nbbj | CASTO

AVERY CROSSING

Rings Rd & Avery Rd

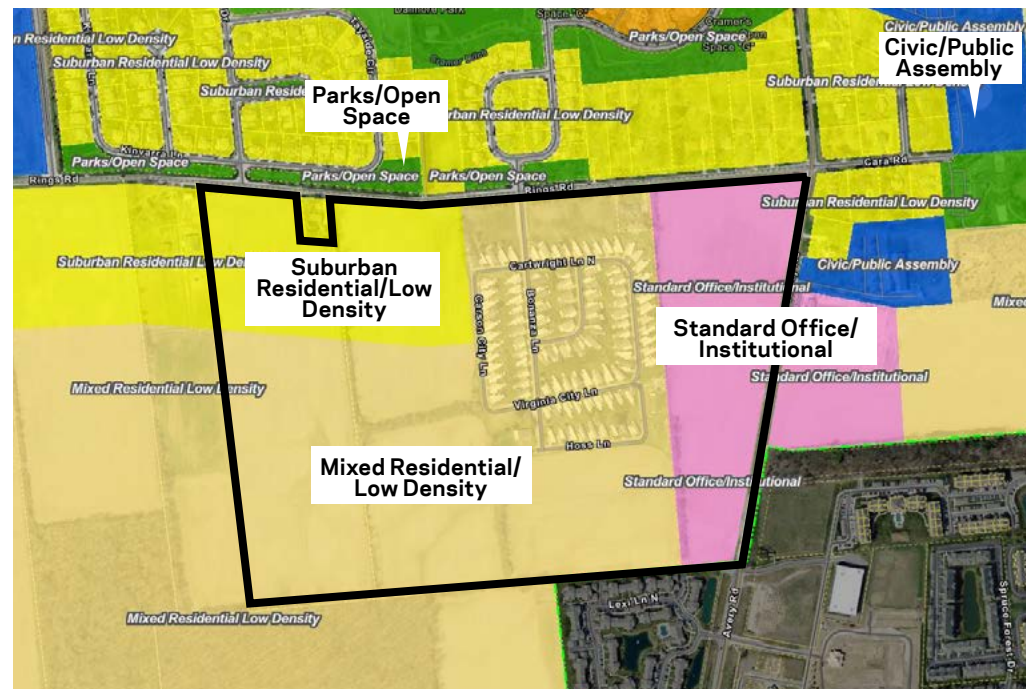Concept Review

DATE:
2023.09.14

VICINITY MAP

The overall ~114.5 acre site consists of three parcels (274-000023, 274-000021, & 274-000117), located at the southwest corner of the Avery Road and Rings Road intersection. Approximately 24 acres of the site has been improved with a 107-space senior, mobile home park known as Ponderosa Mobile Home Park.

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 apartments located to the south, which are located inside City of Columbus boundary.
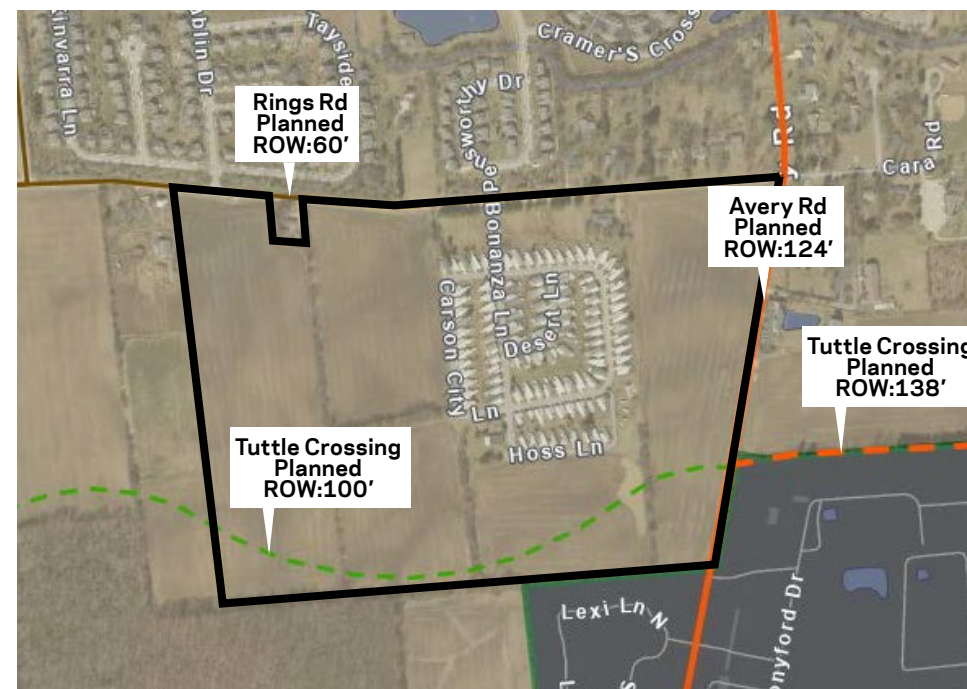
ZONING / LAND USE CONSIDERATIONS

Dublin 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 Ballantrae subdivision.

Dublin 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.

Dublin Southwest Area Plan

The Dublin Southeast Area Plan which includes the Project Site envisions that Tuttle Crossing Boulevard extends from Avery Road along the southern property line 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.

DUBLIN NEIGHBORHOOD DESIGN GUIDELINES

The concept planning for the Project has incorporated the planning principles outlined in the Dublin Neighborhood Design Guidelines for single family detached residential development on, 35'-50' Wide Zero Side Yard Lots and 80'-100' Wide Manor Lots.

Dublin Neighborhood
Design Guidelines

Section 4 ▪ Private Realm

Lot Type Examples, Continued

35' to 50' Wide Zero Side Yard Lots (Alley Accessed)

Typical Lot Element Dimensions

Ⓐ 15' - 25' Front Building Setback
Ⓑ 15' Corner Side Building Setback
Ⓒ 6' Minimum Alley Setback to Garage
Ⓓ Rear Yard
Ⓔ 12' Side Yard
Ⓕ Buildable Area
Ⓖ Private Open Space Area
Ⓗ 5' Fence Setback at Front Facade
Ⓘ 5' Fence Setback at Alley and Corner Side

Typical Built Conditions

Ⓙ Additional Private Open Space in 'Unbuilt' Buildable Areas
Ⓚ HVAC Equipment Behind Principal Structure (Prohibited in Side Yard)

35' to 50' Wide Zero Side Yard Lot Type

35' to 50' Wide Zero Side Yard Lot Type

Section 4 ▪ Private Realm

Lot Type Examples, Continued

80' to 100' Wide Manor Lots

Typical Lot Element Dimensions

Ⓐ 25 to 30' Staggered Front Building Setback
Ⓑ 25' Corner Side Building Setback
Ⓒ 50' Min. Rear Setback to Principal Stucture
Ⓓ 20' Min. Rear Setback to Private Open Space Structures
Ⓔ 8' Min. Side Yard, 1 Side/18' Total Min., Both Sides
Ⓕ Buildable Area for Principal Structure
Ⓖ Private Open Space Area

Typical Built Conditions

Ⓗ Additional Private Open Space in 'Unbuilt' Buildable Areas

80' to 100' Wide Manor Lot.
Westhaven--Franklin, TN

80' to 100' Wide Manor Lot.
Tartan Ridge

SITE ANALYSIS

Site Access

Topography

Natural Feature

A roundabout is currently under design for the intersection of Avery Road and Rings Road. A roundabout and pedestrian underpass is proposed for the future intersection of Avery Road and Tuttle Crossing Boulevard. Primary access to the Project Site will be from Tuttle Crossing Boulevard and Rings Road. The Project also proposes creating a connection to Scarlett Lane to the south.

The Project Site is relatively flat and has a gentle slope from west to east towards Avery Road. The highest point of the site is located at the southwest corner while the lowest point is at the northeast corner on Avery Road.

The majority of the site is farmland with several groups of woodlands along the field boundaries. There is no water body observed on the site. The site is adjacent to a mature dense woodland at the southwest corner.

EXISTING CONDITION

Avery Crossing

ADJACENCY

Neighboring uses include a farm to the west, woodlands, farmland, and apartments 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 (Ballantrae Subdivision) to the north (on the north side of Rings Road).

Avery Crossing

BUBBLE DIAGRAM

CARA ROAD

RING ROAD

MANOR LOTS
~0.4 AC

MANOR LOTS
~1.2 AC

BONANZA LN

MIXED USE
COMMERCIAL
~4.2 AC

ZERO LOT LINE
REAR GARAGE
~14.7 AC

ZERO LOT LINE
REAR GARAGE /
PARKING PAD

NEIGHBORHOOD
CENTER

MANOR
LOTS
~3.2 AC

MIXED USE
COMMERCIAL
~1.8 AC

TOWNHOMES
~0.8 AC

TOWNHOMES
~2.1 AC

COMMUNITY
CENTER
~2.0 AC

TUTTLE CROSSING BOULEVARD

SCARLETT LANE

APARTMENTS
~4.9 AC

APARTMENTS
~3.2 AC

APARTMENTS
~4.7 AC

AVERY ROAD

AVERY BROOK
APARTMENT

Site Data

- **Manor Lots**   4.8 du/acre
  80' wide lot

- **Zero Side Yard Lots**   6.2 du/acre
  50' wide lot, alley accessed

- **Townhomes**   12-15 units/acre

- **Mixed Use**   10k-15k SF /acre

- **Apartments**   458 units, 35 units/acre
  All building @ 4 stories, 80% efficiency, 1200 SF / Unit

0   150   300   600

SITE PLAN

Manor Lots

Mixed Use Commercial

Manor Lots

Zero Lot Line Rear Garage / Parking Pad

Zero Lot Line Rear Garage

Mixed Use Commercial

Townhomes

Townhomes

Community Center

Apartments

Apartments

Pool & Amenity Space

Apartments

| 0 | 150 | 300 | 600 |

CIRCULATION NETWORK

Vehicular Circulation

Existing Roadway
Proposed Roadway

Pedestrian Circulation

Existing Shared Used Path
Proposed Shared Used Path