

21-114FDP & 21-115FP – AYRSHIRE FARMS

Summary

Final Development Plan and Final Plat to facilitate development of a 30-lot, single-family subdivision with 2.39 acres of open space and three public rights-of-way.

Site Location

Southeast of the intersection of Shier Rings Road and Cosgray Road.

Current Zoning

PUD, Planned Unit Development District – Ayrshire Farms

Property Owners

MC Shier Rings, LLC

Applicant/Representative

Todd Foley, POD Design

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Managers

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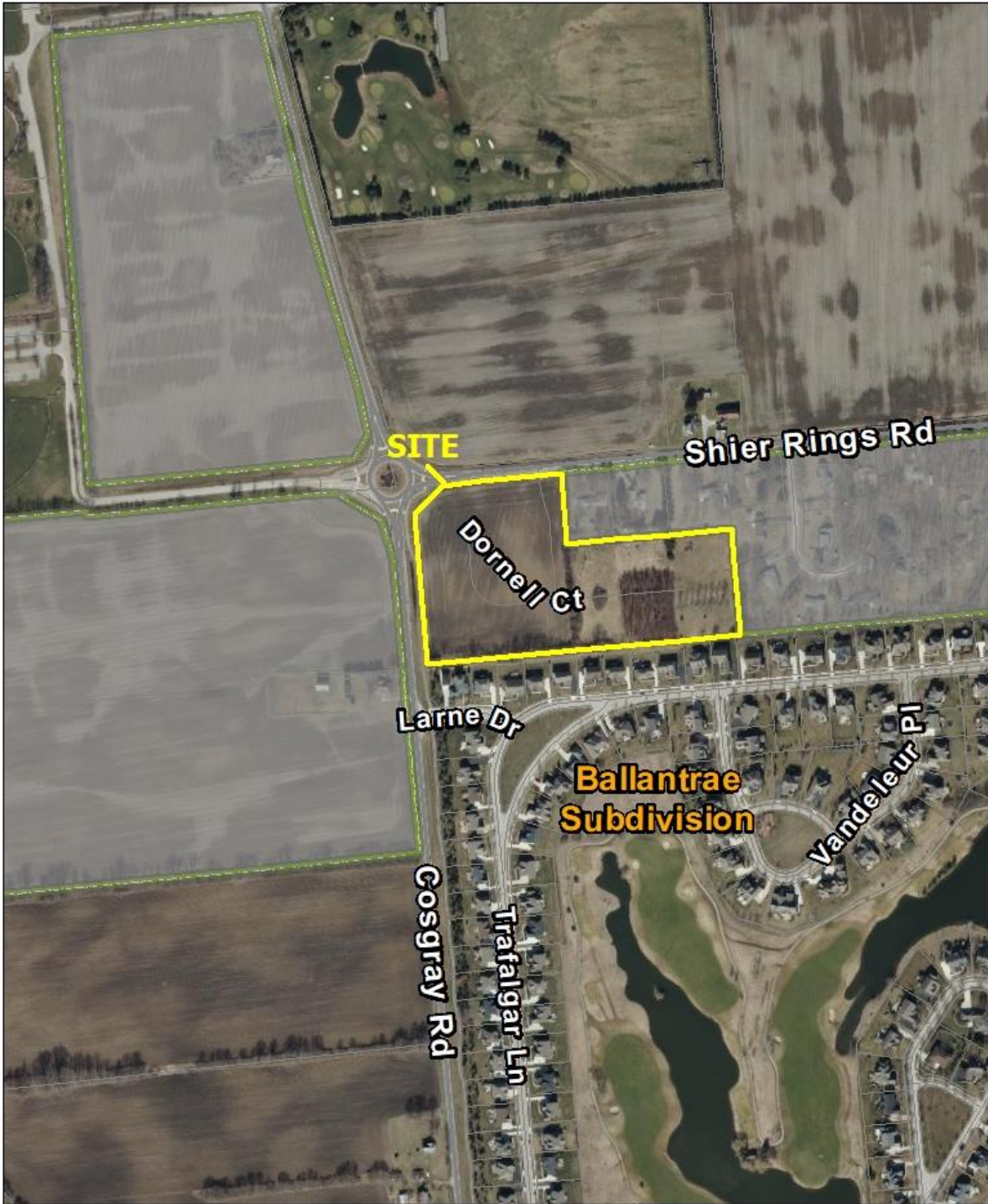
Next Steps



Following approval of the Final Development Plan and recommendation of approval to City Council for the Final Plat, the applicant will work with Staff to finalize the plat for City Council.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-114FDP Final Development Plan Ayrshire Farms PID: 274-012321</p>	<p>0 190 380 Feet</p>	
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2. Overview

Background

In March 2021, City Council reviewed and approved a Rezoning/Preliminary Development Plan/Preliminary Plat application to rezone 11.37 acres Planned Unit Development (PUD) District – Ayrshire Farms for the development of 30 single-family lots, 2.62 acres of open space, and three public rights-of-way. City Council requested a several of updates, which were fulfilled by the applicant including the following:

- Section C(8) was updated to require a cost sharing agreement between the HOA and City Engineer, to be determined with the Final Development Plan, for the long term care and maintenance of the two stormwater management basins (Page 3).
- Section G(3) was updated to require stone-clad foundations (Page 5), weatherproof composite board materials for rear door landings (Page 6), rear yard air conditioner locations for lots 23-30 (Page 6), and patios be constructed by the developer for lots 23-30 (Page 6).
- Section G(3)(e) was updated to clarify the calculation of garage openings, stating that the opening widths of garage doors (excluding any posts or areas between the garage doors) may occupy no more than 48 percent of the front elevation, or alternatively 64 percent of the front elevation when including the posts and all areas around the garage doors (Page 6). Additionally, Exhibit SD3.02 was provided to graphically depict the garage opening calculation for each proposed front elevation.
- Exhibit L4.00 was provided to display permissible patio areas for each lot within the development. The exhibit is required to be presented to each home purchaser to clearly identify parameters of rear yard patio areas per Section G(3)(i)(3) (Page 6).

In December 2020, the Planning and Zoning Commission reviewed and recommended approval of a Rezoning/Preliminary Development Plan/Preliminary Plat application to rezone 11.37 acres for the development of 30 single-family lots, 2.62 acres of open space, and three public rights-of-way.

Site Characteristics

Natural Features

The western portion of the site is being farmed and contains no natural features except for rows of trees along the southern and eastern boundaries. The eastern portion of the site is comprised of the rear portion of two rural, residential parcels, which are not entirely annexed into the City. Both parcels include trees and other vegetation.

Surrounding Land Use and Development Character

North: ID-4, Vacant

East: Unincorporated, Washington Township, vacant

South: PLR, Planned Low Density Residential District (Ballantrae)

West: Unincorporated, Washington Township, single-family homes

Road, Pedestrian and Bike Network

The site has 580 feet of frontage along Cosgray Road, which includes a bike path. The site has 450 feet of frontage along Shier Rings Road, which currently includes no pedestrian or bicycle facilities.

Utilities

Utilities will be extended to the site as part of this proposal.

Process

Approval for the development of a PUD is a three-step process, which includes:

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)

The Final Development Plan is the final review step for development of a PUD. At this stage of review, the PZC makes a determination based on conformance with the PDP and the approved development text. The FDP provides final design details including landscape and sign design. Minor modifications to the approved development text may also be requested with the FDP to address minor alteration due to further design development. Finally, this application is accompanied by a Final Plat, which requires a recommendation to City Council for acceptance of a Resolution.

3. Proposal

This is a request for review and approval for the Final Development Plan associated with Ayrshire Farms, an approximately 11.33-acre site with 30 single-family lots. The request also includes the review and recommendation of approval for a Final Plat for the subdivision of 30 single-family lots, three new public streets, and approximately 2.39 acres of open space.

The application includes multiple minor text modifications that do not significantly alter the intent of the Preliminary Development Plan/Rezoning, but rather are intended to provide necessary clarifications to address unforeseen circumstances and unclear information provided in the development text.

Final Development Plan

Use & Density

The applicant is proposing single-family residential uses on the site, with one principal structure per lot. The Preliminary Development Plan permits a density not to exceed 3 dwelling units per acre, which is noted as 2.63 dwelling units to the acre based on the level of detail provided. A minor text modification is required as the density has increased, in calculation only, to 2.65 dwellings per acre due to additional right-of-way dedication required by the City Engineer along Shier Rings Road. The clarification is still less than the 3 dwelling units per acre permitted in the development text. The project remains consistent with the Preliminary Development Plan and the Community Plan.

Layout

The development extends Lockroy Drive into the from Shier Rings Road, which terminates into a 'T' intersection with culs-de-sac to the east (Drummore Court) and the west (Dornell Court) of the north-south entry road. All lots front on public streets with open space reserves located in the southeast portion of the site and the northern portion of the site. The two largest reserves

(Reserves A and C) accommodate stormwater retention ponds. A shared use path will be extended along the Shier Rings Road frontage to provide regional connectivity.

The development includes perimeter setbacks on each side of the to create a buffer from Ballentrae to the south and east, Shier-Rings Road to the north, and Cosgray Road to the west. The building and applicable pavement setbacks are shown in the adjacent table. Shared use paths and/or sidewalks are permitted to be located within the perimeter setback. The development will contain a single CBU mailbox located on south side of the cul-de-sac bulb of Drummore Court. This mailbox will be black in color and will serve the entire neighborhood. The location of the mailbox has been verified and approved by the USPS.

DEVELOPMENT SETBACKS	
Property Line	Setback
North Property Line (Shier-Rings Road)	45-foot building and pavement setback
North Property Line (Not Shier-Rings Road)	20-foot building setback
West Property Line (Cosgray Road)	45-foot building and pavement setback
South Property Line (Ballentrae)	20-foot building setback
East Property Line (Ballentrae)	20-foot building setback

Development Standards

The Preliminary Development Plan established a development text that outlines the development requirements for lots. The development includes a variety of lot sizes, ranging from 0.16-acre (Lot 23) to 0.51-acre (Lot 16). All lots have a 20-foot front building line, a minimum lot width of 64 feet as measured from the front building line, and have a maximum lot coverage of 60 percent, which includes the principal structure, accessory structures, and all impervious surfaces. A minor text modification is requested to clarify the minimum lot width measurement is at the front building line rather than at right-of-way line. This modification is historically consistent with how lot width is defined in the standard zoning code throughout the City. Additionally, a minor text modification is proposed to alter the nomenclature of 'front yard building setback' to 'front building line' to remain consistent with the Dublin Zoning Code.

The setbacks for each lot are established in the development text and provided in the table below. The applicant is proposing larger setbacks from Cosgray Road and neighboring residential lots, while proposing smaller setbacks for the interior lots of the development (Lots 23-30) and allowing for patios to encroach within the setback.

LOT REQUIREMENTS	
Property Setbacks	Requirement
Front Setback	20 feet
Side Yard Setback	Lots 1-15: 6-foot minimum per side with a minimum 14-foot separation between structures.
	Lots 16-30: 6-foot minimum per side with a minimum 16-foot separation between structures.
Rear Yard Setback	Lots 1-5: 45 feet
	Lots 6-22: 30 feet
	Lots 23-30: 20 feet (Patos may encroach 10 feet into rear setback)

Lot 18 of the development has a 48.5-foot easement to the rear of the lot that is in place for existing utilities that operate for the lot north of the site. Within the easement is a leech field, which serves the property owner to the north. The applicant has worked with Staff to determine the best solution and has committed to not developing Lot 18 until such time as the existing utilities are inoperable and need replaced, or until the need for the utilities is not necessary for the northern property owner. The developer is responsible for the maintenance of the lot until it is sold for development.

Architecture & Building Materials

The applicant has provided a statement regarding the character of the proposed homes for Ayrshire Farms outlining: "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." Each home will include both a black coach light post and a wall-mounted porch light that are proposed to be consistent throughout the development.

The development text includes permitted cladding materials such as stone, manufactured stone, wood, stucco, cementitious siding, or any combination of the choices. The text includes trim materials such as cementitious board wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products. Proposed paint selections include white, earth tones, or other muted colors that would complement the surrounding neighborhoods and would be cohesive throughout the development. The proposed roof materials include dimensional asphalt shingles, wood shingles, slate shingles, copper, standing seam metal, and/or tile. The text requires homes with chimneys be clad with stone or manufactured stone. The proposed garages details include a decorative carriage style and are not permitted to occupy more than 48 percent of the front elevation of each home, when measuring only the garage door openings. Calculation examples are provided on Exhibit SD3.02.

The applicant is committing to four-sided architecture on each of the 30 lots, along with additional attention to detail for open/exposed facades at important visual corridors of the development (Lots 1, 22, 23, 26, 27, 30). The open/exposed lots are chosen based upon locations of the development that would give a 'first impression' of the development. These lots are located at the entrance of the development to the north, the first homes seen from the intersection of Shier Rings Road and Cosgray Road, and/or at the intersection of the interior public streets. The development text requires these lots to have additional architectural elements and enhanced landscaping. A minor text modification is request to clarify that windows, shutters, and louvers qualify as additional architectural elements for these lots.

Accessory Structures/Patios

Exhibit L4.00 Conceptual Home Development Plan has been provided to demonstrate buildable area on each lot within the development. This plan demonstrates typical building footprints on each lot, and provides the potential exterior amenity area to the rear of each of these homes. The developer has committed to presenting this plan to each home purchaser to establish future parameters of rear yard patio area. Patios for lots 23-30 will be built by the developer with the construction of the homes as required by City Council. This provision was added to minimize future Variance requests for rear amenity spaces that encroach into the rear and side yard setbacks throughout the development.

Landscaping

The applicant has provided a tree survey, which identifies the location of existing trees and specifies which trees will be preserved, replaced, and removed with the development. Trees over six-inches in DBH in fair and good conditions are considered protected and are required to be replaced. The applicant has identified 942 caliper inches of protected trees that will be removed with the development requiring replacement. Protected trees along the southern property line adjacent to Ballantrae will be preserved. The applicant is proposing to replace approximately 237 trees, equating to 613 caliper inches of replacement trees. The remaining replacement trees that cannot be accommodated on the site will be required to be paid for in lieu of replacement. Additionally, Staff is recommending that the applicant hold half of the trees not being replaced on the site to be planted during development to provide additional screening throughout the site.

The applicant is proposing a landscape buffer along the rear yards of properties that line Cosgray Road. The required buffer will mimic the existing buffer treatment used at Ballantrae to the south with evergreen and deciduous trees, along with masses of ornamental grasses. Mounding will be used to increase the height and buffering capacity. Rubble walls and stone outcroppings similar to those in Ballantrae will be also used sporadically in reserves to help link the two developments. Additional buffering between shared property lines with existing neighbors is proposed to the north, east, and south. Street trees are provided in coordination with the City Forester. The applicant should continue to work with Staff on the final placement of the street trees prior to the final phase of construction.

Several sections of rubble stonewall will be set within the open spaces along Shier Rings Road. The 3-foot tall walls will be flanked with deciduous and ornamental trees, and fronted with a colorful selection of blue oats grass and perennials. Swaths of tall grass, similar to the Ballantrae Links mix, are proposed around and behind the walls within the reserves.

The banks of the retention basin to the southeast will be landscaped with the Ballantrae Links Grass mix as well, with a number of evergreen and deciduous trees located around the top of the basin. The applicant should continue to work with Staff to finalize the landscape plan around the retention basins, subject to Staff approval.

Open Space Reserves

The proposal includes three reserves of open space (Reserves A-C). Reserve A is approximately 1.157 acres and is located at the northwest corner of the development. Reserve A includes a

retention pond maintained by the City of Dublin, multi-use paths, an entry feature, landscaping, a Wellspring wood bench, and an approximately 13.5-foot tall neighborhood pavilion constructed of cedar wood and a black standing seam metal roof. The pavilion will include a steel DuMore picnic table at the center of the structure. Reserve B is approximately 0.27 acre and is located east of the entry drive into the development, and includes only an entry feature and landscaping. Reserve C is approximately 0.96 acre and is located at the southeast corner of the development. Reserve C includes a retention pond maintained by the City of Dublin, as well as Wellspring wooden benches, landscaping, and a concrete seating area adjacent to the pond for passive use of the area.

Reserve	Description	Acres	Ownership	Maintenance
A	Northwest corner of development at intersection of Shier Rings Road and Cosgray Road	1.157	City of Dublin	HOA*
B	East of the entry drive	0.27	City of Dublin	HOA
C	Southeast corner of development	0.96	City of Dublin	HOA*

*Maintenance of the retention basins in Reserves A & C will be performed by the City of Dublin.

Entry Features & Sign

The applicant is proposing entry features with both Reserves A and B. The both entry features include a cultured, stacked stonewall approximately 15.5 feet in length, with a vertical stacking element to match historic Dublin stacked stone walls. Both stonewalls include a 6-foot tall column, with the east entry feature column including an approximately 5-square-foot entry feature sign with engraved letters and a stone cap. Each entry feature is surrounded by a variety of ornamental grasses and perennials, and will be externally illuminated by solar-powered spot uplights.

Utilities

Sanitary

The site is served by the 8-inch public sanitary sewer between Lots 541 and 542 (5936 Trafalgar Lane and 5944 Trafalgar Lane) within the Ballantrae development. The proposal includes the extension of public sanitary through the site to serve the development as well as to provide future sanitary sewer access to the adjacent parcels to the north.

Water

The site is served by the 16-inch public water main located at the Shier Rings Road & Cosgray Road roundabout. The proposal includes the extension of public water main along the south side of Shier Rings Road to and through the development.

Stormwater Management

Stormwater management for the site consists of a network of storm sewer that drains into two retention basins located at the northwest and southeast portions of the site to maintain existing drainage conveyance patterns. The northwest retention basin outlets to Shier Rings Road while

the southeast retention basin outlets to the catch basin between lots 542 and 543 (5944 Trafalgar Lane and 5950 Trafalgar Lane).

Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane consists of a network of storm sewer that drains into a swale on the north side of Shier Rings Road. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

Final Plat

With the submission of the Final Development Plan, a Final Plat application has also been submitted for recommendation of approval to City Council. The plat application includes the creation of 30 single-family lots, three new public streets, dedication of open space, and dedication of right-of-way.

The applicant is proposing approximately 2.287 acres of open space dedication for this development, which exceeds the 1.13 acres of open space required by the Subdivision Regulations. All open spaces are proposed to be owned by the City and maintained by the Homeowners Association, with the exception of the retention ponds. The maintenance of the functionality of the ponds will be the responsibility of the City.

The applicant will continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to commencement of construction.

4. Criteria Analysis

Minor Text Modification [§153.053(E)(2)(b)(4)(b)]

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request 1. To modify the development text section (I)(A), Density

Existing: "Total site gross density shall not exceed 3 dwelling units per acre (2.63 du/ac) based on 11.37± acres for a total of 30 dwelling units."

Proposed: "Total site gross density shall not exceed 3 dwelling units per acre (2.65 du/ac) based on 11.326± acres for a total of 30 dwelling units."

Criteria Met. The modification eliminates a calculated error when accounting for the additional right-of-way dedication required along Shier Rings Road. The modification does not impact the quality of the development.

Request 2. To modify the development text section (I)(C)(1), Open Space Reserves Table

Existing:

Reserve	Acres	Ownership	Maintained By
A	1.48	City of Dublin	HOA
B	0.28	City of Dublin	HOA
C	0.86	City of Dublin	HOA

Proposed:

Reserve	Acres	Ownership	Maintained By
A	1.157	City of Dublin	HOA
B	0.27	City of Dublin	HOA
C	0.96	City of Dublin	HOA

Criteria Met. The modification updates the sizes of the reserves and is not due to a change in the development plan, but rather to accommodate additional necessary right-of-way.

Request 3. To modify the development text section (I)(C)(2), Summary of Reserve Maintenance Acreage:

Existing: Homeowner's Association 2.62± acres

Proposed: Homeowner's Association 2.387± acres

Criteria Met. The modification updates the total amount of reserve space within the development based on the updated open space figures. The modification does not impact the development plan, but corrects a calculating error from the Preliminary Development Plan and accommodates the necessary additional right-of-way width.

Request 4. To modify the development text section (I)(C)(5), Reserve A

Existing: A green space of approximately 1.48 acres shall be provided in Subarea A and shown on the Preliminary Development Plan.

Proposed: A green space of approximately 1.157 acres shall be provided in Subarea A.

Criteria Met. The modification updates the size of Reserve A based on the updated open space figures provided above. The modification does not impact the development plan, but corrects a calculating error from the Preliminary Development Plan and accommodates the necessary additional right-of-way width.

Request 5. To modify the development text section (I)(C)(6), Reserve B

Existing: A green space of approximately 0.28 acres shall be provided in Subarea B and shown on the Preliminary Development Plan.

Proposed: A green space of approximately 0.27 acres shall be provided in Subarea B.

Criteria Met. The modification updates the size of reserve B based on the updated open space figures provided above. The modification does not impact the development plan, but corrects a

calculating error from the Preliminary Development Plan and accommodates the necessary additional right-of-way width.

Request 6. To modify the development text section (I)(C)(7), Reserve C

Existing: A green space of approximately 0.86 acres shall be provided in Subarea C and shown on the Preliminary Development Plan.

Proposed: A green space of approximately 0.96 acres shall be provided in Subarea C.

Criteria Met. The modification updates the size of reserve C based on the updated open space figures provided above. The modification does not impact the development plan, but corrects a calculating error from the Preliminary Development Plan.

Request 7. To modify the development text section (II), Development Standards

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

Proposed: The site is comprised of approximately 11.326 acres of single family homes located at the intersection of Cosgray Road and Shier Rings Road.

Criteria Met. The modification updates the acreage of the total development. This update is necessary due to the additional right-of-way dedication required along Shier Rings Road and does not impact the proposed development plan.

Request 8. To modify the development text section (II)(C)(1), Setbacks

Existing: The front yard building setback shall be 20' from the right of way and shall not be required to be staggered.

Proposed: The front building line shall be 20' from the right of way and shall not be required to be staggered.

Criteria Met. The modification is necessary to remain consistent with definitions in the Dublin Zoning Code. The term 'Front Building Line' is more consistent with the Dublin Zoning Code than 'Front Yard Building Setback'.

Request 9. To modify the development text section (II)(C)(2), Setbacks

Existing: Corner lots shall have a 20' front yard building setback from both rights of way.

Proposed: Corner lots shall have a 20' front building line from both rights of way.

Criteria Met. The modification is necessary to remain consistent with definitions in the Dublin Zoning Code. The term 'Front Building Line' is more consistent with the Dublin Zoning Code than 'Front Yard Building Setback'.

Request 10. To modify the development text section (II)(D), Lot Width

Existing: Minimum 64' at the road right-of-way.

Proposed: Minimum 64' at the front building line.

Criteria Met. The Dublin Zoning Code measures lot width from the front building line, not the right-of-way line. This update is to remain consistent with the Zoning Code, while brings previously-approved lots into compliance with the development text. The modification does not result in a change to lot layouts, but allows the previously-approved lots to come into compliance with the development text.

Request 11. To modify the development text section (II)(F)(1), Traffic, Access, and Pedestrian Connectivity

Existing: Open space and sidewalks shall be provided per the Preliminary Development Plan.

Proposed: Open space and sidewalks shall be provided per the Final Development Plan.

Criteria Met. The modification is to clarify that further design details have been provided with the Final Development Plan and memorialized in the development text.

Request 12. To modify the development text section (II)(G)(3)(b)(6), Exterior Materials

Proposed: Additional architectural elements for open/exposed façade treatment may include additional windows, shutters, and louvers.

Criteria Met. This modification clarifies qualifying additional architectural elements in the development text, which are required for specific lots with open/exposed facades.

Request 13. To modify the development text section (II)(G)(3)(e), Garages

Existing: Decorative garage doors shall be provided on all units. Garage door opening widths (excluding any posts or areas between the garage doors) may make up to 48% of the linear distance of the front elevation as defined in Section 153.190(E)(f)(4)(c) or alternatively 64% of the front elevation when including the posts and all areas around the garage doors as shown on Exhibit L0.05.

Proposed: Decorative garage doors shall be provided on all units. Garage door opening widths (excluding any posts or areas between the garage doors) may make up to 48% of the linear distance of the front elevation as defined in Section 153.190(E)(f)(4)(c) or alternatively 64% of the front elevation when including the posts and all areas around the garage doors as shown on Exhibit SD3.02.

Criteria Met. This modification updates the exhibit cross reference sheet number to accurately represent its location in the plans.

Request 14. To modify the development text section (II)(G)(3)(i)(3), Patios

Existing: Permissible patio areas will be described on Exhibit "L2.00" and presented by the developer to each home purchaser to establish future parameters of rear yard patio areas.

Proposed: Permissible patio areas will be described on Exhibit "L4.00" and presented by the developer to each home purchaser to establish future parameters of rear yard patio areas.

Criteria Met. This modification updates the exhibit cross reference sheet number to accurately represent its location in the plans.

Final Development Plan [153.055(B)]

1) *The proposal is consistent with the approved preliminary development plan.*

Criteria Met with Text Modifications. The Final Development Plan is largely consistent with the approved Preliminary Development Plan with the approval of 14 text modifications.

2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.*

Criteria Met with Conditions. The plan allows for safe and efficient pedestrian and vehicular circulation. The proposal extends a shared-use path along Shier Rings Road, and provides

three new public streets for internal vehicular circulation. The applicant should continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal

- 3) *The development has adequate public services and open spaces.*

Criteria Met. This development provides adequate public services and provides more open space than is required.

- 4) *The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.*

Criteria Met. This development is proposed on a site that is largely vacant and flat, while maintaining healthy trees along the perimeter of the site.

- 5) *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.*

Criteria Met. The development provides adequate lighting without emitting onto adjacent properties.

- 6) *The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;*

Criteria Met. The east entry feature column including an approximately 5-square-foot entry feature sign with engraved letters and 6 feet in height. The sign is integrated with a stacked stonewall, which is topped with a stone cap. The sign is appropriately designed and is compatible with surrounding development.

- 7) *The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;*

Criteria Met with Conditions. The landscape plan incorporates significant buffering along the perimeter of the sign, and additional landscaping features throughout each reserve of the development. The applicant should hold half of the trees not being replaced on the site to be planted during development to fill gaps or screening issues throughout the site. Additionally, the applicant should continue to work with Staff to finalize the landscape plan around the retention basins, subject to Staff approval

- 8) *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;*

Criteria Met with Conditions. Stormwater management for the development is provided via two retention basins with a network of storm sewer and associated structures. Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane consists of a network of storm sewer that drains into a swale on the

north side of Shier Rings Road. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

9) *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;*

Not Applicable. The development is not proposed in stages.

10) *The City believes the project to be in compliance with all other local, state, and federal laws and regulations.*

Criteria Met. The proposal appears to be in compliance with all local, state and federal laws and regulations.

Final Plat

1) Plat Information and Construction Requirements

Criteria Met with Conditions. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant will be required to make any minor technical adjustments prior to City Council review. Modifications and improvements approved with the Final Development Plan should be reflected on this Final Plat.

2) Lots, Street, Sidewalk, and Bike Path Standards

Criteria Met with Conditions. This proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision Regulations. The applicant should continue to work with Staff to provide additional right-of-way along Shier Rings Road in coordination with the Final Development Plan.

3) Utilities

Criterion Met with Conditions. Proposed and existing utilities are shown on the preliminary plat. The applicant will continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

4) Open Space Requirements

Criterion Met. The proposed open space provision meets the requirements. Open space is dedicated to the City and the plat accurately shows the ownership and maintenance of open space.

6. Recommendation

Minor Text Modifications

Staff recommends **approval** of 14 Minor Text Modifications.

- 1) Development text section (I)(A), Density
- 2) Development text section (I)(C)(1), Open Space Reserves Table
- 3) Development text section (I)(C)(2), Summary of Reserve Maintenance Acreage
- 4) Development text section (I)(C)(5), Reserve A
- 5) Development text section (I)(C)(6), Reserve B

- 6) Development text section (I)(C)(7), Reserve C
- 7) Development text section (II), Development Standards
- 8) Development text section (II)(C)(1), Setbacks
- 9) Development text section (II)(C)(2), Setbacks
- 10) Development text section (II)(D), Lot Width
- 11) Development text section (II)(F)(1), Traffic, Access, and Pedestrian Connectivity
- 12) Development text section (II)(G)(3)(b)(6), Exterior Materials
- 13) Development text section (II)(G)(3)(e), Garages
- 14) Development text section (II)(G)(3)(i)(3), Patios

Final Development Plan

Staff recommends **approval** of the Final Development Plan with conditions:

- 1) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 2) That the applicant continues to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior submittal of the Final Plat to City Council;
- 3) The applicant reserve half of the trees not being replaced on the site to be planted during development to enhance landscape buffers and screening in coordination with the City's Landscape Zoning Inspector; and,
- 4) The applicant continue to work with Staff to finalize the landscape plan around the retention basins, subject to Staff approval.

Final Plat

Staff recommends **approval** of the Final Plat with conditions

- 1) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and,
- 2) The applicant works with Staff to provide additional right-of-way along Shier Rings Road in coordination with the Final Development Plan and update the plat prior to City Council submittal.