

Reserves A and D of Subarea E: New Village Homes

I. **Description:**

Reserves A and D of Subarea E, here proposed for rezoning, currently exist in the Oak Park subdivision and are situated in the east-central portion of the site. This proposal will amend the development standards for Subarea E for these two reserves to provide for the development of twelve (12) detached single family homes in place of the currently allowed retail commercial uses. These single family homes will be typical Oak Park homes on lots with approximately ± 130' depth with frontage and street access on either existing private streets or a public street, Oak Park Boulevard. The two reserves proposed for rezoning total about 3.46 acres, with Reserve A being 1.733 acres and Reserve B being 1.735 acres.

II. **Permitted Uses and Development Standards:**

Permitted uses in this subarea shall include detached single family homes and open space reserves. 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. Twelve (12) single family lots are permitted and will have a lot depth of approximately ± 130'. Four homes will front on Oak Park Boulevard; two of those homes are anticipated to have access to this public street and the other two are anticipated to have access to the private streets to the west (Chinkapin Oak Lane and Shumard Oak Lane). The two homes located north and south of the intersection of Oak Park Boulevard and Oaktree Drive North and South will have orientation (which may be primary and secondary) and access intended to maximize the visual quality and impact of the model selected for construction on these particular lots. The remaining six lots will be oriented with fronts facing east and will have access as appropriate for the model selected. Provided however, that no house will have a garage door facing the street that is the primary frontage of the home on the lot.

B. **Setbacks and Building Lines**

(i) Each lot in Reserves A and D of Subarea E shall have a minimum width at the front building line of fifty-five (55) feet. The eight easternmost lots will

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have the front building line, and lot width measured from either Oaktree Drive North or Oaktree Drive South

- (ii) **Building Setbacks for Homes:** The minimum front yard setback shall be twenty (20) feet from the public right-of-way or private street the lot fronts on. There shall be a minimum rear yard setback of fifteen (15) feet from the rear property line. The minimum side yard setback shall be six (6) feet between lots and six (6) feet from the edge of the reserve boundary.

- C. Window wells may encroach into side yards a maximum of three and one half feet, provided that the side yard is at least six (6) feet and provided that there is 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 visible from the public right-of-way shall be constructed of materials that complement the architecture of each unit and shall be screened using an evergreen plant material or an alternative decorative screening mechanism. Air conditioners, compressors or other HVAC or service structure units may encroach into side yards a maximum of two and one-half (2 ½) feet, provided the side yard is at least six (6) feet and must be screened as required by code. All other encroachments into side yards shall be permitted in accordance with the City of Dublin Code unless otherwise set forth in this text.
- D. Maximum building heights: Thirty-five (35) feet as measured per the City of Dublin Code.

E. Permitted Lot Coverage

- (i) The maximum lot coverage for the structure and impervious hardscape of each home and garage in Reserves A and D of Subarea E shall not exceed sixty percent (60%) of the total lot area. This is the same lot coverage provision as for all other Oak Park single family lots.

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

- A. Garages must adhere to the minimum side yard and rear yard setbacks, as included in the development standards of this subarea, along all public and private roads.
- B. All units shall be required to have a minimum of two (2) off-street parking spaces in the required garage. Three car garages are permitted.
- C. Dwelling units in this Reserves A and D of Subarea E shall front on either a public or private roadway as provided herein.

- 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 for Oak Park. These may include current facilities. Public sidewalks shall be constructed of concrete and shall be a minimum of four (4) feet in width, and will be constructed at the time each lot is developed. Sidewalks may directly abut the curb along private streets provided that street trees are provided along the sidewalk and are maintained by the homeowners' association. Handicap accessible ramps, which are already constructed, may be modified and additional ramps shall be provided per appropriate accessibility standards.
- E. Access: Access to Reserves A and D of Subarea E shall be from the existing public or private street network connecting to Hyland-Croy Road on the east and to Mitchell-Dewitt Road on the north.

V. Architectural Standards:

- A. All structures shall meet the City of Dublin Zoning Code Residential Appearance Standards unless otherwise set forth herein. Home plans/architectural facades that are already approved for any Oak Park subarea are acceptable for these two reserves. Further plans or facades can also be approved either as part of the Final Development Plan for these revised Reserves A and D of Subarea E, or at a later date by Planning Staff utilizing the guidelines set forth both in this section and the approved Final Development Plan. This Section V and the existing developed homes in the Oak Park residential subareas, approved as part of the standards for Oak Park, shall serve as a guide for architectural approvals under both the Final Development Plan and any approvals by Planning Staff.
 - (i) This section acknowledges that changing market conditions or other unanticipated factors may make it desirable to create new home models or facades subsequent to approval of the Final Development Plan. Planning Staff has the authority to approve these new models or facades when in keeping with the spirit and theme described in this Section V.
 - (ii) This section further acknowledges that modifications to approved facades may be necessary or desirable, such as might be required because of the need to adapt approved facades of existing approved models or to modify an existing approved façade to create a new façade to allow compliance with diversity requirements and internal changes made to the footprint, floorplan or interior layout that require revised exterior façade changes. Planning Staff has the authority to approve those changes when in keeping with the spirit and theme described in this Section V. Changes to side or rear facades with a low degree of visibility from public streets require a less demanding review prior to staff approval.

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- 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:
 - (i) Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as brick, wood or stone, or, manufactured stone, stucco, cementitious fiberboard (e.g. Hardi products), and other comparable materials, or any combination thereof.
 - (ii) Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.
 - (iii) Roofing materials: All homes shall use 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 will be consistent throughout all elevations of the structure. Rear and side elevations of dwellings, except garage facades facing private streets at the rear of the structure, 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 approved otherwise by the Planning Commission as part of the Final Development Plan or by Planning Staff; *provided however* that reductions of brick and/or stone on other than the front elevation shall not exceed 30% and shall be in locations with reduced visibility from public or private streets.
- 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.
- H. Architectural Diversity Within Reserves A and D of Subarea E
 - (i) No home two lots to the left or right of the subject lot shall have the same front façade as the subject lot.

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- (ii) No home directly across the street and one lot to the left or right of that lot shall have the same front façade as the subject lot. However, this requirement may be adjusted depending on specific site conditions. An example would be a home across the street facing on a different street.
 - a. The above requirements do not apply between homes in Reserves A and D of Subarea E and Subareas A and D where the home concerned is an approved model unique to Subareas A and D.
 - b. If mirror image lots are located at the intersection of Oak Park Boulevard and either Oaktree Drive North or Oaktree Drive South, the homes on those lots may be mirror image versions of the same model, despite that they are adjoining lots separated by Oak Park Boulevard.

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: Two new open space subareas will be provided, one in Reserve A and one in Reserve D of Subarea E, each being approximately 0.33 acre. These open spaces will be owned and maintained by the Oak Park homeowners' association.
- C. Tree Preservation: There are no existing trees to be preserved in Reserves A and D of Subarea E or the Private Streets.
- D. Street Trees: Street trees shall be required along all public and private streets. If feasible these trees shall be located in the tree lawn and shall be generally 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. If a tree lawn is not available along a private street a street tree may be located inside the sidewalk on the lot or open space concerned and will be maintained by the homeowners' association. All trees shall be a minimum of two and one-half (2 1/2) inches in caliper at installation and approved through the Final Development Plan review. 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. Street trees and sidewalks will be installed on lots with the construction of each structure.
- 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:

- (i) Permanent fencing or a landscape hedge 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. Permanent fences along a side yard setback abutting a public right of way are limited to 4' in height.
- (ii) A six (6) foot high privacy fence or masonry wall on the property line between lots shall be permitted to separate rear yards or hardscaped decks or patios, or to screen a side yard along a private street, provided that materials for such fences or walls are in accordance with standards approved in the Final Development Plan.
- (iii) 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 a Final Development Plan for any portion of Reserves A and D of Subarea E to the Planning Commission, the developer shall present the Planning Commission with a graphics and signage plan for review *if* any signage is proposed for the areas to be developed. This plan shall be consistent with the uniform graphics and signage plan for all residential development within the Oak Park PUD. This graphics and signage plan shall be consistent with the approved Final Development Plan for Oak Park, and its terms shall apply to all residential graphics and signage within 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. Universal Maintenance

Maintenance of any common areas within Reserves A and D of Subarea E shall be the responsibility of the existing Oak Park forced and funded homeowners' association, the Oak Park Community Association, Inc. All new lots developed within Reserves A and D Subarea E shall be included in this existing homeowners' association and shall be subject to the requirements therein.

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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 this Subarea and the construction of homes therein, subject to City of Dublin Zoning Code 153.098.

X. Phasing

Reserves A and D of Subarea E may be developed in a single phase or in separate phases.

XI. Homeowners Association

All lots in Reserves A and D of Subarea E will be included in the Oak Park Declarations and Covenants and the existing homeowners' association, the Oak Park Community Association, Inc.

Submitted this 22nd day of October, 2019

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