

Avery Crossing

Location: Southwest corner of Avery Road and Rings Road

Parcel Numbers: 274-000023, 274-000021, & 274,000117

Ownership: Waterloo OP R1031 LLC & CRI Outparcels LLC

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Site Description:

The overall ~114.5 acre site consists of four parcels (274-000023, 274-000021, 274-000117, 274-000017), located at the southwest corner of the Avery Road and Rings Road intersection (the "Project Site"). Approximately 24 acres of the site has been improved with a 107-space senior, mobile home park known as Ponderosa Mobile Home Park (the "MHP"). The balance of the site is currently utilized as farmland, with one single family dwelling (parcel 274-000017) located on the north side of the site, along Rings Road. The entire Project Site is located within the Dublin City limits and inside the Hillard City School District. The adjacent land parcels are all within the City of Dublin, except for the Avery Brooke Apartments located to the south, which are located inside City of Columbus boundary. Neighboring uses include a farm to the west; woodlands, farmland, and apartments (Avery Brooke) to the south; vacant land, a medical office, a church, and a single-family residence to the east (on the east side of Avery Road); and single family residential (Ballentrae Subdivision) to the north (on the north side of Rings Road).

Existing & Proposed Zoning

The Project Site is currently zoned as a Rural Residential District. We would propose rezoning the property to a **Planned Development District (PD)** zoning to accommodate the unique nature of this project. The Dublin Zoning Code states: "the purpose of the PD regulations are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the type, character and allocation of land uses but also by the way in which such land uses are executed." The PD also "provides an opportunity for a mix of uses otherwise not permitted within the standard municipal zoning district classifications" and they also "allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of, sensitive environmental areas."

Description of Proposed Project:

The Project Site's Ponderosa Mobile Home Park is a long-standing use that provides a unique affordable housing option for seniors who want to live in Dublin and take advantage of the excellent environment and services that the City provides. Currently situated in open agricultural land, the PD allows for the sensitive integration of the MHP into a new neighborhood that further provides a variety of quality housing choices along with ample open space and amenities that blend into the natural quality and beauty of the site and appropriately transition into the adjoining residential neighborhoods and surrounding community.

The proposed PD, as generally described below, applies the planning principle of transitioning density between the future Tuttle Crossing Boulevard and the Ballentrae subdivision to the north of Rings Road. In addition, the plan seeks to integrate the Ponderosa Mobile Home Park into the plan using open space buffers and compatible adjoining density. With the improvements to Avery Road and the extension of Tuttle Crossing Boulevard to the west, the Project Site will be located on two prominent arterial streets. The design, scale and character of these streets supports consideration of a higher density than contemplated in the

Future Land Use Plan. In addition, new development occurring along Avery Road to the north of the Project site, in Dublin, and to the south in Columbus, is transforming this area of Dublin into a denser more mixed-use urban corridor.

The proposed PD is expanding on the designated Standard Office/Institutional use along Avery Road to consider a denser mixed-use strategy that could incorporate neighborhood supporting retail, professional offices, and potentially apartments above. The Tuttle Crossing Boulevard proposed land-uses start with apartments to the south of the roadway as a transition from the adjacent Avery Brooke Apartments (in Columbus). On the north side of Tuttle Crossing Boulevard, the plan proposes attached single family townhomes that will be transitional from the apartments on the south to small-lot (5000 SF), zero-lot line, rear garage with alley access, single family detached homes. This residential type is the most responsive and sympathetic to the character of the Ponderosa Mobile Home Park. There are also manor lots (8000 SF) with front facing garages located along the west property boundary and between Rings Road and the MHP.

Open Space

The plan seeks to provide ample open space throughout the development, with a wide setback and buffer along Rings Road, an approximate 100' setback and buffer along Avery Road and an approximate 100' setback and buffer along the north and south sides of Tuttle Crossing Boulevard. In addition, an approximate 100' buffer/open space has been established on the east and west sides of the MHP.

Infrastructure, Utilities, & Access

Planned Roadway Improvements

The City of Dublin is planning on commencing construction on a new roundabout at Avery and Rings Road in calendar year 2024. The City of Columbus is in the process of designing and acquiring right of way for the Avery Road widening project, that will provide two through lanes in each direction, a turn lane or dedicated left turn lane at intersections, 10' shared use path and sidewalk along Avery Road, stretching from Hayden Run Road to Lexi Lane, immediately south of the Project Site's southern boundary. There will be approximately 1,900 linear feet of Avery Road that will remain unimproved between the southern boundary of the Project Site and the new roundabout the City of Dublin is planning at Avery Road and Rings Road. This stretch of Avery Road will not likely be improved until Tuttle Boulevard is extended to Avery Road. Currently the extension of Tuttle Boulevard and the expansion of Avery Road are not in the City of Dublin's five-year plan.

Utilities

The scope of the future Tuttle Boulevard project would include an extension of sanitary from the east to the Project Site. That sanitary extension will determine when the northern, approximately two thirds of the Project Site can be developed. Preliminary evaluations suggest the southern third of the Project Site could utilize existing sanitary located immediately to the south. A preliminary storm water analysis has been completed. The Project Site generally slopes from west to east, indicating the need for stormwater facilities to be located along

Avery Road. The storm water design will aim to incorporate storm water components in select open spaces through the site where it is feasible.

Access

Access to the Project Site will be from primarily Tuttle Crossing Boulevard and Rings Road. Consideration may be given to an access point along Avery Road for the commercial parcel that fronts Avery Road. Several street connections are proposed between Rings Road and Tuttle Crossing Boulevard. The plan contemplates connecting Tuttle Boulevard to Avondale Woods Subdivision to the south (Dublin) via an extension of Scarlett Lane.

Dublin Community Plan

The Dublin Community Plan is a guide to assess the location, character, and extent of proposed public and private development in Dublin. The foundations of the Community Plan can be found in three supporting documents: the Land Use Plan (Future Land Use Plan), Transportation Plan (Thoroughfare Plan) and the Special Area Plans (Southeast Area Plan). The following highlights how each of these plans provide direction for the Project Site and proposed PD.

Thoroughfare Plan

The Dublin Thoroughfare Plan illustrates the extension of Tuttle Crossing Boulevard from Wilcox Road to Avery Road and from Avery Road through the Project Site to and across the CSX Rail line and then curving north to connect with Houchard Road. The extension of Tuttle Crossing Boulevard from Avery Road to the rail line is planned as a Minor Arterial, with a Rural character, a 100' Right-of -Way, and a four-lane divided cross section. More detailed planning studies looked at alternative alignments for Tuttle Crossing Boulevard through the Project Site, but a preferred alignment has not been approved. The Thoroughfare Plan designates Avery Road as a Major Arterial with a four-lane divided cross section. The right-of way for Avery Road from Rings Road to Tuttle Crossing Boulevard is designated as 124' wide and south of Tuttle Crossing Boulevard it is designated as 160' wide. The Rings Road right-of way is specified to be 60' wide with a two-lane rural collector character.

Future Land Use Plan

The Dublin Future Land Use Plan for the Project Site illustrates Standard Office/Institutional land use along the Avery Road frontage, Mixed Residential Low Density along the southern portion of the site, including the Ponderosa Mobile Home Park and Suburban Residential Low Density along Rings Road as a transition to the type and density of residential already established in the adjacent Ballentrae subdivision.

Standard Office/Institutional sites include areas with frontage along major collectors with secondary visibility and access. Uses will generally do not exceed gross densities of 12,500 square feet per acre.

Mixed Residential – Low Density areas are intended to provide a mix of housing options and transition from existing single-family neighborhoods at a typical density of 3.0 du/ac.

Suburban Residential – Low Density (1 – 2 du/ac) represents modern suburban residential pattern that characterizes most development in Dublin. Residences are primarily composed of single-family dwellings on lot sizes that commonly average 0.25-acre. Public services are necessary, and larger projects may include a mix of densities that together do not exceed the average density.

Dublin Southeast Area Plan

The Dublin Southeast Area Plan which includes the Project Site envisions that Tuttle Crossing Boulevard extends from Avery Road near the southern portion of the Project Site. The plan illustrates the existing Ponderosa Mobile Home Park, Standard Office/Institutional use along Avery Road, Mixed Residential Low Density along Tuttle Crossing Boulevard and Suburban Residential Low Density along Rings Road.