



## PLANNING REPORT

# Planning & Zoning Commission

Thursday, October 12, 2023

## AVERY CROSSING 23-101INF

[www.dublinohiousa.gov/pzc/23-101](http://www.dublinohiousa.gov/pzc/23-101)

### Case Summary

Address	PID: 274-000023, 274-000021, and 274-000117
Proposal	Informal review and feedback of a proposed mixed residential and commercial development. The approximately 114-acre site is zoned R, Rural District and is located southwest of the intersection of Avery Road and Rings Road.
Request	This is request for an informal review and feedback of a future planned development and rezoning application.
Zoning	R – Rural District
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Concept Plan for review by Planning and Zoning Commission.
Applicant	Chris Tumblin, CASTO
Case Manager	Christopher Will, AICP, Planner (614) 410-4498 <a href="mailto:cwill@dublin.oh.us">cwill@dublin.oh.us</a>

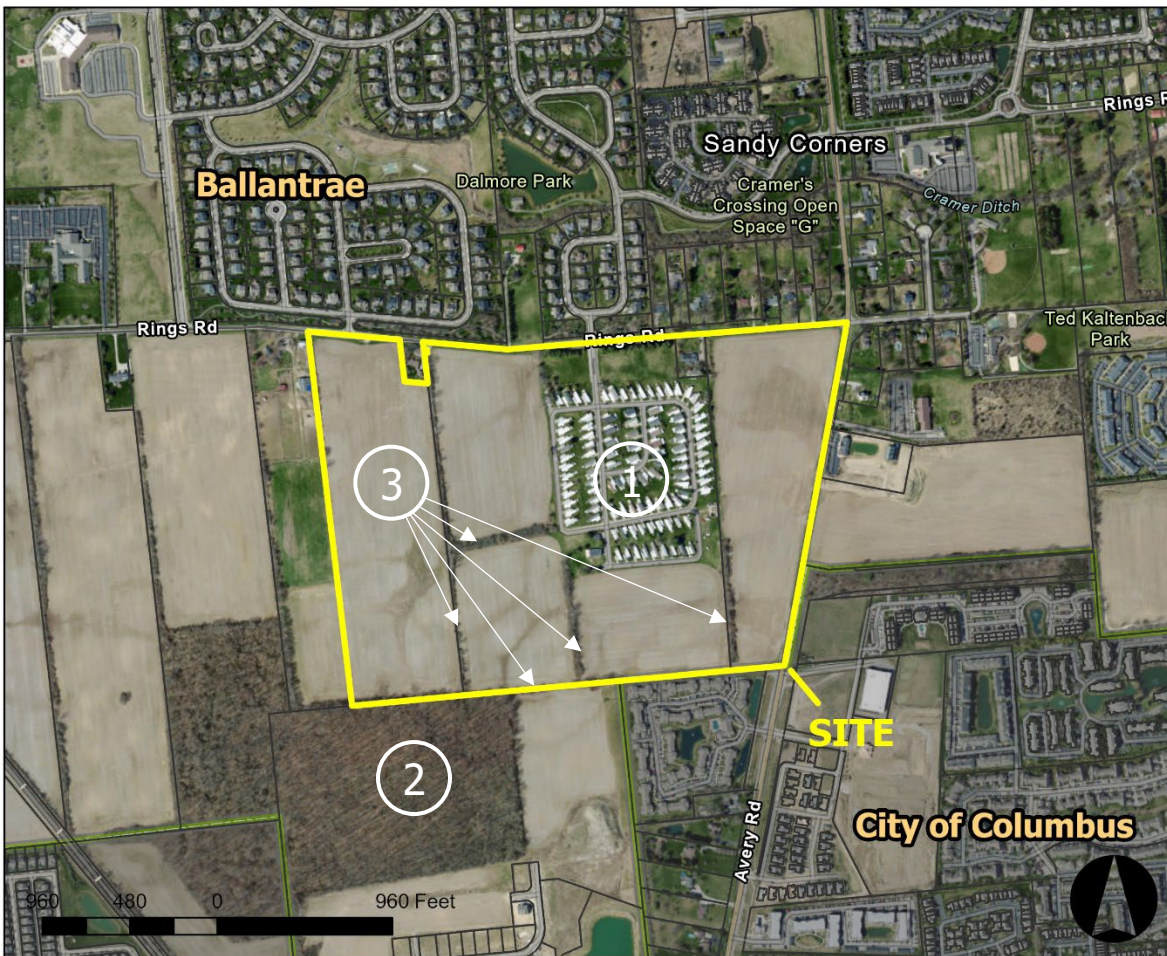
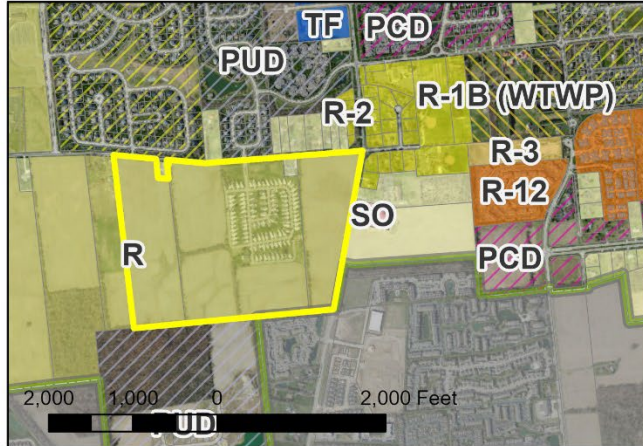
Site Location Map

# 23-101INF | Avery Crossing



## Site Features

- 1 Ponderosa MHP
- 2 Avondale Woods Reserve
- 3 Existing Tree Rows



## 1. Background

### Site Summary

The 114.5-acre site is zoned R, Rural District, and is located southwest of the intersection of Rings Road and Avery Road. Approximately 24 acres of the site have been improved with a 107-lot senior (55+) community known as Ponderosa Mobile Home Park. The balance of the site is in farmland, with one single family dwelling 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 Hilliard City School District. The single family lot located at 6449 Rings Road is not included as part of this application. The site is not presently served with sanitary sewer; utilities are designed to be extended with the extension of Tuttle Crossing Boulevard.

### Surrounding Context

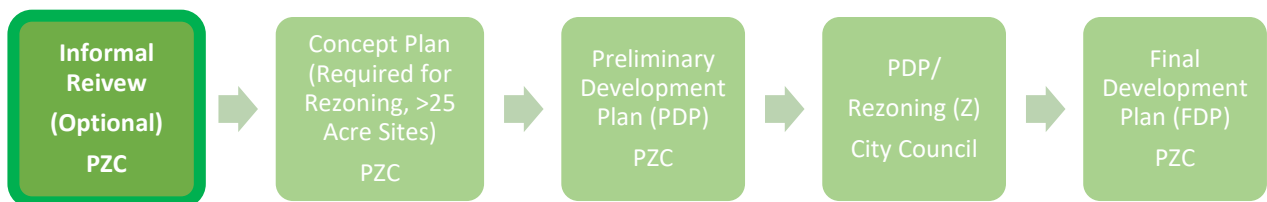
The site is adjacent to existing development and farmland within both Dublin and Columbus. These surrounding developments and uses included:

- North: Single family lots along Rings Road and within Ballantrae – Section-1 and Crammer’s Crossing
- East: Ohio Sinus medical office, Vineyard at Tuttle Crossing church, farmland, undeveloped commercial (Columbus), and Gage Crossing Apartments (Columbus)
- South: Existing and future mixed residential within Avondale Woods, protected wood lot/reserve, and Avery Brook Apartments (Columbus)
- West: Farmland and rural residential

### Process

An Informal Review (INF) is an optional step which gives the Commission the opportunity to provide non-binding feedback on a development concept. Upon receiving feedback from the Commission, the applicant may incorporate the feedback and submit a Concept Plan (CP) for review by the Commission. The CP is the first required step in establishing a PUD in cases where projects are greater than 25 acres and where they may not align with the Community Plan. Similarly to an INF, the CP is an opportunity for non-binding feedback. Following a CP review, the applicant may submit a formal Rezoning (Z) and Preliminary Development Plan (PDP) for a formal recommendation by the Commission to City Council.

### Planning Review and Approval Process



## 2. Plans, Guidelines, and Policies

### Community Plan - Future Land Use

When considering a rezoning of land, the Commission and City Council reference Future Land Use recommendations from Community Plan. The Community Plan provides three Future Land Use recommendations for this site: Standard Office/Institutional along Avery Road, Suburban Residential Low Density along portions of Rings Road, and Mixed Residential Low Density for the balance of the site.

### Thoroughfare Plan

The Thoroughfare Plan, a section of the Community Plan, identifies needed future thoroughfare connections and provides recommendations for future right-of-way based on number of lanes, pedestrian and bicycle facilities, median, and other needed streetscape components. The Thoroughfare Plan designates Avery Road as a Major Arterial, Rings Road as a 2-lane collector with rural character, and recommends the extension of Tuttle Crossing Boulevard (TCB) from Wilcox to Houchard, across this site.

### Special Area Plan – Southwest Area

While the future land use plan ensures compatible and coordinated growth throughout Dublin, in key areas of the city where substantial development or redevelopment activity is likely, special area plans provide an illustrative framework for additional design guidance for development. The plans are general guides for future development, and are not necessarily to be interpreted or applied literally. Goals of the Southwest Area include providing for the planned extension of TCB to increase regional connectivity, increasing housing variety and stock, and preserving natural features and create regional greenways.

### Envision Dublin – Community Plan Update and Interim Land Use Principles

Through Envision Dublin, the City is presently updating the Dublin Community Plan. The plan update includes the review of current future land uses, transportation, and special area plans - vetting recommendations of the current plan with community goals and priorities, and providing revisions where needed. As the Community Plan update is developed, City Council has adopted Interim Land Use Principles to guide development during the transition.

### Neighborhood Design Guidelines (NDG)

The NDG were recently adopted to ensure that residential PUD projects achieve the intent outlined by Code. The NDG guide open space, lots and layout, and development theme for new single-family residential planned developments.

## 3. Proposal

### Overview

The applicant is proposing a mix of residential, commercial, and open space uses within the approximately 114-acre site. The residential mix includes single-family homes, townhomes, and four-story apartment buildings with communal amenities. Additionally, the applicant is proposing to preserve the existing 107-lot Ponderosa MHP. Development is generally organized around a gridded street network with setbacks and greenspaces buffering existing and new development. The applicant is proposing an extension of TCB from Avery Road to the west property boundary.



**Proposed Development Concept**

General Land Use Plan



Site Layout



## 4. Plan Review

**Planning Recommendation:** The Commission review and provide non-binding feedback regarding the proposed development. Discussion questions are framed for the Commission to facilitate feedback to the applicant. Staff asks the Commission to please provide feedback for other elements of the proposed development not framed with the below discussion questions.

### Discussion Questions

1) Is the Commission supportive of the proposed land uses and densities?

The applicant is proposing a mix of residential types, including single-family detached, townhomes, and apartments in addition to retaining the existing Ponderosa MHP. The applicant references the single family lot information for the Manor and Zero Side Yard lots from the DND Guidelines. The applicant is also proposing 6-acres of 'mixed use commercial' along Avery Road and southwest of the intersection of Avery and Rings. The applicant stated this could incorporate neighborhood supporting retail, professional offices, and potentially apartments above. The Area Plan recommends creating neighborhood centers in the Southwest Area to provide local services and amenities. The Interim Land Use Principles recommend developments provide a mix of land uses and a variety of housing choices.

Summary of Proposed Development

Land Use	Dwelling Units	Commercial SF	Density
Mixed Use Commercial	-	60-90k SF	10k-15k sf/ac
Single Family – Manor Lot	23		4.8 du/ac
Single Family – Zero Side Yard Lot	91		6.2 du/ac
Townhomes	+/-40		12-15 du/ac
Apartments	458		35 du/ac
Proposed New Subtotal	+/-612	60-90k SF	
Ponderosa MHP (Existing)	107		
Total	+/-719	60-90k SF	

The Community Plan provides three Future Land Use recommendations for this site: Standard Office/Institutional along Avery Road, Suburban Residential Low Density along portions of Rings Road, and Mixed Residential Low Density for the balance of the site.

- Standard Office/Institutional: Areas with frontage along major collectors with secondary visibility and access. Uses will generally not exceed gross densities of 12,500 square feet per acre.
- Mixed Residential Low Density: Intended to provide a mix of housing options and transition from existing single-family at a typical density of 3.0 du/ac.
- Suburban Residential Low Density: Single-family homes on lot sizes that commonly average 0.25-acre with typical density 1 to 2 du/ac. Larger projects may include a mix of densities that together do not exceed the average density.

2) Is the Commission supportive of the proposed general layout and arrangement of uses?

The applicant is proposing residential land uses and open spaces which generally provide transitions between proposed and existing development. The 4-story apartment buildings are proposed along the entirety of the south frontage of TCB, which is not contemplated in the Area Plan. The mixed use commercial along Avery conceptually aligns with the Area Plan and Future Land Use recommendation for Standard Office/Institutional and areas with frontage along major collectors and areas with higher visibility.

The Interim Land Use Principles guide development to consider the bigger picture to ensure that each individual development contributes in a complementary manner to the larger district vision and plan by using a guiding framework and vision for land use patterns, activity nodes, open spaces, parking and connectivity. Additionally, development should start with the public realm to ensure it incorporates thoughtful and purposeful public spaces for all people to gather, socialize and recreate in ways that reinforce the public realm.

3) Is the Commission supportive of the proposed plans for the existing Ponderosa MHP?

The applicant is proposing to preserve and integrate the existing 107-lot MHP into future development using open space buffers and compatible development patterns that transition to existing lower density neighborhoods. Existing lots at the MHP vary, but are generally 44-60-feet wide and 100-120-feet deep. The proposal to preserve the MHP aligns with the Area Plan which contemplates its preservation. Furthermore, the MHP provides a unique housing choice within Dublin which aligns with the Interim Land Use Principles to provide a variety of housing choices

4) Is the Commission supportive of the proposed open space framework, including types, location, and sizes of open spaces as well as the treatment of the site and surrounding area's natural features such as tree rows and woodlands?

The applicant is proposing a 2-acre community center greenspace and a neighborhood center greenspace, four north-south greenways, and greenspace setbacks along major arterials as part of the open space framework. The greenways generally align with the Area Plan which recommends internal greenways to provide pedestrian access to Washington Elementary. Additionally, the greenways support the Interim Land Use Principles to encourage walkability, making it easier to walk and bike in our community, provide routes for pedestrians and cyclists and destinations along routes.

The applicant identified existing tree rows which separate the parcels and farm fields on the site as natural features of the site. The proposed site layout generally does not preserve these tree rows. Both the DND Guidelines and the Area Plan describe the importance of protecting natural features with future development. Other examples in Dublin demonstrate incorporating existing tree rows into open spaces, streetscapes, and in the front or rear yards of residential development.

A significant woodland (including part of the Avondale Woods reserve) totaling more than 50 acres in size is located to the south of the site. The applicant is proposing to provide a north-south greenway connection between Rings Road and the woodland and

line the balance of the woodland with surface parking for the apartments. The Area Plan describes the woodland feature as a focal point opportunity for open space and recreational objectives.

5) Is the Commission supportive of the proposed street network and circulation?

The applicant is proposing a loose gridded street network which builds upon the existing Ponderosa MHP network of private streets. The applicant is proposing a new street between Rings and TCB extension, aligning with the existing Royal Dublin Drive (Ballantrae) and Rings intersection. The applicant is also proposing to use the existing Bonanza Lane adjacent to Pensworthy Drive (Cramer's Crossing) and provide one additional access point to Rings between Bonanza and the Rings-Avery intersection. Excluding the TCB extension, no new access is proposed from Avery Road. Excluding the TCB extension, no additional street connections are proposed to the west. The applicant is proposing a connection to the partially constructed Scarlet Lane at Avondale Woods. The applicant is also proposing a system of service "alley" streets to provide vehicular access to the zero side yard lots which aligns with the NDG.

The applicant is proposing an extension of TCB from Avery to the west property boundary. The Thoroughfare Plan and the Area Plan describe the extension of TCB from Wilcox to Houchard, across this site. A 116-foot right-of-way is anticipated for TCB to accommodate bike lanes, a shared-use path, and a median in the Feasibility Study: Tuttle Crossing Boulevard Extension, Phase II (2020).

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 TCB is designated as 124' wide and south of TCB 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. The applicant has indicated two roundabouts at Avery and Rings and at Avery and the TCB extension, which aligns with current City plans.

A Traffic Impact Study (TIS) is required at rezoning and PDP. The scope of the TIS shall be established through a Memorandum of Understanding to determine the specific needs and evaluations for the site, should the development proposal move forward.

6) Is the Commission supportive of the proposed character of the Tuttle Crossing Boulevard extension?

The applicant is proposing landscaped setbacks with undulating paths along the TCB extension of approximately 80-feet on the south side and varying on the north between approximately 50 to 140-feet. 4-story buildings are proposed along the entirety of the south frontage. The Area Plan recommends a 200-foot setback along the north and south frontages of the TCB extension to preserve the rural character of the area and provide for a regional greenway/pedestrian corridor.