

Development Plan  
for the  
Planned Low Density Residential District (PLR)

CONINE PROPERTY  
4 2 4 0 S u m m i t v i e w R o a d

City of Dublin, Ohio

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*Application for Amendment of Zoning Map*  
*City Council Approval: January 6, 2003*  
*REVISED & APPROVED SEPTEMBER 15, 2005*

x Charles Ruma 9/20/05  
CHARLES RUMA

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# SECTION I

## Application for Amendment to Zoning District Map

## SECTION II

### Development Text

## Site Overview

### Location & Size

The Conine Property is located at 4240 Summitview Road. The  $\pm 65.455$  ac. site is rectangular in shape; the north-south dimension measuring  $\pm 2,675'$  and the east-west dimension being  $\pm 1,050'$ . The northern boundary line is also the Franklin / Delaware County line.

### Existing and Proposed Land Uses

Single-family subdivisions surround the property on three sides. To the north, in Liberty Township, is the Wedgwood subdivision. The eastern border abuts the Scioto Estates subdivision (R-1). Campden Lakes subdivision (PLR) borders the site to the west and north. The southern property line is Summitview Road. Large lot single family (R-1) and an undeveloped PUD exist on the south side of Summitview Road.

Currently, agricultural and livestock uses exist on the property.

A single-family dwelling and numerous agricultural out buildings are located at the southwestern corner of the property. Access to these buildings is via a driveway from Summitview Road.

The site is predominantly open pasture. Mature tree rows and wooded areas exist along approximately 75% of the property perimeter. Several smaller, mature wooded areas exist in drainage areas within the site.

The rolling topography forms several swales and ridges across the site. Drainage flow is generally east to west. A farm pond exists at the southeastern corner of the property.

### Relation to the Dublin Community Plan

The Dublin Community Plan currently classifies this property as "Agriculture" on the Existing Land Use Plan. The Community Plan recommends a "Residential-Medium Density (1-2 du/ac)" future land use.

The Thoroughfare Plan designates Summitview Road as an "Existing, two-lane Collector." The plan recommends Summitview Road to remain as designated.

# Project Summary

## Proposed Use

The Development Plan proposes the rezoning of an existing R-1 district to a Planned Low Density Residential District (PLR).

The goal of this project is to provide a single-family development organized around prominent public open space and park areas. The site plan locates single-family lots around  $\pm 13.4$  ac. of open space, on the  $\pm 65.455$  ac. parcel. Total units will be 82, for a gross density of  $\pm 1.25$  D.U./Ac.

The proposed plan will complement the existing neighborhood by providing land uses and dwelling types that are similar to the surrounding developments. Large, prominent open space areas and parks will provide the community with an identity and amenities.

## Parks & Open Space

The open space portion of the plan will total  $\pm 13.4$  ac., comprised of three open space areas. The City of Dublin Zoning Code requires  $\pm 5.8$  ac. of open space.

Parks and open space have been located in areas that are very visible within the community.

Open space areas 'A' and 'B',  $\pm 3.3$  ac. and  $\pm 3.5$  ac., will make up a dedicated park. This dedicated park is located at the southern edge of the property along Summitview Road. This park is to be an extension of the neighboring Campden Lakes Park. The park is to be owned and maintained by the City of Dublin.

Open space area 'A' contains the Conine farmstead. City Staff has visited and examined the farmstead for preservation and use by the city. There is an interest in preserving the main barn for city use. Any preserved structures within the park are to be owned, improved and maintained by the City of Dublin.

Open space area 'C' is the focal point of the project. It is a  $\pm 6.6$  ac. dedicated park, centrally located at the terminus of the entry boulevard. This park will be owned and maintained by the City of Dublin. The applicant intends to provide water features, site retention, a path system, connection to the public bike path network, park structures and/or plantings prior to dedicating it to the City of Dublin.

## Provision of Utilities

All utilities, including sanitary sewer, water, telephone, electric, and gas, are available at this site.

All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer.

An existing eight-inch sanitary line will be extended from Campden Lakes Development, Section I, to provide sanitary sewer service.

An existing 12-inch main, located on the south side of Summitview Road will provide water.

There are four points of storm water discharge along the western property line. All of these points have existing facilities provided by Campden Lakes Development, Section I.

Telephone and electric service is available within the Summitview Road R/W.

Gas service is available within the proposed Brinsworth Drive R/W, located in the proposed Wedgewood development to the north.

Water and sewer service providers shall be listed on the Final Plat.

See Exhibit G - Site Utility Assessment

### **Access and Circulation**

Primary access to the development will be via Summitview Road. Summitview Road is classified as a collector street, providing access to property and traffic circulation within neighborhoods and commercial or industrial areas. The posted speed limit on Summitview Road is 35 MPH.

The proposed street system has been designed to provide primary access to this development and secondary access to neighboring developments. The street layout is intended to prevent cut through traffic by terminating all streets on a loop street around the central park.

Primary access from Summitview Road has been located at approximately the midpoint of the property frontage. This access will be a boulevard entry street. It will extend from Summitview Road and terminate on the southern side of a loop street surrounding a central park. The boulevard median will be maintained by the HOA.

A left-turn lane will be installed on Summitview Road. The developer will design and build the turn lane to meet the standards established by the City of Dublin Engineer.

A loop street circulates around the central park and connects to the Campden Lakes Subdivision to the west. This connection will be made via the Bibury Lane stub to Camden Lakes Drive.

A street will align with the proposed Brinsworth Drive, of the platted Wedgewood subdivision to the north. This street will provide a northern connection and will terminate on the Bibury Lane extension.

All streets are to be public streets and will be designed and built to the standards established by the City of Dublin Engineer.

An east-west bike path will be located along the Summitview Road frontage at a location sensitive to existing trees and incorporated into the park design. A point of connection will be provided for a future bikeway expansion to the east.

A north-south bike path connection shall be made from the Bibury Lane street stub to the Summitview Road bike path.

A Traffic Impact Overview has been prepared for this development. The report states that the traffic impact of the proposed development is modest and that the site design meets accepted access standards.

See Exhibit H - Traffic Impact Overview

#### **Other**

The following items will be considered at the Preliminary Plat Phase:

1. Design and details of the entry feature plan.
2. Design and details of the park structures.

The following will be noted on the Preliminary Plat:

1. The location of lots with potential walkout basements.

The following will be noted on the Final Plat:

1. Water and sewer service providers.



# Development Standards

## I. Permitted Uses

- A. Detached, single-family homes.
- B. Public and private parks and open space.

## II. Development Density

- A. The gross density shall not exceed 1.25 d.u./ac.

## III. Lot Requirements

### A. Setbacks

- 1. Front yard: Varied, 25' minimum to 35' maximum. The setback shall vary between adjacent lots by a minimum of 5'.
- 2. Side yard: 15' total, with 7' minimum on one side.
- 3. Rear yard: 30' minimum, except for lots that back up to the perimeter of the subdivision. The rear yard for these perimeter lots shall be 30% of the lot depth, but shall not be less than 40' nor greater than 60'.
- 4. Parks and open space: 25' minimum perimeter building setback.

### B. Lot Size

- 1. All lots shall be at least 100' wide at the front setback line.

### C. No-Build Zones

- 1. A no-build zone is an area designated on a subdivision plat which shall remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets / play structures, satellite dish antennae, basketball courts, etc. Nothing herein shall prohibit overlot grading and drainage facilities and utility lines and utility structures within said no-build zones.
- 2. Landscaping shall be permitted within the no-build zone.

3. A 25' wide no-build zone shall be located along the perimeter of all lots that abut public parks / open space.
4. No-build zones will be located and indicated on the subdivision plat on the rear of all interior lots.

D. No-Disturb Zones

1. A no-disturb zone is an area that will not be physically disturbed in order to preserve existing natural or new landscape features. Trees or other significant vegetation must remain in their natural condition and may not be removed from such a zone. Grading activities and the placement of utilities are also prohibited within this area. Utilities may cross at right angles through a no-disturb zone, if necessary and designed to minimize impacts. All structures, including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, swing sets / play structures, fences, antennae and basketball courts or other sport courts are prohibited within a no-disturb zone.
2. Additional landscaping shall be permitted within the no-disturb zones, provided that all planting is done outside of any critical root zone, as defined by the Dublin Zoning Code.
3. No-disturb zones will be located and indicated on the subdivision plat on the rear of all lots with existing trees.
4. A 65' wide no-disturb zone shall be located on either side of the property line between lots 5 and 6, and a 40' wide no-disturb zone shall be located on the western property line of lot 32.

#### **IV. Thoroughfares**

- A. All public streets will be designed and constructed to meet the minimum standards as established by the City of Dublin Engineer.
- B. The appropriate amount of Summitview Road R/W shall be dedicated to the city, according to the thoroughfare plan.
- C. A left turn stacking lane (for eastbound traffic) shall be installed by the developer on Summitview Road. Left turn lane geometrics (lane width, taper length, stacking, design speed and pavement composition) shall be submitted at the Preliminary Plat phase.
- D. Open cutting of roadways is not permitted.

E. Access

1. One access point shall be permitted along Summitview Road.
2. A connection shall be made to the existing street stub at Bibury Lane.
3. A connection shall be made to the future street stub at Brinsworth Drive.

F. Divided Streets

1. R/W width
  - a. 80' minimum
2. Pavement width
  - a. 18', back of curb to back of curb for lanes on either side of the median.
3. Parking
  - a. Not permitted.

G. Undivided Streets

1. R/W width
  - a. 60' minimum.
2. Pavement width
  - a. 28' minimum, back of curb to back of curb.
3. Parking
  - a. One side, opposite the waterline.

H. Cul-De-Sac and Eyebrow Streets

1. R/W width
  - a. 50' minimum, street
  - b. 60' radius minimum, bulb.
2. Pavement width
  - a. 28' minimum, back of curb to back of curb

3. Parking
  - a. One side, opposite the waterline.
  - b. Not permitted on bulb.
4. Landscape islands within any cul-de-sac or eyebrow street will be designed and constructed to meet the standards as established by the City of Dublin Engineer.

#### I. Bike Paths

1. An east-west bike path will be located along the Summitview Road frontage at a location sensitive to existing trees and incorporated into the park design. A point of connection will be provided for a future bikeway expansion to the east.
2. A north-south bike path connection shall be made from the Bibury Lane street stub to the Summitview Road bike path. The bike path shall be constructed with the construction of homes.

### V. **Landscape Architecture**

A. All landscaping will be designed and installed in accordance with the Dublin Zoning Code.

#### B. Entry Feature

1. A landscaped entry feature shall be constructed at the Summitview Road entrance. This entry feature will include integrated project signage, landscaping and irrigation.
2. Entry Feature design and details will be subject to review by the Planning and Zoning Commission at the preliminary plat phase. All signage will be designed in accordance with the Dublin Zoning Code.
3. The entry feature will be maintained by the homeowners association.
4. The entry feature shall be located in a landscape easement within the open space reserve(s).

### C. Tree Preservation

1. The site shall meet the requirements of the tree preservation and replacement code.
2. All trees to be preserved will be protected by construction fencing placed outside of the critical root zone prior to the start of any construction, including grading, and maintained throughout the entire construction period.
3. A detailed tree survey, tree preservation plan and tree replacement plan shall be submitted at the time of the Preliminary Plat.

### D. Street Trees

1. Street trees shall be installed in a seven foot wide tree lawn and be spaced 45' to 50' on center.
2. Street trees species shall be selected from Group A of the Dublin Landscape Code.

### E. Dedicated Parks / Open Space

1. Prior to dedication to the city, the developer shall be responsible for the following:
  - a. Design and installation of an eight-foot wide asphalt bike path, from Campden Lakes Park to the eastern boundary.
  - b. Design and installation of water features and/or detention areas in the central park.
  - c. Design and installation of park structures and/or path system within the central park.
  - d. Fine grading, seeding and landscaping.
  - e. Removal of all existing farm fencing to the satisfaction of staff.
2. Any lighting in park/open space areas will require specific approval from the Planning and Zoning Commission.
3. Parking lots or vehicular parking shall not be permitted in any parks / open space areas.

## F. Fencing

1. Fencing shall meet the standards set forth in the Dublin Code.

## G. Landscape Buffer

1. A landscape buffer shall be installed where a single-family rear or side yard abuts a dedicated park or open space area. Final design and details will be determined at the time of the preliminary plat.
2. The landscape buffer may be deciduous trees and shrubs, evergreen trees and shrubs, ornamental trees, perennials, any combination thereof. Earth mounding may be used where existing trees are not present, provided it doesn't disrupt the master drainage plan.
3. A landscape buffer / headlight screen shall be installed by the developer on the property opposite the entrance on Summitview Road, to the satisfaction of staff.

## VI. Architecture

### A. Building Height

1. 35', as measured per the Dublin Code

### B. Exterior Materials

#### 1. Siding Materials

- a. The exterior of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber cement siding products or any combination thereof.

#### 2. Trim Materials

- a. Wood, vinyl, aluminum, copper or fiber-cement products.

#### 3. Roofing Materials

- a. Primary - dimensional asphalt shingles, wood or slate.
- b. Secondary or Accents - standing seam metal, copper, wood or slate.

## C. Exterior Colors

### 1. Siding Colors

- a. Natural earth tones and /or warm neutral colors, including white.
- b. High-chroma colors are not permitted.

### 2. Trim Colors

- a. Natural earth tones and or warm neutral colors, including white.
- b. Complementary or contrasting to siding color.
- c. High-chroma colors are not permitted.

### 3. Roofing Colors

- a. Asphalt shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
- b. Standing seem metal shall be any color that complements the overall color scheme.
- c. High-chroma colors are not permitted.

## D. Architectural Elements

### 1. Four-sided Architecture

- a. Similar architectural design elements and details shall be consistent throughout all elevations of the structure.
- b. Windows and/or doors must be present on all four sides of the structure in a manner that is consistent with the treatment used on the front elevation.
- c. Blank walls greater than twelve feet wide are prohibited. On front loaded garages, faux windows/closed shutter windows are permitted, to meet this requirement.
- d. All windows shall be surrounded by trim. Trim must be at least 3.5 inches in width. Special brick detailing, such as soldier course or rowlock, used on the top and bottom of windows, or lintels and sills are acceptable ways to create "trim." Shutters may also be considered trim.

- e. Some brick, stone, manufactured stone, wood, manufactured wood, or natural siding material (other than stucco) must be used on the front elevation of the structure. When brick, stone, or manufactured stone is used, it must be repeated on the sides and rear. Foundation wraps are required for repeating materials and must be at least 18" in height.
- f. If a brick, stone or manufactured stone "corner wrap" is used as an architectural element on side or rear elevations, the "corner wrap" shall wrap a minimum of five feet, unless there is a reasonable stopping point, generally a window or chimney.

## 2. Chimneys

- a. "Cantilevered" or "direct vent" chimneys are not permitted.
- b. All chimneys shall be built on a foundation.
- c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone and/or manufactured stone.

## 3. Roof Structures

- a. Gable, hip, shed roof structures or any combinations thereof are permitted.
- b. Mansard roofs are permitted as secondary roof structures.
- c. Primary roof structures shall have a 6/12 minimum pitch.
- d. Secondary roof structures shall have a 3/12 minimum pitch.
- e. Eave overhangs shall be a minimum of 12", and rakes shall be a minimum of six inches.

## 4. Garages

- a. All single-family dwellings shall have an attached garage of sufficient size to accommodate a minimum of 2 standard sized automobiles, side by side.
- b. Side load garages are encouraged.

## E. Architectural Diversity

- 1. The same or similar front elevations, shall not be repeated within:



- a. Two lots on either side of subject lot.
  - b. Three lots directly across the street from subject lot.
  - c. Any lot on a cul-de-sac bulb
2. Corner lots shall apply to both streets on which the lot fronts.
  3. A corner lot shall not be the same or similar to any other corner lot at the same intersection.
  4. There shall be a minimum of 3 builders in this subdivision.
  5. A lot diversity matrix shall be submitted at the time of the Preliminary Plat.

F. Architectural Approval Process

1. Plan Approval
  - a. The Virginia Homes Ltd. shall retain the right of individual developer plan approval for all residential dwelling units.
2. Architectural Review Committee
  - a. An Architectural Review Committee (ARC) shall be established prior to the start of any construction.
  - b. The ARC shall be comprised of no fewer than three members, one of which must be a registered architect.
  - c. The ARC shall be responsible for evaluating all site plans and architectural plans for adherence to the design guidelines and diversity standards, and shall administer and enforce the guidelines during construction.
  - d. The ARC shall retain plan approval on all new construction until such time as the final dwelling unit in the community has been approved and construction completed.

