

Informal Review

AMLIN CROSSING

Dublin, Ohio

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Submittal for Informal Review and Feedback: Dublin Planning and Zoning Commission, January 4, 2024
Revised Submittal for Informal Review and Feedback: Dublin Planning and Zoning Commission, February 6, 2024

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PART 1

Narrative Statement

I. Introduction

Schottenstein Homes is requesting an informal review, feedback and guidance on an alternative approach to the general land use arrangement and development pattern as potential modifications to the Amlin Crossing PUD application are considered.

Schottenstein Homes filed the Amlin Crossing PUD application in June of 2023. After an extensive engagement process with staff, their recommendation of disapproval was forwarded to the Planning and Zoning Commission. In October 2023, the applicant presented and engaged in a discussion with the Planning and Zoning Commission that resulted in a tabling of the application. With a desire to gain support for a development solution, the applicant has considered the input received throughout the application process and is presenting an alternative land use diagram, conceptual development plan and development program.

Schottenstein Homes is proposing to develop and build approximately 105 single-family detached homes on the southern portion of the site (Buildable Zone B on Exhibit E). The designs for these homes will be a further evolution of the unique floor plans and elevations originally presented in the tabled PUD application.

A residential product type and builder for the northern portion of the site (Buildable Zone A on Exhibit E) is yet to be determined. Schottenstein Homes will not be the builder for this area.

The applicant’s goal for this informal review is to focus discussion on the desired development characteristics of Buildable Zone A, resulting in a residential component and catalyst to a future Amlin Mixed Use Village. Staff and Commission feedback and direction will be used to pursue a development partner to best deliver the desired vision for this area.

II. Community Plan Recommendations

- The site is within the area designated as the Southwest Area, a Special Area Plan.
- The Future Land Use Map designates all parcels included in this application as Mixed Residential – Medium Density at gross density of 3-5 dwelling units per acre. At this recommended density range, the site could yield 315 to 525 dwelling units.
- Mixed Residential – Medium Density areas are located where greater walkability and pedestrian orientation at a village scale are desired. These areas are intended for integration around Mixed Use developments. In these instances, buildings are often placed closer to the street to form a street edge with residential appearance.
- Parcels adjacent to the north of the site, along Rings Road, are designated as Mixed-Use Village Center.
- Mixed Residential uses should facilitate pedestrian activity and provide support for commercial uses in Mixed-Use areas.

- Exhibit B.3 – Future Land Use Plan shows the recommended future land uses for this and surrounding properties.

III. Conservation Design Principles & Cluster Development

- Conservation design principles have been considered and included in the alternate land use approach.
- Approximately 50% of the site is set aside for open space and preservation areas. Preserved areas include wooded areas and emergent wetlands along the railroad.
- Ground that is considered buildable has been provided as open space and aggregated with the areas of preservation, allowing for the creation of a significant open space / preserve area of approximately 35 acres in the northeast portion of the site. The inclusion of these areas will mitigate impacts to an existing tree row in Buildable Zone A and should offset the requirements for open space adjacency/proximity within all buildable zones.
- Clustering development into 2 zones (+/-41.8 acres) provides 60% of the site for development of open space, preserve areas and public thoroughfares, providing significant open space development in very walkable proximity.
- Street networks will be organized to feature the existing landmark trees and the significant park/preservation area.
- Exhibit B.1 – Existing Conditions Map shows the locations of natural features on the site.
- Exhibit B.2 – Existing Conditions provides aerial imagery highlighting the locations of the natural features on the site.
- Exhibit C – Open Space Framework illustrates the buildable and non-buildable area of the site. Note Buildable Zones C and D, they will be included in the open space dedication.
- Exhibit D – Alternate Land Use Plan and Exhibit E – Conceptual Site Plan illustrate the locations for clustering residential development and the resulting significant assemblage of open space and preservation areas.

IV. Open Space Framework

- Responding to the staff and commission feedback received through the PUD process, the applicant studied the existing site conditions and natural features to identify both buildable and non-buildable areas of the site.

- The following elements are considered in identifying buildable vs. non-buildable zones:
 1. Wetlands and wetland buffers,
 2. Existing tree stands and protection zones,
 3. Landmark trees and protection zones,
 4. Cosgray Road setback – 150’,
 5. Tuttle Crossing Boulevard setback – 150’,
 6. Railroad setback – 150’,
 7. Perimeter setbacks – 25’,
 8. Utility easements.
- A total of 4 buildable zones were identified on the site. These areas total +/-43.3 acres, only 41% of the +/-105.1-acre site.

North of the proposed Tuttle Crossing Boulevard yields 3 buildable zones totaling +/- 17.6 acres.

South of the proposed Tuttle Crossing Boulevard yields +/-25.8 acres in a single zone.

- Exhibit C – Open Space Framework illustrates the buildable and non-buildable area of the site.

V. Alternate Land Use Plan & Conceptual Site Plan

- The Alternate Land Use Plan and Conceptual Site Plan consider 4 major organizational components. They are as follows:
 1. Tuttle Crossing Boulevard,
 2. Park / Preserve,
 3. Buildable Zone A,
 4. Buildable Zone B.
- Tuttle Crossing Boulevard:
 - The location and geometry of a proposed future Tuttle Crossing Boulevard continues as a site plan driver. The 116’ wide right-of-way and additional 150’ setbacks on either side of the thoroughfare bisect the site east-west. This corridor creates planning challenges given the total width of this right of way and setbacks. In addition to the 416’ wide corridor, the site constraints are compounded by the overpass element. The alternative plan approach is to continue to develop high quality residential neighborhoods both north and south of the thoroughfare. However, these would be developed as separate neighborhoods within the planning area.
- Regional Park / Preserve
 - The northeastern third of the site has been carved out as a regional park and/or preserve area. This area is +/-34.8 acres in size, similar in area to Emerald Fields Park in northeast Dublin. Included in this open space area are Buildable Zones C and D totaling +/-3.4 acres. These buildable zones are being proposed as open space in lieu of impacts to the tree row in the northern buildable zone and minimum open space requirements of the Conservation Design Resolution. The included buildable

areas may accommodate active park program areas, leaving +/-31.4 acres for passive programming and preservation.

- Details on access, ownership, maintenance and programming for this open space will be determined should this land use direction progress.

- Buildable Zone A

- This area is located north of the proposed Tuttle Crossing Boulevard in the northwest third of the site, totaling +/-16.0 acres.

- Access to this zone will be from single points along both Cosgray and Rings Roads. The applicant has control of a parcel of land along Rings Road to provide a second access point.

- This zone may be developed with residential dwelling units to support commercial uses in a potential future Amlin Mixed-Use Village concept. Unit counts in this area may range from +/-210 to +/-420 residential units, yielding a gross density of 3-5 dwelling units per.

- The applicant is not proposing a specific building type, height or density currently. However, specific feedback for this area relating to the appropriate density, building massing, form and architectural detailing will allow the applicant to find the appropriate development partner to best deliver the desired vision.

- The applicant has outlined two scenarios on the Alternate Land Use Plan to illustrate the unit yield of SF attached townhomes to MF- 2 and 3 story to MF-3 to 5 story.

- Site design will incorporate best practices to promote walkability and will create a framework to support access to parks, open spaces and future commercial uses.

- Buildable Zone B

- This area is located south of the proposed Tuttle Crossing Boulevard, totaling +/-25.8 acres.

- Access to this zone will be via extensions of existing streets stubbed to the property from adjacent development in the City of Columbus and from Tuttle Crossing Boulevard. Access from Cosgray Road is not available.

- This zone will be developed with +/-105 single-family detached homes on fee simple lots. Designs for these homes will evolve from those included in the Amlin Crossing PUD.

- Site design will incorporate best practices to promote walkability and will create a framework to support access to parks, open spaces and future commercial uses.

- Exhibit D – Alternate Land Use Plan and Exhibit E – Conceptual Site Plan illustrate the locations for clustering residential development and the resulting significant assemblage of open space and preservation areas.

VI. Alternate Development Program

• Development Program Summary

- Gross Area: +/-105.1 Ac.
- Buildable Area: +/-41.8 Ac. (39.8%)
 - Buildable Zone A: +/-16.0 Ac.*
 - Buildable Zone B: +/-25.8 Ac.*
- Total Units: 315 – 525 Dwelling Units
 - Buildable Zone A: 210-420 Units*
 - Buildable Zone B: 105 Units*
- Gross Density: 3.0 – 5.0 Dwelling Units/Ac.
- Open Space: +/-52.5 Ac. (50%)
- Building Types: Residential Dwellings
 - Buildable Zone A: Single-Family Attached / Townhomes, and/or Stacked Garden Units.*
 - Buildable Zone B: Single-Family Detached - 50'x120' Lots.*

VII. Building Types

• Buildable Zone A

- This area is located north of the proposed Tuttle Crossing Boulevard along the northern boundary of the site, immediately adjacent to large-lot single-family uses within Washington Township.
- As indicated in the Community Plan, this area should provide residential units at a higher density to support commercial uses that could develop in a mixed-use village center. Building types including, but not limited to, townhomes and/or stacked garden units could yield an appropriate number of residential dwellings to support the nearby commercial uses and meet the recommended gross density for the site.
- Townhome style buildings may be 2-3 stories in height while garden style buildings may be 3-4 stories in height.
- Exhibits F.1, F.2, F.3 and F.4 – Potential Building Character illustrate potential building character. These samples are being provided to assist in the feedback on the building types, massing and form, height and style.

• Buildable Zone B

- This area is located south of the proposed Tuttle Crossing Boulevard, adjacent to a single-family neighborhood within the City of Columbus.
- Single-Family Detached homes are proposed to be built in this area on approximately 50' wide by 120' deep fee simple lots.
- Home designs will be based on the plans and elevations submitted as part of the Amlin Crossing PUD. Homes will be designed with traditional architectural styling, will feature prominent front porches and will minimize the impact of garage doors on the public streetscape.
- The building height will be a maximum of 35'.

VIII. Requested Feedback and Direction

- As the applicant further refines their approach to the land use arrangement and development pattern, specific feedback at this point will help the applicant to determine the next step in the development of this site. The applicant would like feedback from staff and the commission specific to the following:
 1. Setback Distances – 150',
 2. Land Use Arrangement; lower density south of Tuttle, higher density near a potential Mixed Use Village Center,
 3. Land Use Arrangement; Regional Park/Preserve,
 4. Buildable Zone A – appropriate density,
 5. Buildable Zone A- appropriate building massing and forms,
 6. Buildable Zone A- appropriate building heights,
 7. Buildable Zone A- architectural detailing.

PART 2

Exhibits

Exhibit A: Vicinity Map

PLANNING INFORMATION

Included Parcels:	Ac.	Owner
Franklin County ID		
274001307	20.24	Cosgray Road II LLC
274001004	24.45	Cosgray Road II LLC
274001218	60.42	Floyd & Joyce Miller
PARCEL TOTAL	105.11 Ac.	

Planning Documents: City of Dublin, OH Dubscovery
 FEMA.gov
 Franklin County Auditor GIS
 National Wetlands Inventory

Existing Zoning District: R - Rural District

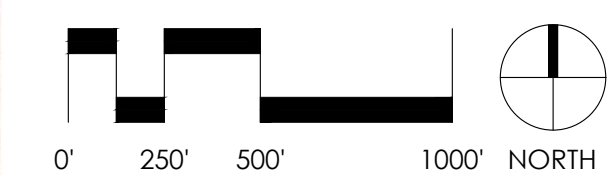
Existing Land Use: Rural Residential, Agricultural

Recommended Land Use: Mixed Residential Medium Density

Flood Hazard Area: Zone X - minimal hazard



NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.



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Exhibit B.1: Existing Conditions

PLANNING INFORMATION

Included Parcels:	Ac.	Owner
Franklin County ID		
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274001004	24.45	Cosgray Road II LLC
274001218	60.42	Floyd & Joyce Miller
PARCEL TOTAL	105.11 Ac.	

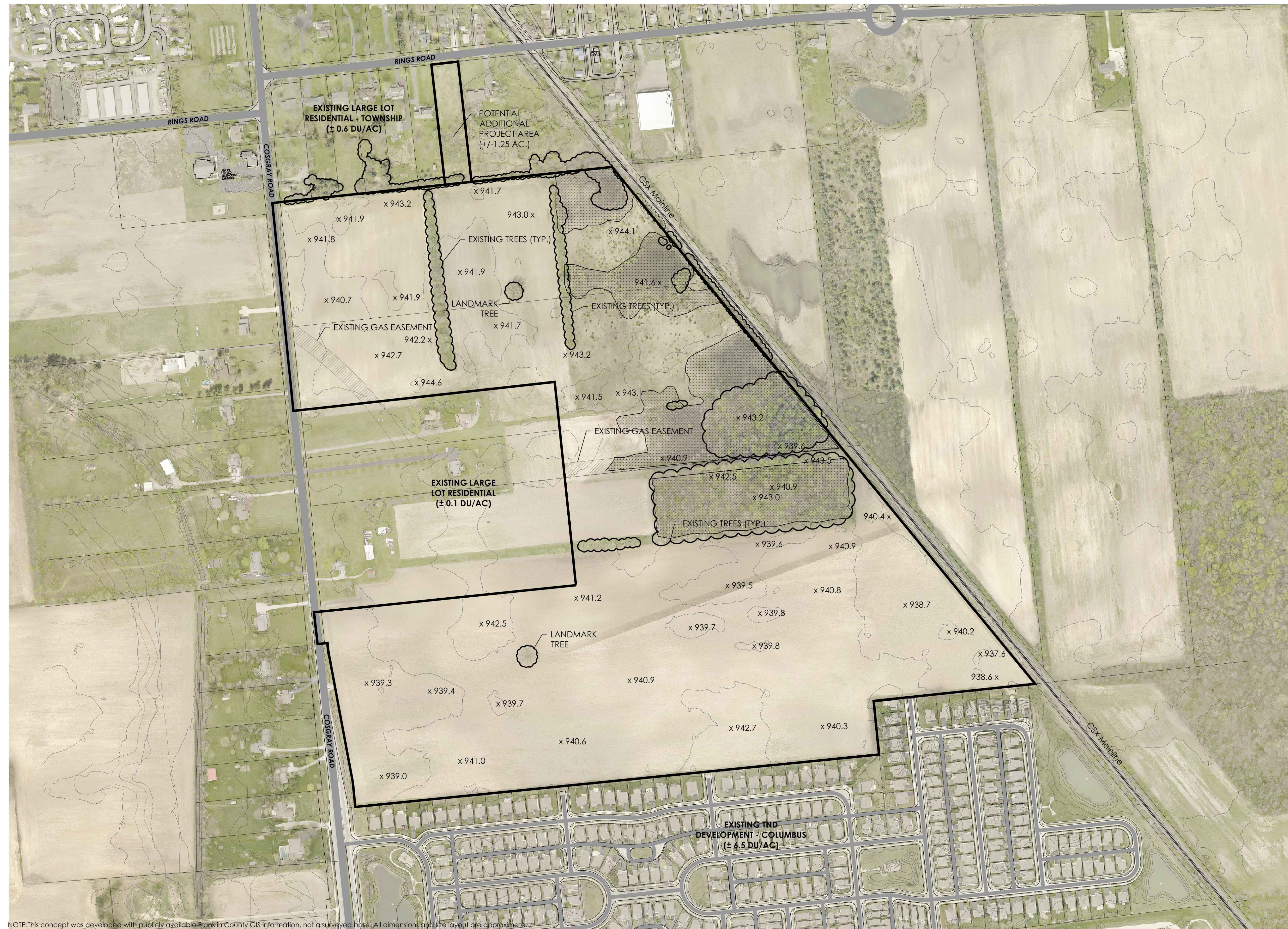
Planning Documents: City of Dublin, OH Dubscovery
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View 1: Southern Boundary Looking East



View 2: Southern Boundary Looking East



View 1: Southern Boundary Looking West



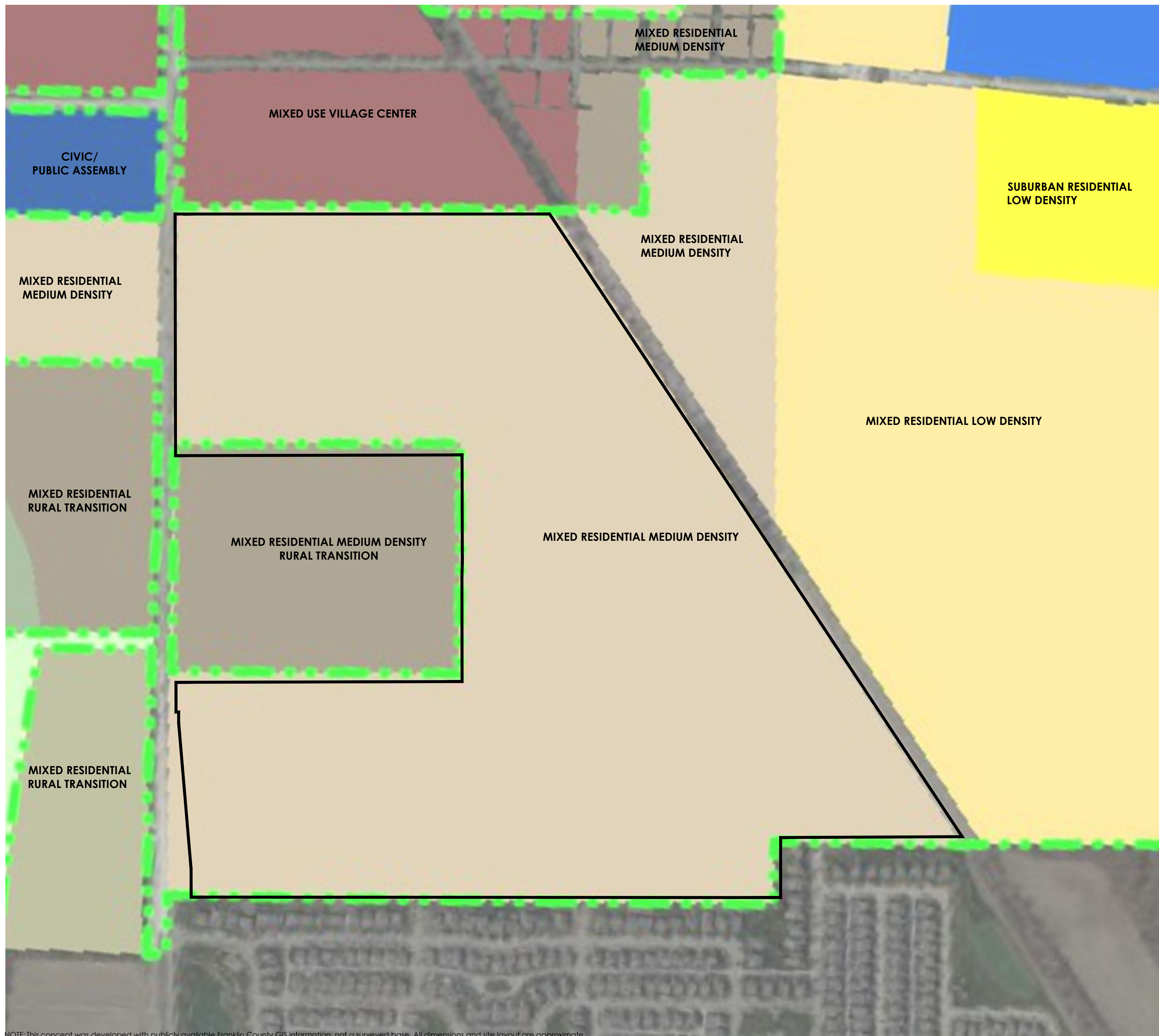
View 4: Southern Boundary Looking North



View 5: Center of Site Looking North-West



View 6: Center of Site Looking North-East



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Exhibit C: Open Space Framework

PLANNING INFORMATION

Included Parcels:	Ac.	Owner
Franklin County ID		
274001307	20.24	Cosgray Road II LLC
274001004	24.45	Cosgray Road II LLC
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PARCEL TOTAL	105.11 Ac.	

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Existing Zoning District: R - Rural District

Existing Land Use: Rural Residential, Agricultural

Recommended Land Use: Mixed Residential Medium Density

Flood Hazard Area: Zone X - minimal hazard

BUILDABLE ZONES

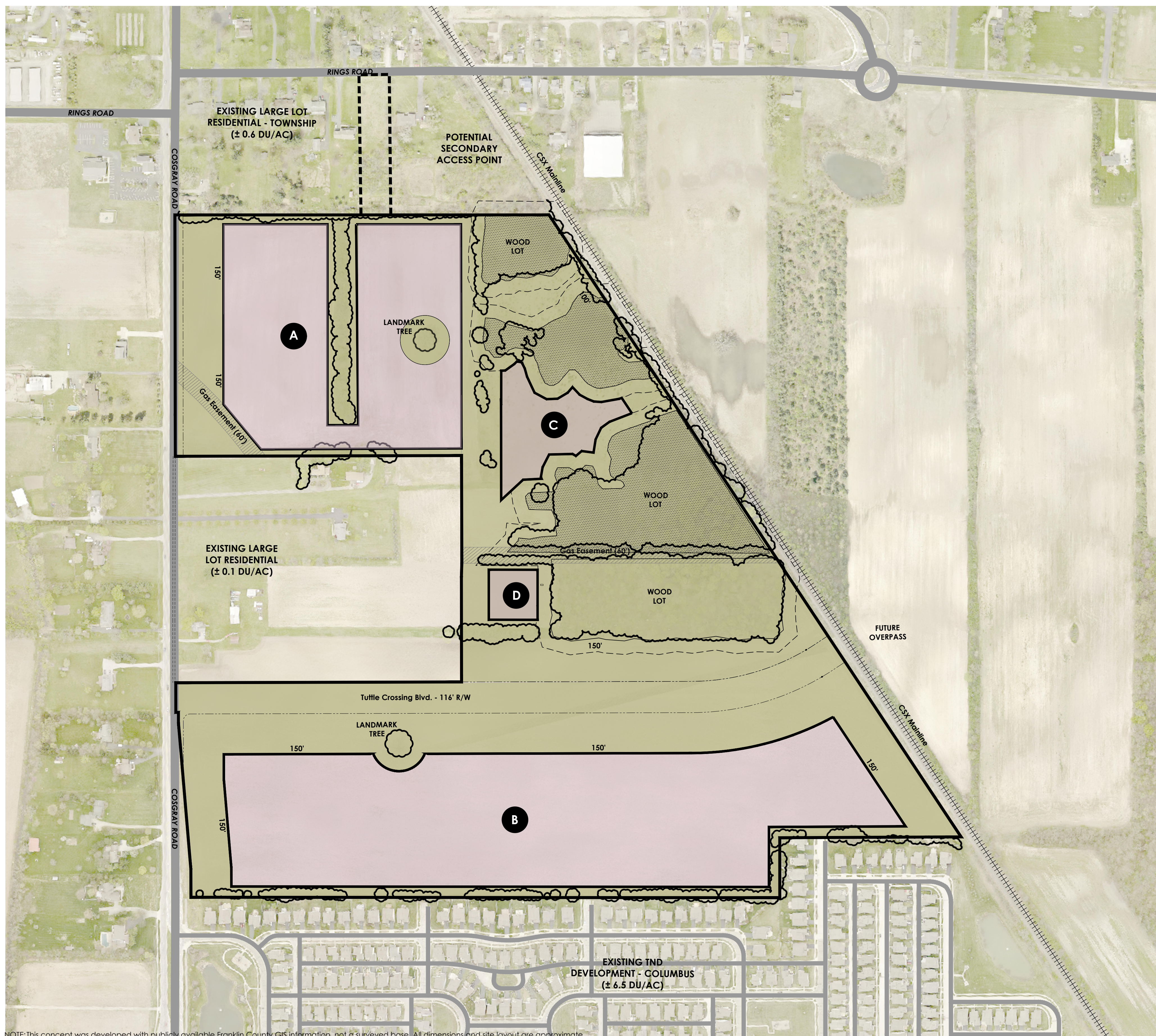
A	BUILDABLE ZONE A Area:	+/-14.2 AC.
B	BUILDABLE ZONE B Area:	+/-25.8 AC.
C	BUILDABLE ZONE C Area:	+/-2.6 AC.
D	BUILDABLE ZONE D Area:	+/-0.8 AC.
TOTAL BUILDABLE AREA:		+/-45.2 AC. (43.0%)

NON-BUILDABLE ZONES

TOTAL NON-BUILDABLE ZONE: +/-59.9 AC.

NON-BUILDABLE ZONES INCLUDE:

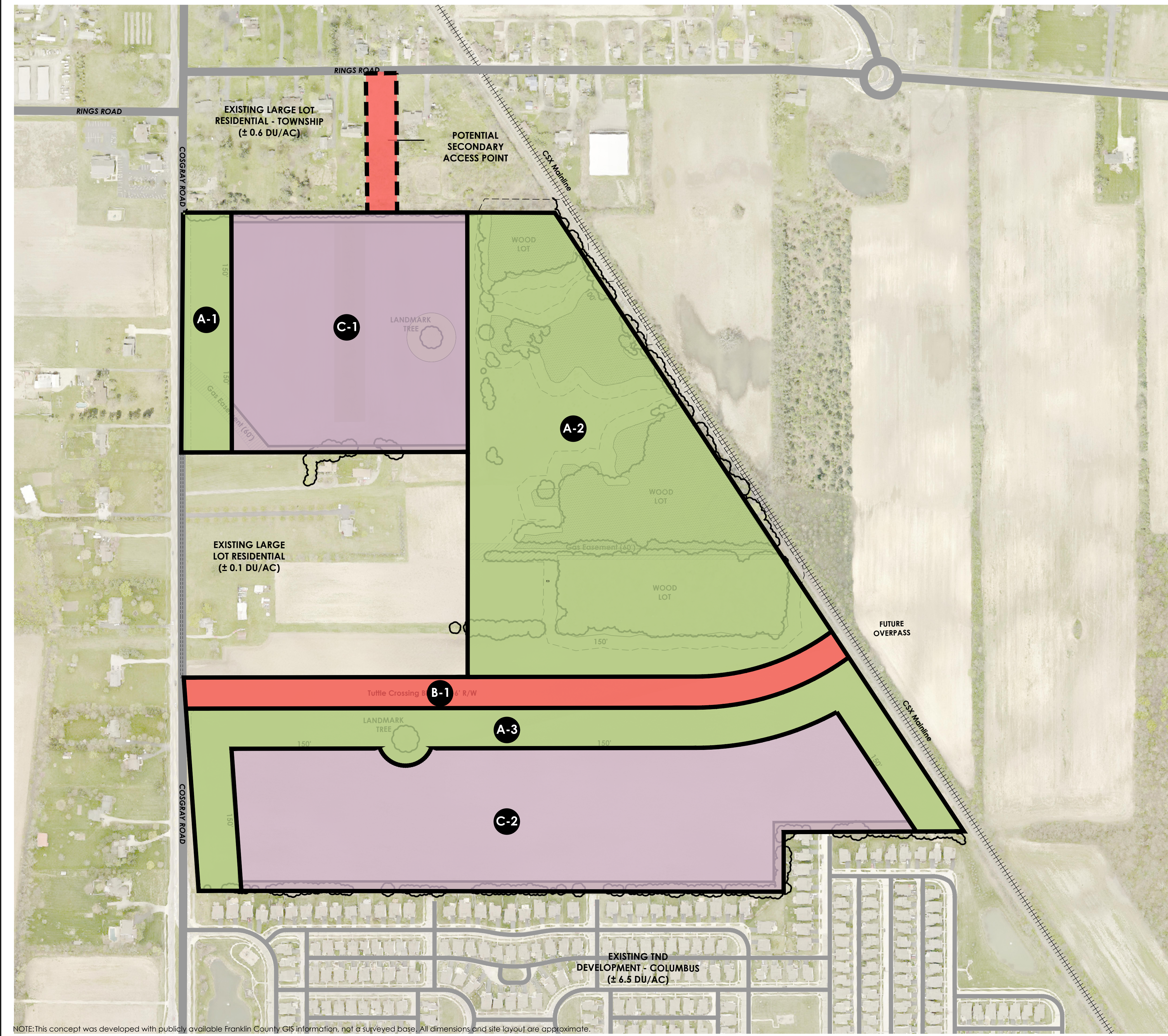
- Wetlands
- Wetland Setbacks
- Existing Tree Stands
- Landmark Trees
- 150' Cosgray Road Setback
- 150' Tuttle Crossing Boulevard Setback
- 150' Railroad Setback
- Gas Easements



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Exhibit D: Alternate Land Use Plan



LAND USE KEY

A-1	PARKS/OPEN SPACE	+/- 3.8 AC
A-2	PARKS/OPEN SPACE	+/- 35.2 AC
A-3	PARKS/OPEN SPACE	+/- 13.0 AC
TOTAL PARKS/OPEN SPACE		+/- 52.0 AC
B-1	THOROUGHFARES (TUTTLE CROSSING BLVD)	+/- 7.0 AC
TOTAL THOROUGHFARE		+/- 7.0 AC
C-1	MIXED RESIDENTIAL - MEDIUM DENSITY	+/- 17.9 AC
C-2	MIXED RESIDENTIAL - MEDIUM DENSITY	+/- 28.2 AC
TOTAL RESIDENTIAL		+/- 46.1 AC

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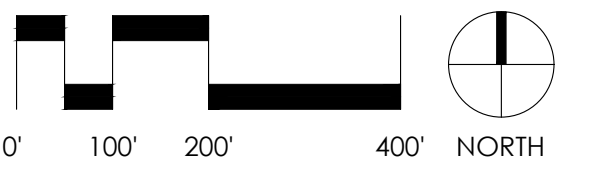


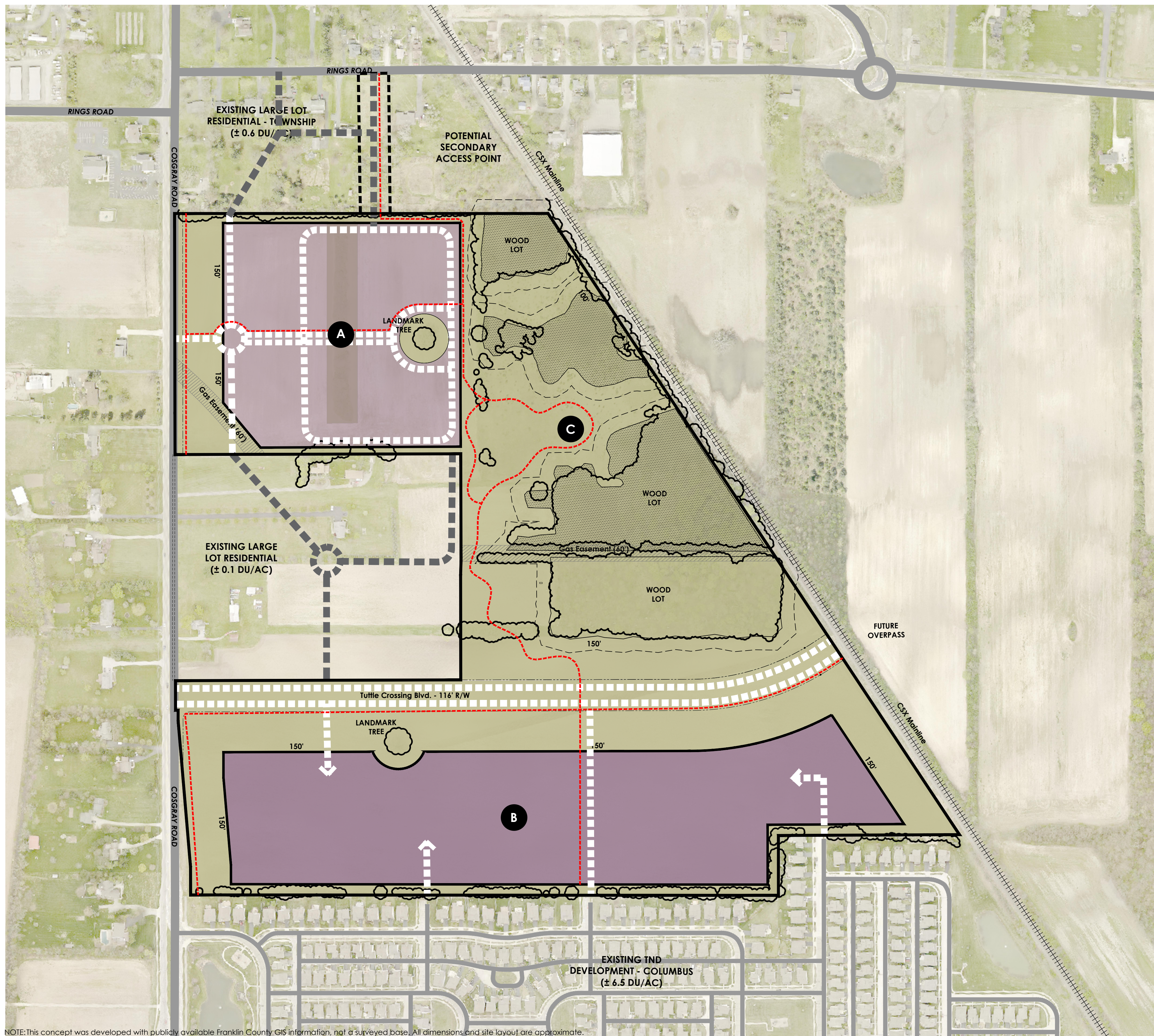
Exhibit E: Conceptual Site Plan

BUILDABLE ZONES

- A** BUILDABLE ZONE A
- B** BUILDABLE ZONE B
- C** PARK DEDICATION: +/-34.8 AC.

DEVELOPMENT PROGRAM SUMMARY

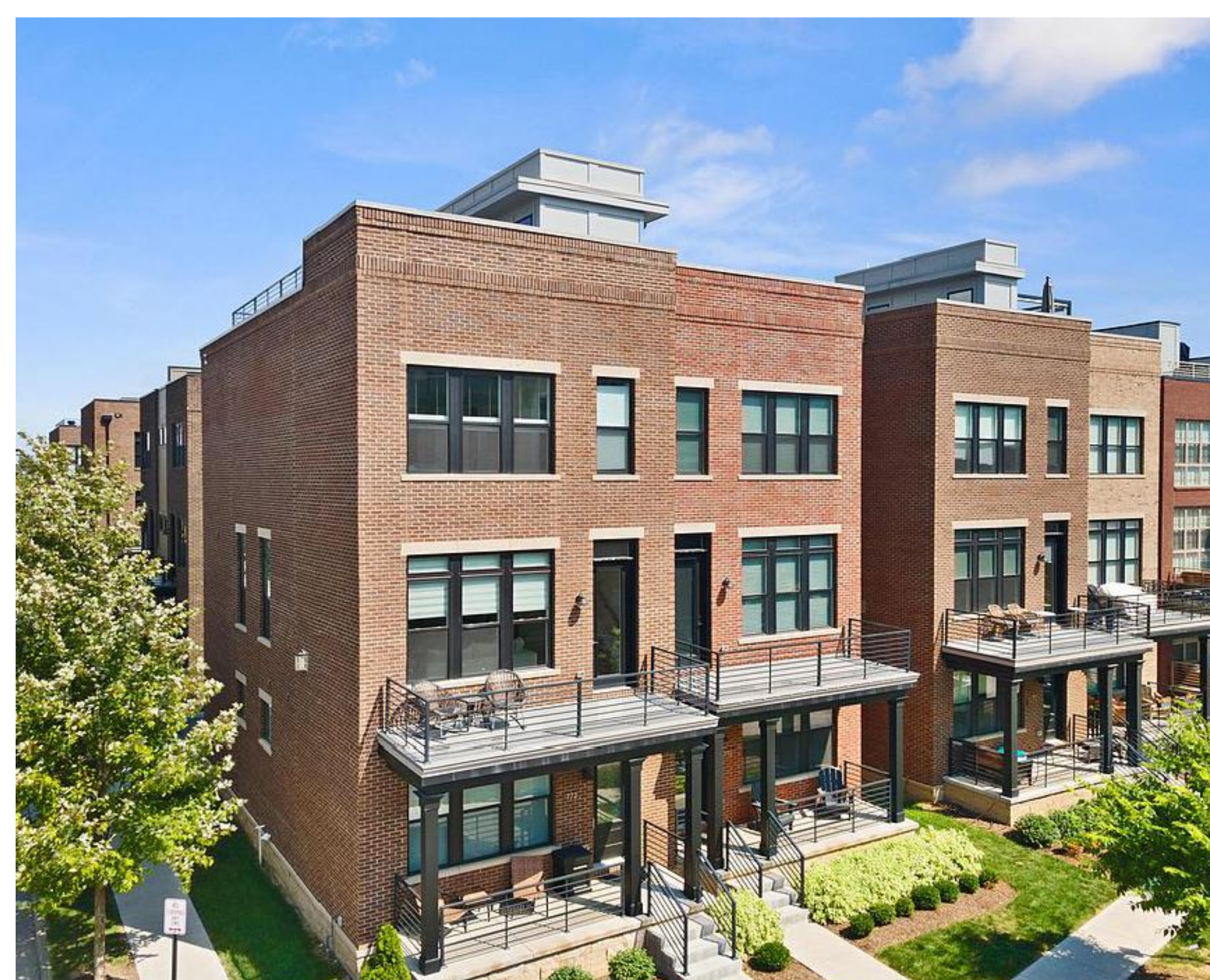
Gross Area:	+/-105.1 AC.
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Single-Family Building Type: Street Elevation



Single-Family: Development Pattern

Standard Construction 074



Single-Family: Home Elevations (Front)



Single-Family: Home Elevations (Side)



Single-Family: Home Elevations (Rear)



Single-Family: Home Elevations (Side)