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## **Farms at Cosgray**

Cosgray Road, Dublin Ohio

The site is approximately 100 acres, and is located on the west side of Cosgray Road, directly across from Barronsmore Way and Churchman Road. The site is bisected by an existing railroad track, which will create two distinct communities.

The future land use plan for this area identifies this parcel as Mixed Residential Rural Transition, which has a typical density of 1.5 du/acre, providing a mix of housing types on smaller lots, with a significant provision of open space.

The plan proposed supports these goals, by providing for the elements from the comprehensive plan.

The density proposed is in line at 153 units for the 100 acre parcel. Large amounts of greenspace, approximately 62 acres in total, are also proposed, which includes areas of existing tree preservation, large buffers of 200 feet and greater along the railroad tracks, buffers along current roadways, and future roadways per the comprehensive plan. These greenspaces will include passive amenities as well as multi use paths connecting to existing and future path systems, as well as activity areas specifically for the residents of these communities such as pickleball, dog parks, bocce courts, and other features

The homes themselves will be provided on approximately 52' x 120' lots, all on public streets, and be marketed towards 55 and older individuals.

The patio homes will include a variety of designs and options, ranging from 1500 to 2200 square feet, with a variety of elevations for both front and rear of the home. All residents will be part of a homes association, which will provide maintenance and upkeep similar to a condominium association.

These homes are adjacent existing single family homes in Ballentrae, keeping the single family character of the area, while allowing for a transition to lower density and larger open spaces per the comprehensive plan, and allowing for future roadway improvements of the Houchard Road / Tuttle Crossing Minor arterial through the site.