

HYLAND GLEN

FINAL DEVELOPMENT PLAN STATEMENT

- I. Project description describing the proposed Planned Unit Development, outlining the basic scope, character, and nature of the project. Please state how the proposed planned unit development relates to existing land use character of the vicinity, to the Dublin Community Plan and any other applicable standards such as the Residential Appearance Standards.**

The proposed Hyland Glen development consists of a single family residential subdivision consisting of 102 lots located on 42.55 acres with a density of 2.40 units per acre. The neighborhood will provide transition in density and lot sizes from the Post Preserve homes to future commercial along the west side of Hyland-Croy Road. Lot sizes will range from a minimum of 60 feet to 80 feet and wider. Open space will be provided along the Hyland-Croy Road and Post Road frontage and on the north and south sides of Tri-County Ditch. A community park is proposed on the south side of the development in Reserve "A" which preserves significant historic structures from the Gorden Homestead. The development will provide stormwater management retention basins within the open space on the south side of the development and along Tri-County Ditch. A shared use path network will be provided through the open spaces connecting to the shared use path network along Hyland-Croy Road and the existing Post Preserve subdivision. The development will provide connections from the Post Preserve subdivision to Hyland-Croy Road.

- II. State how the proposal is consistent with the development plan for the Planned District. For an Amended Final Development Plan, explain how the proposal differs from the approved Final Development Plan.**

The site is bounded by existing residential subdivision to the north and east, existing agricultural land to the west and commercial development to the south. The land to the west of the site is planned for future commercial use. The proposed site complements the existing residential subdivisions.

The Dublin Community Plan recommends Mixed Residential Low Density for the portion of the site south of Tri-County Ditch and Suburban Residential – Low Density for the portion of the site north of Tri-County Ditch. 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. The proposed Hyland Glen development will provide a density of 2.40 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. Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission § 153.055(B).**

1. **The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the planning and Zoning Commission may authorize plans as specified in § 153.053(E)(4):** The proposed Final Development Plan
2. **Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property.:** The internal street networks are designed to provide vehicular circulation throughout the subdivision and connection to Hyland-Croy Road along the western boundary and the existing Post Preserve subdivision along the eastern boundary. The internal street network provides connectivity for the existing Post Preserve subdivision to directly connect to Hyland-Croy Road. Pedestrian circulation is provided by public sidewalks and a shared use path throughout the site.

3. **The development has adequate public services and open spaces.:** The development provides adequate public services including the extension of public sanitary sewer, public water mains and public storm sewer. Emergency Vehicles can access the via three proposed intersections along Hyland-Croy Road. Through these proposed intersections, the existing Post Preserve subdivision will also be provided additional ingress/egress points for emergency vehicles. Open spaces are provided for public use within Reserves A-F. Reserves A, D & E also contain stormwater retention basins.
4. **The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulation set for in this Code.:** The final development plan will preserve the existing tree line along the eastern and northern boundaries except where trees will need to be removed for the extension of public streets and utilities. The existing Tri-County Ditch will also be preserved.
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.:** The development will provide a post light on each single family lot. Lighting will avoid unnecessary spilling or emitting of light 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 circulations.:** Proposed signage has been indicated within the Landscape Plan as part of the Final Development Plan.
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 plan materials for the building, site and climate.:** Existing trees have been maintained to the greatest extent feasible. The existing tree line along the eastern and northern boundaries will be maintained except where streets, utilities and grading are proposed. Proposed trees have been placed throughout the development to meet the tree replacement requirements.
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.:** Adequate storm drainage has been provided throughout the site to provide storm water conveyance to proposed retention basins located within Reserves A, D & E. The proposed retention basins have been designed to meet all requirements of the City of Dublin Stormwater Management Design Manual.
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.:** The development is planned to be completed in three sections. Sections 1 & 3 can be completed independently while Section 2 will require the construction of infrastructure from Section 1.