating opportunities. Reserve R shall be provided, approximately 0.1 acres, for the purpose of preserving the 2 existing landmark trees.

E. Residents Association:

1. Applicant will establish a forced and funded Master Owners Association responsible for maintenance of Reserves A, D, E and Q.
2. A forced and funded Home Owners Association will be established for Subarea A.
3. A forced and funded Condominium Association will be established for Subarea B. This association will maintain all building exteriors and all other property owned by it including all private drives and open spaces.
4. Unless otherwise provided by Ohio law, control of all Owners Associations will be turned over to the residents when determined by the developer. Until such time, the developer will pay dues and fees on the property owned by it or subsidize budget shortfalls. All budgets will include line items for maintaining improvements and the condominiums owners' association budget shall include a reserve for repairing and replacing all private drives.

F. Tree Replacement:

1. An updated detailed tree replacement plan shall be provided at time of Final Development Plan.
2. With the exception of required street tree plantings and landscape requirements for single family, all other deciduous and evergreen tree plantings including the Churchman Road and Cosgray Road buffers, entry features and railroad buffer in excess of the code requirement may be counted toward tree replacement

G. Tree Protection:

The dimension for the critical root protection zones and fence details to protect landmark trees during construction shall be subject to the approval of the city Zoning Inspector.

H. Churchman Road Alignment:

Churchman Road as shown on the plan reflects the design currently provided by the City of Dublin. Design may change during final engineering.

II. SUBAREA STANDARDS**Subarea A**

Subarea A is comprised of approximately 23.1 acres of single family homes located east of Cosgray Road and southwest of the proposed Churchman Road right of way.

A. Permitted Uses: Single Family Residential, one principle structure per lot

B. Density: A maximum of 45 residential lots.

C. Setbacks:

1. The front yard building setback shall be 20' from the right of way and shall not be required to be staggered
2. Corner lots shall have a 20' front yard building setback from both rights of way.
3. The side yard building setback shall be 5' per side.
4. The rear yard building setback shall be 20'.

D. Lot Width: 60' minimum at the front yard setback building line. Varied lot widths shall not be required.

E. Traffic, Access and Pedestrian Connectivity:

1. Open space and sidewalks shall be provided per the Preliminary Development Plan.
2. A demarcation shall be provided between the lots and shared use path approval accessing the open space. See concept shown on Sheet 8. Detailed plan shall be provided at time of Final Development Plan.
3. The rights of way serving the single family homes shall be 50 feet. The pavement width shall be 28 feet as indicated on the plat.
4. Minimum centerline radii shall be 100 feet.
5. The minimum width of the service walk between the driveway and front porch/stoop shall be 3 feet.

F. Architectural Requirements:

1. Architecture shall meet the requirements for the City of Dublin Appearance Code Section unless noted otherwise herein.
2. Character Statement:
 The single family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability while de-emphasizing the garage as the prominent façade element. The architectural character shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity.

Style	General Description		
Four-sided Architecture	All sides of a house shall display a high level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. Blank facades are not permitted. All sides of a house should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.	Elements of 4 Sided Architectural	<p>Houses must contain at least two design elements in any combination on all sides. All street-facing elevation must contain at least three design elements, in any combination. Provided further that all of the following must be met:</p> <ul style="list-style-type: none"> • At least one design element must be present in each equal one-half vertical division of the subject elevation; • At least one design element shall occur from the first floor level to nine feet above the first floor level; • If there is any upper wall area greater than 24 feet wide and nine feet high (measured at nine feet above the first floor level), at least one design element must be located predominately at least nine feet above the first floor of the elevation. <p>Acceptable design elements include:</p> <ul style="list-style-type: none"> • A door of at least 17 square feet in area. • A window at least six square feet in area with window trim (at least a minimum 3 1/2" board) or shutters. A set of adjacent windows, such as a double or bay window, count as one design element, however, horizontal bands of immediately adjacent window units count as one design element for every horizontal eight feet of run. • A chimney located along an exterior elevation • An articulated decorative gable vent of at least four square feet in area. • A porch. • A similar significant permanent architectural feature consistent with the style of the house. • Other appropriate design elements approved administratively.

Finish Building Materials		Primary	<ul style="list-style-type: none"> Vertical or horizontal fibrous cement siding and panels shall be used except on areas with special design details as indicated on Exhibit A. Horizontal lap siding shall be a minimum width of 6". Board and batten siding if used must be as follows: Batten spacing shall be a minimum of 6" with a minimum of 1" wide battens on all facades. Cultured stone when used must encompass the entire architectural element.
		Foundation	Cultured stone shall be applied from grade to a minimum height of 24" on all sides.
		Color	Primary façade colors shall be the following 2015 James Hardie colors: Artic White, Navajo Beige, Cobblestone, Pearl Grey, Light Mist, Sail Cloth, Sandstone Beiger, Monterey Taupe, Boothbay Blue, and Heathered Moss (or similar). Trim color shall be the 2015 James Hardie color: Artic White, other similar colors may be used subject to administrative approval.
Porches and Covered Stoops	A covered porch or covered stoop shall be required on all homes. A stoop shall be a minimum of 2' in depth and may be recessed. A porch shall be a minimum of 6' in depth. Porches and stoops shall be required to have one of the details shown on Exhibit A, or other architecturally appropriate detail approved administratively.	Form Options	Simple one story with low sloping roof, decorative elements. Larger more decorative porches with appropriate railing and detail.
		Columns	All porches shall have columns. Columns shall be a minimum of 8" square and constructed of smart siding, pvc.
		Railings	Railings shall not be required but if utilized must meet building code & constructed of aluminum, smart siding, pvc or vinyl, color to match columns
		Surface	Porch, stoop & walking surfaces may be concrete or pavers.
Windows and Doors		Window	<p>Window style shall be white vinyl, single hung with 6/6, 9/9 with a minimum STC rating of 28.</p> <p>All windows shall have grid patterns used on all four sides of the home.</p> <p>Shutters or trim are required on all windows on all elevations.</p> <ul style="list-style-type: none"> Shutters if utilized shall be sized to fully cover the window and shall be operable or appear as such, and utilize appropriate shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of vinyl, painted synthetic, PVC or Hardiplank. Shutters may be counted as a design element. Trim shall be required when shutters are not used. Trim shall be a minimum 3 1/2" board around all sides of windows. Trim may be counted as a design element.
		Front Door	Door style shall be 1, 2, 3, 4 or 6 panel fiberglass, solid of a single color door. Transoms with grids shall be optional above the front door.
		Garage Doors	Garage doors will be recessed a minimum of 5" from the garage façade. Garage doors shall be a maximum of 16' in width and maximum 9' in height. Garage doors shall be fiberglass, insulated and 32 panels.

Windows and Doors	Garage Doors	<p>The initial installation or replacement of garage doors must be a low-contrast color that is the same, or similar in hue and tonal value as the primary color of the house.</p> <p>Garage door trim shall match garage doors or the primary trim color of the house. Trim shall be 5" minimum.</p> <p>All front loaded garages shall be located a minimum of 2' behind the front façade. A porch shall be considered part of the front façade as long as it has a roof.</p> <p>No more than two garage doors may be located on the same plane.</p> <p>The percentage of garage door opening to the overall front façade may not exceed 45% for a two car garage and 50% for three car garages.</p>
	Special Elements on Windows and Doors	<p>Special trim elements shall be required on windows and doors located on facades facing the street with detailing provided on Exhibit A.</p>
Roof	Pitch	<p>Main architectural roof of house shall be 6/12 to 12/12 pitch.</p> <p>Porches shall be 2/12 to 12/12 pitch.</p>
	Material	<p>Main roof material shall be a 30 year dimensional asphalt shingle of weathered wood color.</p> <p>Porch roof material shall be a 30 year dimensional asphalt shingle of weathered wood color or standing seam metal, colored silver, black or bronze.</p>
Special Elements	Dormers	<p>Dormers shall have, 6/12 to 12/12 pitch, and decorative elements on facia. See details shown on Exhibit A.</p>
	Chimney	<p>All exterior chimneys must extend full height, from ground and vertically past the eaves line.</p> <p>Cantilevered and shed-type chimneys are prohibited.</p> <p>Chimneys (including chimney's extending from the roof) must be finished in cultured stone to match the stone foundation.</p>
	Trim – Facia and Soffits	<p>Front facades shall have a minimum 6" overhang constructed of smartsiding, fibrous cement or pvc.</p> <p>Any gable without an overhang shall have a minimum 1" x 8" facia constructed of smartsiding, fibrous cement or pvc.</p>
Architectural Diversity		<p>A matrix will be provided to promote architectural diversity for the front building facades for single family homes at the time of Final Development Plan.</p> <p>The architectural diversity matrix shall provide as follows:</p> <p>No homes two lots to the left or right of the subject lot shall have the same front façade as the subject lot and</p> <p>No home directly across the street and two lots to the left or right of that lot shall have the same front façade as the subject lot. However, this requirement will not apply to situations in which the home across the street is facing on a different street.</p>

3. Arrangement, configuration and minor changes to the architectural requirements may be approved administratively.

Subarea B

Subarea B is comprised of approximately 24.3 acres of residential housing located south of Subarea A and extending to existing homes in Amlin.

- A. Permitted Uses:** Residential housing composed of condominium homes accessed by private drives.
- B. Density:** A maximum of 90 residential units
- C. Setbacks:**
 - 1. Building Setbacks
 - a. The building setback from the boundary of Subarea A shall be 25', see plat.
 - b. The front of the principal structure or porch shall have a minimum setback of 14' from the sidewalk.
 - c. Where there is no sidewalk, the front of the principal structure or porch shall have a minimum setback of 14' from the back of the curb.
 - d. A minimum distance of 12' shall be maintained between homes located side by side.
 - e. A minimum distance of 45' shall be maintained between the primary structures of back to back homes. This distance shall be exclusive of patios or porches.
 - f. A minimum distance of 20' shall be maintained between a home backing to the side of another home. This distance shall be exclusive of patios or porches.
 - g. All front loaded garages must be setback a minimum of 2' behind the front façade. A porch shall be considered part of the front façade as long as it has a roof.
 - h. For a side load or courtyard garage, the garage shall be setback a minimum of 14' from the back of curb or 14' from the sidewalk if one exists.
 - 2. Patio/Outdoor Amenity Area Setbacks:
 - a. Patios/outdoor amenity areas shall be setback a minimum of 10' from any Subarea B perimeter boundary, see plat.
 - b. Patios/outdoor amenity areas shall be setback a minimum of 10' from any adjacent building, adjacent patio or private drive.

- c. Side yard patios/outdoor amenity areas shall be permitted only on the following homes: B6, B7, B10, B18, B19, B30, B41, B64, B70, B72, B82 and B86. Side yard patios/outdoor amenity areas shall be setback a minimum of 14' from any private drive and a minimum of 10' from any adjacent home and any adjacent patio.

D. Landscaping Screening Patios & Amenity Areas: Landscaping and screening, including tree preservation, shall be in accordance with Dublin Code except as noted below or in the Section 1: Overall Development Standards

1. Condominium Homes Landscape:

- a. One tree per home shall be provided in the front yard.
- b. Landscaping shall be provided along the rear of homes B-1, B-2, B-5 and B-6 and B-31, B-32, B-35 through B-40 to provide additional screening between the single family lots and the condominium homes. A landscape plan shall be provided at time of Final Development Plan.
- c. Landscaping shall be provided along the sides of homes B-41 and B-54, and B-47 and B-48 to interrupt the view of the rear of the homes from the drive. A landscape plan shall be provided at time of Final Development Plan.

2. Patios/Outdoor Amenity Areas:

- a. Rear yard patios shall not be greater than the width of the home and shall not extend greater than 15' from the rear building façade. Side yard patios shall not extend greater than the width of the covered porch adjacent to the patio and shall not extend greater than 8' from the side building façade.
- b. Patios/Outdoor Amenity Areas may have screening, which shall be provided and approved at time of Final Development Plan.
- c. Privacy between outdoor amenity areas may be accomplished with building elements and/or other types of screening.
- d. Screening for outdoor amenity areas is permitted to a maximum height of 6 feet. Solid fencing may be permitted for the outdoor amenity area. Screening details shall be provided at time of Final Development Plan.
- e. Decks shall not be permitted as an outdoor amenity in this subarea.

E. Traffic, Access, and Pedestrian Connectivity:

1. A 4 foot sidewalk shall be provided on one side of the private drives as shown on the Site Plan – Sheet 4 and the Open Space and Pedestrian Connectivity Plan – Sheet 6.
2. Visitor parking, exclusive of parking in the driveway, shall be provided at a minimum of 1 space per every 4 units. If these spaces are parallel spaces, they may be 8 feet in width and 22 feet in depth, exclusive of the private drive. Applicant will work with staff to identify parking locations. Final locations shall be provided at time of the Final Development Plan.
3. The condominium homes shall be served by private drives contained within an access easement/reserve. These private drives shall be maintained by the Subarea B homeowners association and not the City of Dublin. Applicant shall work with the City Engineer to coordinate private drive signage to differentiate the private drives from the public streets.
4. Each driveway shall be a minimum length of 19 feet exclusive of sidewalks.
5. Shared driveways shall be permitted.
6. The minimum width of the service walk between the driveway and front porch/stoop shall be 3 feet.

F. Miscellaneous Requirements:

1. All homes shall be limited to a maximum of 1 ½ stories. The building areas shown on the Preliminary Development Plan are conceptual and indicate the maximum building envelope for each home, exclusive of outdoor amenity area. Final home footprints shall be provided at time of building permit.
2. A conceptual building area diagram (similar to a plot plan) will be provided at time of building permit.
3. The applicant anticipates two locations for centralized mailboxes, which have been indicated on the Preliminary Development Plan. These will be coordinated with the post office and details shall be provided at time of Final Development Plan.

G. Architectural Requirements:

1. Architecture shall meet the requirements for the City of Dublin Appearance Code Section unless noted otherwise herein.
2. Character Statement:

The architectural theme for the “Cottage” (condominium) homes will use the Carpenter Gothic vocabulary as the inspiration and character for this new neighborhood. Elevations will use varied details to add warmth and charm to the feel of the community. Stone foundations will be use to recall the field stone foundations of the old Ohio farmsteads. In lieu of wood planks for board and batten siding, the cottages shall use environmentally sustainable fibrous cement siding, a long-lasting material having the same look as wood but requiring minimal maintenance. Intricate and unique designs for trim boards, decorative headers and other architectural elements will be incorporated. The scale of building elements such as garage doors will be visually reduced and downplayed to become more human-scaled and paired with fenestration elements. To unify the unique architectural treatments (variations on a theme), each cottage will be painted white to allow the landscape elements to dominate the neighborhood.

Style	General Description	Carpenter Gothic	
<p>Four-sided Architecture</p>	<p>All sides of a house shall display a high level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. Blank facades are not permitted. All sides of a house should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.</p>	<p>Elements of 4 Sided Architectural</p>	<p>Houses must contain at least two design in any combination elements on all sides. All private drive-facing elevation must contain at least three design elements, in any combination. Provided further that all of the following must be met:</p> <ul style="list-style-type: none"> • At least one design element must be present in each equal one-half vertical division of the subject elevation; • At least one design element shall occur from the first floor level to nine feet above the first floor level; • If there is any upper wall area greater than 24 feet wide and nine feet high (measured at nine feet above the first floor level), at least one design element must be located predominately at least nine feet above the first floor of the elevation. <p>Acceptable design elements include:</p> <ul style="list-style-type: none"> • A door of at least 17 square feet in area. • A window at least six square feet in area with window trim of at least a minimum 3 1/2" board. A set of adjacent windows, such as a double or bay window, count as one design element, however, horizontal bands of immediately adjacent window units count as one design element for every horizontal eight feet of run. • A chimney located along an exterior elevation • An articulated decorative gable vent of at least four square feet in area. • A porch. • A similar significant permanent architectural feature consistent with the style of the house. • Other appropriate design elements approved administratively.

Finish Building Materials		Primary	Vertical fibrous cement siding and panels with shall be required on all facades. Board and batten siding must be as follows: Batten spacing shall be a minimum of 6" with a minimum of 1" wide battens on all facades.
		Foundation	Cultured stone shall be applied from grade to a minimum height of 18" on all sides.
		Color	Primary façade and trim color shall be 2015 James Hardie Artic White., or other similar colors may be used subject to administrative approval.
Porches and Covered Stoops	A covered porch or covered stoop shall be required on all homes. A stoop shall be a minimum of 2' in depth and may be recessed. A porch shall be a minimum of 6' in depth. Porches and stoops shall be required to have one of the details shown on Exhibit B.	Form Options	Porches and stoops shall be simple, one story with low sloping roof and decorative elements as shown on Exhibit B. Larger more decorative porches with appropriate railing and detail.
		Columns	All porches shall have square columns. Columns shall be a minimum of 8" square and constructed of smart siding, or pvc.
		Railings	Railings shall not be required but if utilized must meet building code and be constructed of aluminum, smart siding, pvc or vinyl. Color to match columns
		Surface	Porch, stoop and walking surfaces may be concrete or pavers.
Windows and Doors		Window	Window style shall be white vinyl, single hung with 6/6, 9/9 with a minimum STC rating of 28. All windows shall have grid patterns used on all four sides of the home. Shutters or trim are required on all windows on all elevations. <ul style="list-style-type: none"> Shutters if utilized shall be sized to fully cover the window and shall be operable or appear as such, and utilize appropriate shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batter and made of vinyl, PVC or Hardiplank. Trim shall be required when shutters are not used. Trim shall be a minimum 3 1/2" board around all sides of windows. Trim may be counted as a design element.
		Front Door	Door style shall be 2, 4, or 6 panel fiberglass, solid, of a single color door. Transoms with grids shall be optional above the front door with grids.
		Special Elements on Windows and Doors	Special trim elements shall be required on windows and doors located on facades facing private drives with detailing provided on Exhibit B. On facades without porches that face private drives a planter box shall be located below the window.
		Garage Doors	Garage doors will be recessed a minimum of 5" from the garage façade.

			<p>Garage doors shall be a maximum of 16' in width and maximum 9' in height.</p> <p>Garage doors shall be fiberglass, insulated and 32 panels.</p> <p>The initial installation or replacement of garage doors must be a low-contrast color that is the same, or similar in hue and tonal value as the primary color of the house.</p> <p>Garage door trim shall match garage doors or the primary trim color of the house.</p> <p>Trim shall be 5" minimum.</p> <p>The percentage of the garage door opening to the overall front façade may not exceed 40%.</p>
Roof		Pitch	<p>Main architectural roof of house shall be 6/12 to 12/12 pitch.</p> <p>Porches shall be 4/12 to 12/12 pitch.</p>
		Material	<p>Main roof material shall be a 30 year dimensional asphalt shingle of weathered wood color.</p> <p>Porch roof material shall be a 30 year dimensional asphalt shingle of weathered wood color, standing seam metal colored black, silver or bronze.</p>
Special Elements		Dormers	<p>Gables over the garage roof area shall be 6/12 to 12/12 pitch with decorative elements on fascia. See details shown on Exhibit B.</p>
		Chimney	<p>All exterior chimneys must extend full height, from ground and vertically past the eaves line.</p> <p>Cantilevered and shed-type chimneys are prohibited.</p> <p>Chimneys must be finished in cultured stone to match the stone foundation.</p>
		Trim – Fascia and Soffits	<p>Front facades shall have a minimum 6" overhang constructed of smartsiding, fibrous cement or pvc.</p> <p>Any gable without an overhang shall have a minimum 1" x 8" fascia constructed of smartsiding, fibrous cement, or pvc.</p>
		Other	<p>Simple gothic details shall be required on gable peaks and porches. Finials shall be optional. See Exhibit B.</p>

3. Arrangement, configuration and minor changes to the architectural requirements may be approved administratively.

Subarea C

Subarea C is comprised of approximately 2.2 acres. This area is intended for the future right of way and extension of Churchman Road.

III. PROJECT PHASING

It is anticipated that the project will begin as soon as practicable and after all approvals are obtained. Phase 1 of Ballantrae Woods will start with overall mass excavation of the site, the extension of utilities, the stormwater management area, public roads, the single family lots in Subarea A and a portion of the site work/private drives necessary to sell condominium homes in Subarea B. The anticipated timing for the commencement of the project will be the first quarter of 2016. Depending on market conditions, the developer anticipates continuing with the balance of the condominium homes thereafter.

The ultimate timing and number of lots/units developed may be subject to change and will be determined at time of Final Development Plan.

BALLANTRAE WOODS- SINGLE FAMILY
SUBAREA -A



JUNE 16, 2015

REPRESENTATIVE SINGLE FAMILY DESIGN ELEMENTS
OTHER APPROPRIATE ELEMENTS MAY BE APPROVED ADMINISTRATIVELY
EXHIBIT A

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



F-1

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



F-2

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



F-3A

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



F-3

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-1

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-1
LEFT ELEVATION

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-1
RIGHT ELEVATION

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-1
REAR ELEVATION

JUNE 16, 2015

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BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-2

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M-2A

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S-1

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S-2

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ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



S-3

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BALLANTRAE WOODS-CONDOMINIUM HOMES
SUBAREA -B



JUNE 16, 2015

REPRESENTATIVE CONDOMINIUM DESIGN ELEMENTS
OTHER APPROPRIATE ELEMENTS MAY BE APPROVED ADMINISTRATIVELY
EXHIBIT B

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ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B

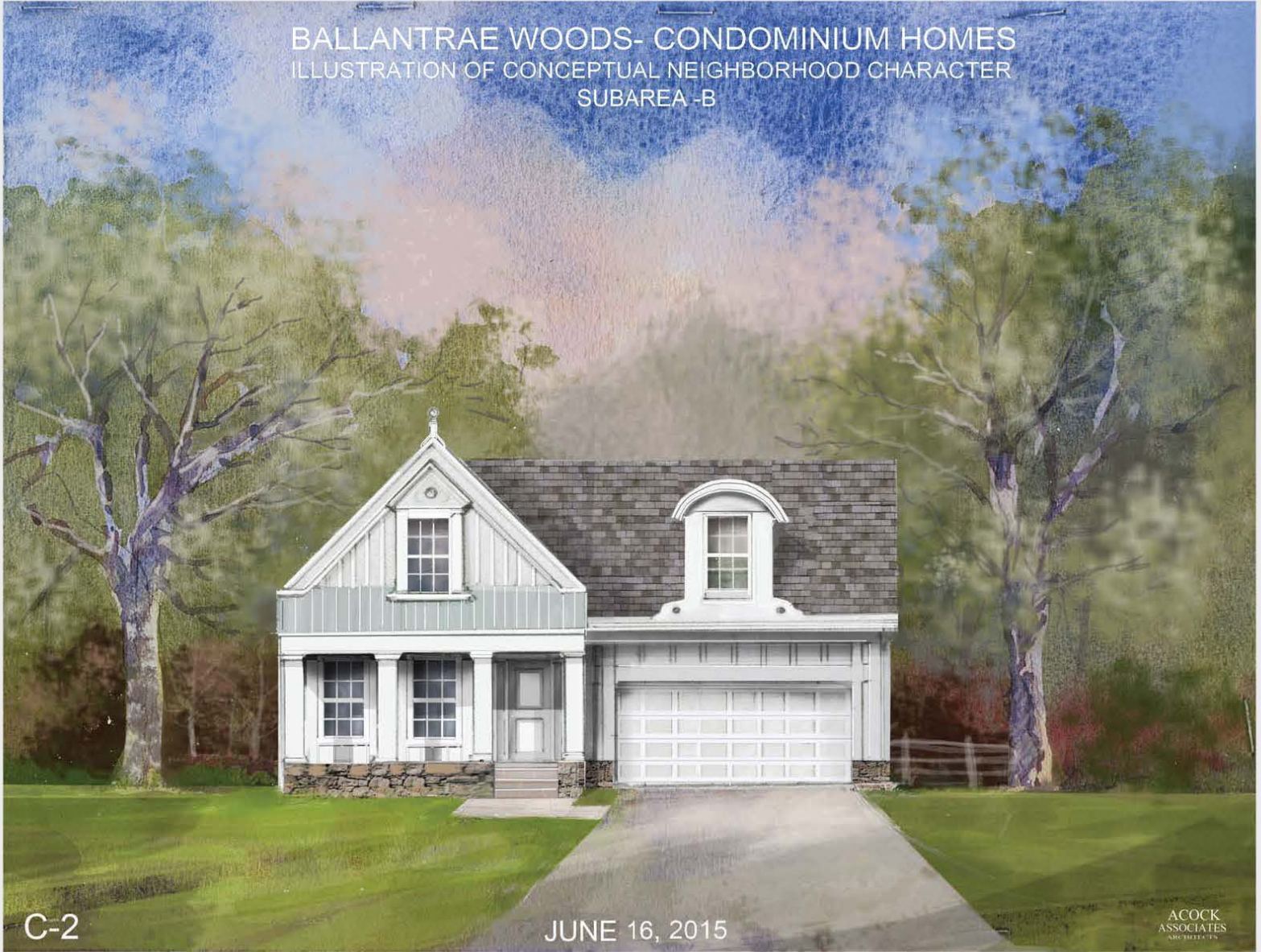


C-1

JUNE 16, 2015

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ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA -B

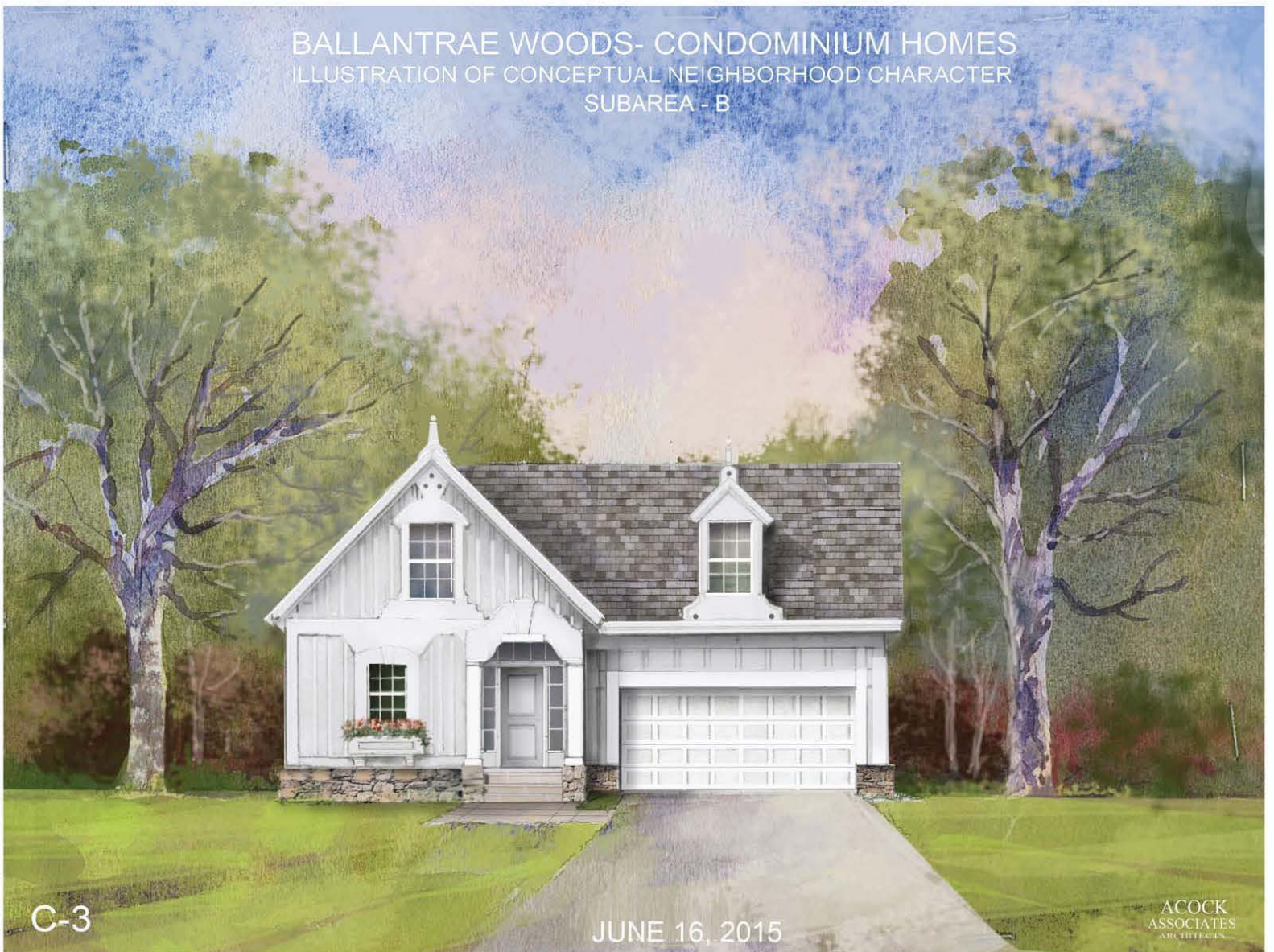


C-2

JUNE 16, 2015

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ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



C-3

JUNE 16, 2015

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ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



C-4

JUNE 16, 2015

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ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



C-5

JUNE 16, 2015

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ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



C-6

JUNE 16, 2015

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BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



C-7

JUNE 16, 2015

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ASSOCIATES
ARCHITECTS

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

MARCH 10, 2016

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

2. Ballantrae Woods PUD 15-119FDP/FP **Cosgray Road Final Development Plan/Final Plat**

Proposal: The subdivision and development of 45 single-family lots and 90 detached condominium units as part of the Ballantrae Woods Planned Unit Development. The site is located east of Cosgray Road and north of the Conrail railroad tracks.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and request for review and recommendation of approval to City Council of a Final Plat under the provisions of the Subdivision Regulations.

Applicant: Schottenstein Homes; represented by Shawn Goodwin, American Structurepoint.

Planning Contact: Devayani Puranik, Planner II.

Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

MOTION #1: Ms. Newell moved, Mr. Stidhem seconded, to approve the Text Modification to permit the additional window and dormer styles except the large 9-square window and dot-motif dormers. The development text will be modified to include additional architectural window and dormer options.

VOTE: 4 – 0.

RESULT: The Text Modification was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Absent
Cathy De Rosa	Yes
Robert Miller	Absent
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #2: Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan because it complies with the final development plan criteria and the existing development standards, with six conditions:

- 1) That the applicant work with staff to modify elevation C-8 of the condominium units for consistency with the architectural theme and meet the requirement of building materials permitted by the approved development text;
- 2) That the applicant modify the side elevations for the condominium units to introduce additional design elements to avoid large blank surfaces and achieve four-sided architecture;
- 3) That the applicant enter into an infrastructure agreement with the City of Dublin to address the fee to be paid for off-site traffic impacts, prior to the recording of a plat for any portion of the site, to the satisfaction of the City Engineer;
- 4) That the applicant resolves discrepancies between the summary table, final plat, and development text for open space reserves and area numbers prior to City Council review for final plat;



City of Dublin
Planning
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 Dublin, Ohio 43016-1236
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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

MARCH 10, 2016

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

2. Ballantrae Woods PUD **Cosgray Road**
15-119FDP/FP **Final Development Plan/Final Plat**

- 5) That the applicant work with staff in all areas that require disturbances in the reserve areas to locate the amenities in the least impactful manner; and
- 6) That the applicant provides diversity matrix for condominium subarea.

*Scott McClintock, Kass Corporation, representing the applicant, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Absent
Cathy De Rosa	Yes
Robert Miller	Absent
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #3: Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for this Final Plat application because it complies with the criteria and requests the following two conditions:

- 1) The applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal; and,
- 2) That the applicant revise the plat and summary table to include "Reserve R" for landmark tree protection and reserve area numbers and ownership details per approved development text.

*Scott McClintock, Kass Corporation, representing the applicant, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Absent
Cathy De Rosa	Yes
Robert Miller	Absent
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

 Devayani Puranik
 Planner II



RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 16, 2017 | 6:30 pm

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

3. PUD – Ballantrae Woods – Patio **7650 Cosgray Road**
17-013AFDP **Amended Final Development Plan**

Proposal: A Minor Text Modification to permit side yard patios/outdoor amenity areas on 15 home sites. The development is south of Churchman Road, approximately 800 feet southeast of the intersection with Cosgray Road.

Request: Review and approval of a Minor Text Modification and an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Paul S. Coppel, Schottenstein Homes.

Planning Contact: Logan M. Stang, Planner I.

Contact Information: (614) 410-4652, lstang@dublin.oh.us

MOTION #1: Ms. De Rosa motioned, Ms. Salay seconded, to approve the Minor Text Modification as follows:

- 1) To outline side yard patios/outdoor amenity areas that shall be permitted only on the following homes: B6, B7, B10, B18, B19, B22, B30, B41, B64, B70, B72, B82, and B86. Side Yard patios/outdoor amenity areas shall be setback a minimum of 14 feet from any private drive and a minimum of 10 feet from any adjacent home and any adjacent patio.
- 2) To require patios/outdoor amenity areas to not be greater than the width of the home and shall not extend greater than 15' from the rear building façade nor 8' from the side building façade.

VOTE: 6 – 0

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes



**3. PUD – Ballantrae Woods – Patio
17-013AFDP**

**7650 Cosgray Road
Amended Final Development Plan**

MOTION #2: Ms. De Rosa motioned, Ms. Salay seconded, to approve the Amended Final Development Plan with two conditions:

- 1) That Unit B22 be removed from the permitted side yard patio/outdoor amenity area list; and
- 2) That the applicant work with staff to determine an appropriate depth for the side yard patio/outdoor amenity areas and the development text be revised to include that requirement prior to filing for building permits.

VOTE: 6 – 0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION



Claudia D. Husak, AICP, Senior Planner

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