

Ayrshire Farms
Final Development Plan Statement

The proposal consists of one single family home subdivision consisting of 30 lots. There will be 30 homes located on 11.37 acres deriving a net density of 2.64± units to the acre. There will be green space along the setback area off the Shier-Rings Road right of way. There will be one (1) curb cut on Shier-Rings Road. The development will incorporate stormwater management areas for stormwater run off and to provide an aesthetic feature along the Shier-Rings Road setback. The single family homes will utilize architectural elements that evoke housing styles of the modern farmhouse that will create a true neighborhood feeling for the new subdivision.

The site is bounded on the south by the existing housing in the Ballantrae subdivision, to the north and west are agricultural lands and to the east are single family homes in Washington Township. The proposed subdivision complements the housing found in the subdivision to the south. There is a subdivision of single family homes to the east that developed in the township that helps relate this new subdivision to the existing land uses in the area.

The 2007 Dublin Community Plan shows the subject area as mixed residential medium density on its future land use map. The text indicates that these areas will have greater walkability and pedestrian orientation with a maximum density of 3.0 du/ac. The proposed subdivision proposes walkability and pedestrian orientation. It will incorporate an internal system of sidewalks connecting to a public trail system along Cosgray Road, ultimately extending to adjacent development / neighborhoods. The proposed development complies with the Community Plan objectives therefore no deviations are necessary.