

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 in Jerome Township. 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.

III. Explain how the proposed rezoning meets the criteria of the Planned Districts 153.052 (B)

The proposed PUD has been designed in accordance with the standards of Dublin City Codes and accepted planning principles to ensure the use of land, buildings, and other structures are sensitive to the surrounding built environment and respectful of anticipated future land uses in the area. The lot sizes of the residential uses being provided makes the planned district form of zoning appropriate for this proposal. The physical relationship of buildings and other site improvements to one another and surrounding open space, as created by building size, mass, height, shape, and setbacks, shall result in a harmonious development within the PUD and adjacent properties.

IV. If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in 153.234

Not Applicable.

I. Explain the proposed development and/or use of lots providing type and number of dwelling units and type of business or industry.

The Hyland Glen Planned Unit Development District is approximately 42.5 acres and will contain 102 fee simple single family lots with public streets. 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.

II. State how the proposed rezoning relates to existing land use character of the vicinity, to the Dublin Community Plan and any other applicable standards and the Residential Appearance Standards.

The proposed PUD 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.

The proposed development has been designed to applicable standards of the Dublin City Codes and will meet the intent of the Residential Appearance Standards as indicated in the Preliminary Development Text.

III. State the type of sewerage disposal proposed for the development if public facilities are not available. If other than a treatment plant, letters from OEPA and the County Health Department stating what type of sewerage disposal will be approved.

The proposed PUD will be served by public sanitary sewer extensions from adjacent development.

Parcel Description of 42.553 Acres

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military District Survey No. 3452, begin those 43.523 and 1.949 acre tracts conveyed to Denise Ann Gorden Trustee and Roger Warren Gorden Trustee by deeds of record in Official Records 783, Page 368 and Page 376, (all references are to the records of the Recorder's Office, Union County, Ohio) and being more particularly described as follows:

BEGINNING at the northwesterly corner of the remainder of said 43.523 acre tract, the northeasterly corner of that 2.919 acre tract conveyed to the Union County Board of Commissioners by deed of record in Instrument Number 201903280002067, in the southerly line of the subdivision entitled "Park Place Section 1", of record in Plat Book 5, Page 33;

Thence North $85^{\circ} 33' 49''$ East, with said southerly line, a distance of 541.86 feet to the northwesterly corner of the subdivision entitled "Post Preserve Section 3", of record in Plat Book 5, Page 161;

Thence South $04^{\circ} 16' 31''$ East, with the westerly lines of said "Post Preserve Section 3", the subdivision entitled "Post Preserve Section 2", of record in Plat Book 5, Page 91, and the subdivision entitled "Post Preserve Section 1", of record in Plat Book 5, Page 66, a distance of 3525.04 feet to the most northerly corner of that 0.564 acre tract conveyed to the City of Dublin by deed of record in Official Record 307, Page 88, being in the westerly right-of-way line of Post Preserve Road;

Thence with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of $13^{\circ} 12' 46''$, a radius of 639.79 feet, an arc length of 147.54 feet, a chord bearing of South $46^{\circ} 41' 09''$ West and chord distance of 147.21 feet;

Thence with said westerly right-of-way line of Post Preserve Road, the northerly right-of-way line of Post Road and the easterly right-of-way line of said Hyland-Croy Road by deeds of record in Official Record 307, Page 88, Official Record 796, Page 529 and Official Record 796, Page 523, the following courses and distances:

South $83^{\circ} 38' 47''$ West, a distance of 12.40 feet;

North $52^{\circ} 45' 27''$ West, a distance of 210.05 feet;

North $60^{\circ} 55' 15''$ West, a distance of 76.06 feet;

North $55^{\circ} 07' 57''$ West, a distance of 81.39 feet;

North $25^{\circ} 23' 15''$ West, a distance of 131.24 feet;

North $09^{\circ} 37' 47''$ West, a distance of 95.61 feet;

North $07^{\circ} 10' 09''$ West, a distance of 110.71 feet;

North $19^{\circ} 31' 55''$ West, a distance of 202.55 feet;

North $12^{\circ} 15' 36''$ West, a distance of 125.47 feet;

North $04^{\circ} 15' 16''$ West, a distance of 2118.08 feet; and

North $04^{\circ} 13' 32''$ West, a distance of 618.34 feet to the POINT OF BEGINNING, containing 42.553 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.