

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 3 dwelling units per acre based on 11.37± acres for a total of 34 dwelling units.

B. Model Homes and Sales Offices:

1. Model homes and sale offices shall be permitted in accordance with Dublin Code requirements and code section 153.098.

C. Property Perimeter Setbacks: (All perimeter setbacks may include shared use paths and/or sidewalks.)

1. North Property Line – 20’ building setback.
2. Shier Rings – 45’ building and pavement setback.
3. West Property Line (Cosgray Road) – 45’ building and pavement setback.
4. South Property Line – 20’ building setback.
5. East Property Line – 20’ building setback.

D. Open Space:

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

Reserve	Acres	Ownership	Maintained By
A	1.25	City of Dublin	HOA
B	0.16	City of Dublin	HOA
C	0.86	City of Dublin	HOA

HOA = Homeowners Association

2. Summary of Reserve Maintenance Acreage:

Homeowner’s Owners Association 2.27± acres

3. Cosgray Road/Shier Rings Road Open Space (Reserve A):

- a. Within the setback along Cosgray/Shier Rings Road a landscape buffer extending along the rear of Lots 1 thru 6 along the Shier Rings Road frontage. Existing healthy trees may be incorporated into the buffer where feasible.
- b. An 8 foot shared use path connection is provided along Cosgray Road and shall be extended easterly along the Shier Rings Road frontage as generally shown on the Preliminary Development Plan. This shared use path shall extend connect with the existing 8 foot shared use path located along Cosgray Road.
- c. A landscape plan for the buffer and shared use path alignment will be finalized at the time of Final Development Plan.

4. Entry Feature

- a. An entry features is permitted at the entry point 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. Entry feature signage unless otherwise set forth herein or approved as a part of a final development plan for this subarea, all signage shall comply with the City of Dublin Signage Code, Sections 153.150 through 153.164.
- e. The entry feature designs and open space frontage along Shier Rings shall be landscaped in a manner reflective of the character of the adjacent Ballantrae development.
- f. Detailed landscape plans for the entry features open space will be finalized at time of Final Development Plan.

5. Subarea A – A green space of approximately 1.25 acres shall be provided in Subarea A and shown on the Preliminary Development Plan. This open shall have a detention pond, entry feature and landscaped for passive use.

6. Subarea B - A green space of approximately 0.16 acres shall be provided in Subarea B as shown on the Preliminary Development Plan. This green shall have a entry feature and be landscaped for passive use.

7. Subarea C – A green space of approximately 0.86 acres shall be provided in Subarea C and shown on the Preliminary Development Plan. This open space shall have a detention pond and be landscaped for passive use.

E. Residents Association:

- 1. Applicant will establish a forced and funded Home Owners Association responsible for maintenance

of Reserves A, B & C.

2. Unless otherwise provided by Ohio law, control of the Home Owner Association 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 and 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 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 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.

II. DEVELOPMENT STANDARDS

The site is comprised of approximately 11.37 acres of single family homes located at the intersection of Cosgray Road and Shier Rings Road.

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

B. Density: A maximum of 34 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 a minimum of 6' per side.
4. The rear yard building setback shall be 20' and at grade patios may be permitted to encroach a maximum of 5' into the required rearyard provided no walls greater than 36 inches are incorporated into the patio design.
5. A temporary sanitary easement of 50' is located on the rear of lot 21 and that temporary easement will be used until released which occurs upon the sale of the abutting house or the tie into the central sewer service then 20' rear yard setback will be utilized.

D. Lot Width: 52' minimum at the front yard setback building line. Varied lot widths shall not be required.

E. Lot Coverage: Maximum lot coverage shall be 60% including structure and driveway.

F. 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. 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.
6. There will be one curbcut to access the subdivision on Shier Rings Road. Both the Dublin Engineering Department and the Washington Fire Department will review and approve the proposed curbcut.

G. Architectural Requirements:

1. Architectural shall meet the requirements for the City of Dublin Appearance Code Section (153.190) 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. 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.

3. Architectural Standard:

A. Depictions of the architectural scheme for this subarea accompany this text and are intended to provide general illustrations of the materials, colors, and scale of the product in the development.

B. Architectural Theme: Building designs will be inspired by Modern Farm House distinguished by a park-like ambience, rich architectural detail, and a sense of quality and permanence.

C. Exterior materials:

1. Cladding materials: The exterior of all structures in this subarea shall be constructed of all natural materials such as brick, stone, manufactured stone, wood, stucco, and cementitious board, or any combination thereof.

2. Trim materials: Permitted exterior trim materials shall include cementitious board wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products.

3. Roofing materials: All homes shall have dimensional asphalt shingles, wood, slate, copper, standing seam metal, and/or tile.

4. Windows: Homes may use vinyl windows in this subarea.

D. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure. Rear and side elevations of dwellings 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 otherwise approved by the Planning Commission as a part of the final development plan.

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. Garage door opening widths may make up to 50% of the linear distance of the front elevation.

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: With respect to a home on any particular lot, the same or similar front elevations and/or color treatment shall not be repeated for any home located within one lot on either side, directly across the street from the subject home. For corner lots the requirements shall apply to both streets on which the home is situated.

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