

I. SITE DESCRIPTION:

The proposed site is approximately 42.5 acres and will contain 102 single family lots. The neighborhood will provide a transition in density and lot sizes from Post Preserve homes to future commercial along the west side of Hyland Croy in Jerome Township. Lot sizes will range from a minimum of 60 feet to 80 feet and wider. Park and open space areas are provided throughout the site. A community park is proposed at Post and Hyland Croy which preserves significant historic structures from the Gorden Homestead. The development of single-family homes will be as provided in the Development Standards below. The development of the site will facilitate needed future connections from Post Preserve to Hyland Croy Road. The future Post Road Interchange improvements will require closure of the Post Preserve entrance at Post Road.

A. Permitted Uses: Permitted uses shall be as follows:

1. Single-family detached residences.
2. Publicly or privately-owned parks and open spaces and storm water facilities.
3. Model homes and sales offices, in accordance with Dublin City Code Section 153.073(D).
4. Home occupation uses in association with a permitted dwelling, in accordance with Dublin City Code Section 153.073(A) and (B).

B. Owners' Association: Prior to commencing construction of the first residential lot, the Developer shall create a homeowners' association (an "HOA") to govern the subdivision. The written instruments that create the HOA shall be recorded with the Office of the Recorder of Union County, Ohio and shall require each homeowner to pay an assessment charge to the HOA for the purpose of funding the operations and obligations of the HOA.

C. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 102 residential lots, consisting of all single-family homes.
2. Lot Coverage: Maximum lot coverage on internal lots shall not exceed 70%. Maximum lot coverage for perimeter lots backing up to the east and north property line shall not exceed 60%
3. Lot Widths and Depths; Frontage:
 - a. There shall be a minimum lot width of 60 feet for interior lots south of the creek and 70 feet for lots north of the creek. Lot widths shall be measured at the building setback line, or a minimum corner lot width as shown at the building setback line as indicated on the Site Plan and Preliminary Plat.

- b. Perimeter lots that back up to the east and north property line south of the creek shall have a minimum lot width of 70 feet and 80 feet for perimeter lots north of the creek, or a minimum corner lot width as shown at the building setback line as indicated on the Site Plan and Preliminary Plat.
- c. All lots shall have an average minimum lot depth of 110 feet and a minimum lot size of 6,600 square feet. Corner lots may have less than 110 feet but not less than 100' on the street side due to the angled right of way required at intersections
- d. All homes shall front on a public street.

4. Setbacks:

a. Post Road:

- A community park in Reserve A, shall be located along Post Road. The park shall contain existing structures as indicated on the Site Plan and Preliminary Plat. There shall be no minimum building setback for these existing structures.
- The minimum setback for any new parking area and buildings shall be 100 feet as measured from the edge of the Post Road right-of-way and 20' from any internal right-of-way. Leisure paths, basins/storm water facilities and sidewalks may be located within these setbacks.

b. Hyland Croy Road:

- For all lots located north of Springview Lane, there shall be a minimum pavement and building setback of 100 feet as measured from the edge of the right-of-way of Hyland Croy Road.
- For all lots located south of Springview Lane, there shall be a minimum pavement and building setback as indicated on the Site Plan and Preliminary Plat.
- Public streets, leisure paths, basins/storm water facilities and sidewalks may be located within this setback.

- c. Front Yards: There shall be a minimum front yard setback of 20 feet for homes from any public right-of-way. On corner lots, the 20 foot front yard setback shall be required from both public street(s) right of way and shown on the final development plan.
- d. Rear Yard Setbacks: The minimum rear yard setback for homes shall be 10 feet as measured from the rear property line of the lot, except that the minimum rear yard setback for single-family homes that back onto the eastern boundary line shall be 30 feet as measured from the rear property line of the lot and the minimum rear yard setback for single-family homes that back onto the northern boundary

line shall be 25 feet as measured from the rear property line of the lot. Patios shall be permitted to encroach up to 5 feet into the required minimum rear yard setback.

e. Side Yard Setbacks:

- There shall be two standards for side yard setbacks. All lots shall have a minimum side yard setback of 5 feet as measured from each side property line, except that where a lot's side property line is the eastern boundary line, the minimum side yard setback from that side property line shall be 10 feet.

D. Access, Parking, Pedestrian, and Traffic-Related Commitments:

1. Off-Street Parking: Each single-family home shall have a minimum two-car garage and shall be required to have a minimum of 2 off-street parking spaces on their driveways in addition to parking spaces within the garage.

2. On-Street Parking: On-street parking shall be permitted on public streets in accordance with Dublin City Code.

3. Access Points: Primary vehicular access to and from the development shall be provided from Hyland Croy Road in the general locations shown on the approved preliminary development plan.

4. Other Street Widths and Rights-of-Way: The internal vehicular transportation system shall include only public streets. These public streets shall include extensions of Holbein Drive, Stillhouse Lane, and Springview Lane westward into the development and the construction of other public streets as generally shown on the preliminary development plan. All public streets shall have a minimum right-of-way width of 50 feet and a pavement width of 28 feet measured back-of-curb to back-of-curb. Public streets shall be of curb and-gutter construction. Public street standard shall be modified with a minimum tree lawn width of 7 feet to accommodate a 5 foot sidewalk to remain consistent with the adjacent Post Preserve development.

5. Public Street Improvements and Construction: The applicant has submitted a traffic study for review of the City in conjunction with the filing of the preliminary development plan. Public street improvements that are required with respect to the development shall be determined in the approved traffic study. The respective obligations of the Developer and the City with respect to the construction of these public street improvements and the payment of related costs shall be detailed in a separate written infrastructure agreement between them which shall be based upon the traffic study.

6. Leisure Trails; Public Sidewalks: Asphalt leisure trails with a width of 8 feet shall be constructed by the Applicant/Developer in the general locations identified in the approved preliminary development plan. Final locations for asphalt leisure paths shall be approved as part of a final development plan. Public sidewalks shall be constructed of concrete, shall be a minimum of 5 feet in width, and shall be located on both sides of all public streets other than those adjacent to Hyland-Croy Road (Hyland Glen Loop West, Stillhouse Lane, Woodfield Loop) as depicted on the Preliminary Development Plan.

E. Buffering, Landscaping, Open Space and Screening Commitments:

1. Parkland and Open Space: Parkland and open space shall be provided in accordance with the requirements of Dublin City Code as indicated in the approved preliminary development plan and preliminary plat. All open space reserves shall be owned by the City and maintained by the HOA with the exception of Reserve A located at the corner of Post and Hyland Croy Roads and the storm water basins and appurtenances thereto which shall be maintained by the City. Final details of these open space reserves shall be approved as part of a final development plan.
2. Hyland Croy Rural Corridor Landscaping:
 - a. A detailed landscape plan for the rural corridor along Hyland-Croy shall be provided as part of the final development plan, including detailed explanations for maintenance and which clearly identifies the level of maintenance for which the HOA will be responsible.
 - b. The rural corridor landscape may include low earth mounds with gentle slopes not greater than 4:1, fencing, walls entry features and signage at key locations. In lieu of formal street tree plantings, deciduous trees shall be provided at a ratio of 4 trees per 100 linear feet of frontage. Within the rural corridor setback, these trees shall be planted closer to the right of way to grow and reflect what might have been a historic tree row. Native tree species should be considered in the landscape plan and trees maybe planted in groupings provided the total quantity equals 4 trees per 100 linear feet. Shrub plantings and ornamental grasses may be included as part of the overall rural corridor landscape concept.
3. Post Road Landscaping: A detailed landscape plan for the Post Road frontage shall be provided as part of the final development plan for the community park located within Reserve A.
4. Storm Water Basins: Storm water basins may be located within the required setbacks and shall have a minimum of 1 fountain or aerator provided in each.
5. Street Trees: Street trees shall be provided on both sides of the street at a rate of 1 tree per 40 linear feet and in locations that are approved as part of a final development plan. Trees may be equally spaced or planted in groupings provided that the total quantity equals 1 tree per 40 lineal feet. Street trees shall be a minimum of 2 inches in caliper at installation. Street trees shall be provided as listed in Appendix E to the Dublin City Code. Street trees shall be installed in accordance with City of Dublin Code. The City Forester shall determine final type and location.
6. Landscaping: Except as otherwise provided in other sections of this text, the minimum landscaping size at installation shall be per City of Dublin Code Section 153.133 Minimum Landscape Requirements. Performance assurances shall be provided for landscaping in accordance with City of Dublin Code.

7. Stream Corridor Protection Zone: A stream corridor protection zone shall be created along the stream located with a variable width as shown on the preliminary development plan. The final widths of this zone shall be approved as part of the final development plan, provided that they shall be substantially consistent with that which is approved as part of the preliminary development plan. No improvements shall be made within the stream corridor protection zone, except storm water basin outlets may be located therein and a pedestrian path may be constructed to connect with an existing nearby path. Storm water basin outlets may also encroach into floodways. A pedestrian path shall be permitted to cross the stream corridor protection zone in a location that is approved as part of the final engineering and in accordance with all required state and/or federal permits.
8. Preservation of Existing Vegetation: The Developer shall make reasonable attempts to preserve existing trees within 5 feet of the eastern property line and along the stream corridor protection zone where practical and feasible. This shall not preclude the Developer from removing trees necessary for grading of infrastructure, utilities and providing adequate site drainage.
9. Fences: Fences, shall be permitted per Dublin City Code and shall be approved as part of the final development plan.

F. Tree replacement:

1. A tree replacement plan shall be provided as part of the final development plan.
2. Trees planted that are not required to fulfill another landscape requirement in the code may be counted toward the required tree replacement. This includes but is not limited to tree plantings around storm water management areas, in open spaces and community park, along property perimeters, and of the tree plantings along the rural corridor.

G. Signage Commitments:

1. It is the intent for the signage to be consistent in character along the frontage of Hyland-Croy and Post Roads.
2. Signage may be generally provided below. A comprehensive signage package shall be submitted for review and approval as part of a final development plan.
 - a. Three entry features shall be permitted along Hyland Croy Road within the setback along either side of the three vehicular entries. These entry features may include but not be limited to fencing, walls, columns, landscaping and signs as indicated below.
 - b. Three signs shall be permitted and may be included at the entries as described herein. Each sign area shall not exceed 20 square feet. Each sign proposed shall be installed and maintained by a property owners' association. Signage shall be incorporated into a masonry base and/or masonry column and may be incorporated

- into an entry feature. Sign height to be determined with the comprehensive sign package and in accordance with required site distance.
3. Additional signage may be approved with the final development plan.

H. Architectural Standards: All single-family homes shall meet the residential appearance standards in Dublin City Code Section 153.190 unless otherwise provided in this text or as a part of home building elevations and materials that are approved as part of a final development plan.

1. Maximum building height: Homes may be 1, 1 1/2 or 2 stories and may have a maximum height of 35 feet as measured in accordance with Dublin City Code.

2. Exterior Materials: Permitted primary and secondary materials for buildings are as follows:

- a. Cladding Materials: The exterior cladding of all structures on all lots shall be finished using all natural materials, including brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cement siding products, stucco or any combination thereof.

- b. Trim Materials: Wood, aluminum, PVC, urethane foam, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.

- c. Roofing Materials: 25 year or better dimensional asphalt shingles (minimum 240 lbs/square weight) and metal standing seam.

- d. Windows may be vinyl.

3. Architectural Diversity: At the time that this zoning text has been submitted for review as part of the preliminary development plan application for this zoning district, it is anticipated that a minimum of four base single-family home designs will be used to meet market demand. Variations in materials and colors of the exterior elevations will be incorporated to provide diversity in terms of exterior appearances. Material colors shall be natural earth tones in both cool and warm hues, colors may include blues and grays. Diversity shall also be provided such that the front elevation of any home shall not be the same as the home immediately adjacent to the home on either side or the home directly across the street. Homes fronting on Hyland Croy Road shall require additional architectural features on the front or side façade, which may include but not be limited to: stone/synthetic stone water tables, shutters with operable hardware, masonry entry piers, etc.

4. Garages: Front-loaded and attached garages shall be permitted on each home. Single-bay or double-bay garage doors shall be permitted. All garage door openings shall be a maximum 50% of the front linear home façade, with decorative stamped pattern and hardware.

5. Skylights: Skylights in portions of the roof that are not visible from the public street, parkland, or open space which is adjacent to the parcel on which a home is located shall be permitted.

6. Lighting:

- a. Security lighting, when used, shall be of a motion sensor type.
- b. One post light shall be permitted on each residential lot. Post lights and fixtures shall be consistent in height, color and appearance as determined at the final development plan.
- c. Lighting of entry features and any additional proposed lighting shall be provided and approved at time of final development plan. Ground mounted lighting shall be shielded and landscaped.

7. Storage Buildings:

- (a) Storage Sheds: Storage sheds shall be prohibited.
 - (b) Equipment Storage: Storage of all maintenance equipment shall be within garages or otherwise screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots or developments.
- I. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan.
- J. Project Phasing: Construction is anticipated to commence with approval of final engineering in the second half of 2022. The first phases of the project will commence with the construction of utility extensions along Hyland- Croy and the two southern entrances into the site and into Post Preserve. The second phase will occur north of the stream with the construction of the Holbein intersection at Hyland Croy extended east to Post Preserve, prior to the closing of the Post Preserve entrance at Post Road. The north entry (Holbein) and lots may be commenced with the first phase as determined by the Developer.