

I. Introduction

The Hyland Glen Planned Unit Development District is being created in order to provide a residential front door to the City of Dublin at Hyland-Croy and Post Roads. It will provide a transition of homes and lot sizes from the existing Post Preserve and Park Place neighborhoods to a new commercial corridor along the western side of Hyland-Croy Road (within Jerome Township) and the southern portion of Post Road. These areas will see increased commercial development and traffic from a new interchange off ramp from US 33. Property to the west and northwest of the site is currently zoned Planned District for commercial and multi-family housing. Property to the south of the proposed zoning district is anticipated to develop commercially in the future as well.

This community will provide for the development of single-family homes on fee simple lots with public streets and open space. This community will be located west of and adjacent to the existing Post Preserve residential subdivision and 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 similar to those located in the already-developed communities. The lot sizes within the proposed community will provide a transition from north to south and east to west as a buffer from anticipated commercial uses to the west and south.

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

II. State how the proposed rezoning relates to existing land use character of the vicinity and to the Dublin Community Plan.

The proposed rezoning relates to the existing land use character in the vicinity as detailed in Item I above. It also meets the recommendations of the Community Plan. The Community Plan recommends Mixed Residential Low Density (southern 2/3rds of the site) and Suburban Residential – Low Density (northern 1/3 of the site.) The land use recommendations call for a maximum density of 3 dwelling units per acre and to provide a mix of housing options and transition from existing single family neighborhoods. This proposed community seeks a density of approximately 2.4 units per acre.