
Concept Plan Application

AMLIN CROSSING

Dublin, Ohio

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

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

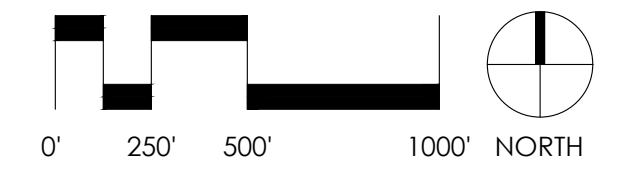
Existing Land Use: Rural Residential, Agricultural

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.



CONCEPT PLAN 2
AMLIN CROSSING
 Dublin, OH
 January 4, 2024

EXHIBIT B.1: EXISTING CONDITIONS

PLANNING INFORMATION

Franklin County ID	Ac.	Owner
274001307	20.24	Cosgray Road II LLC
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PARCEL TOTAL	105.11 Ac.	

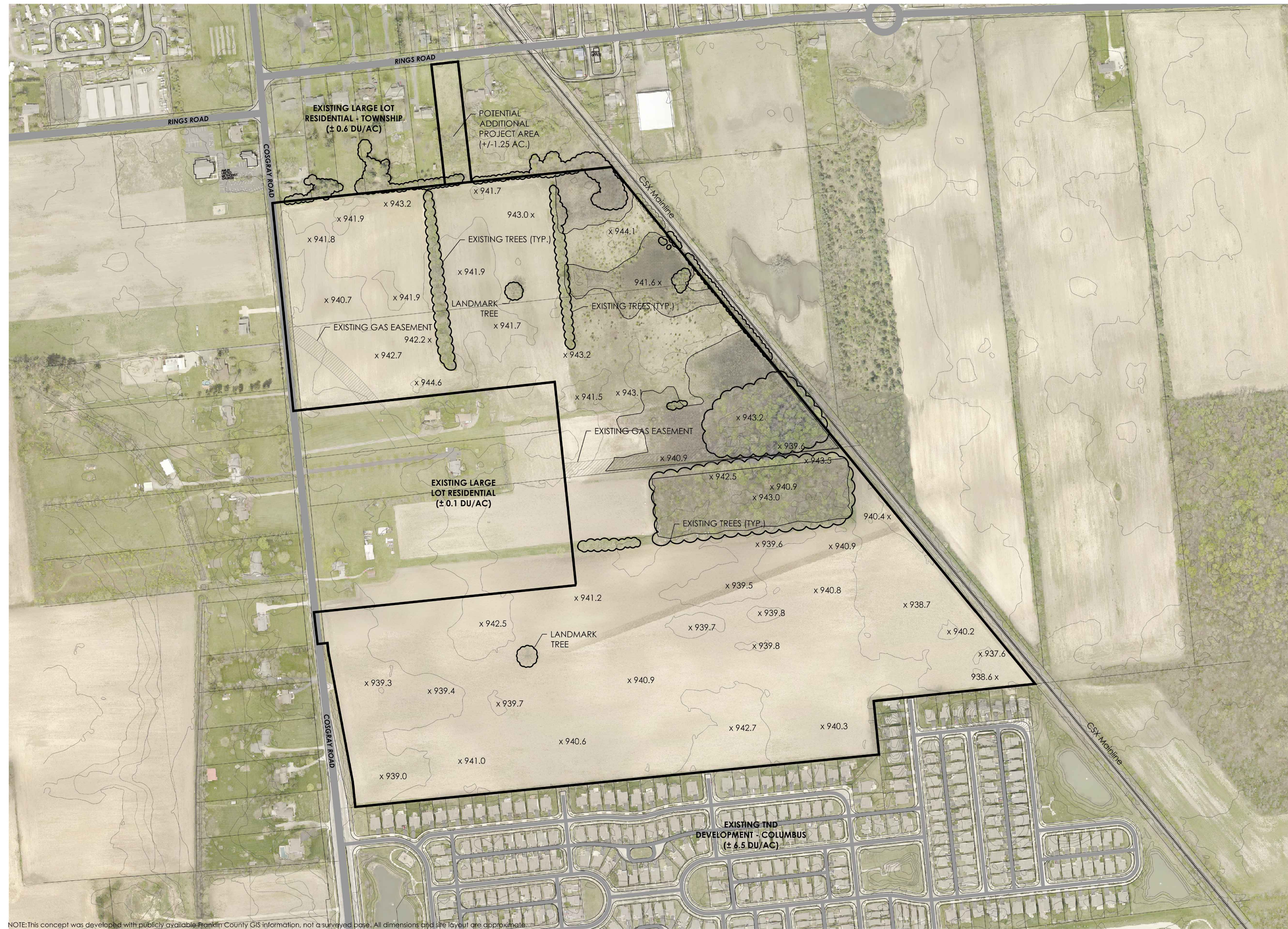
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CONCEPT PLAN 2 AMLIN CROSSING Dublin, OH January 4, 2024



View 1: Southern Boundary Looking East



View 2: Southern Boundary Looking East



View 1: Southern Boundary Looking West



View 4: Southern Boundary Looking North

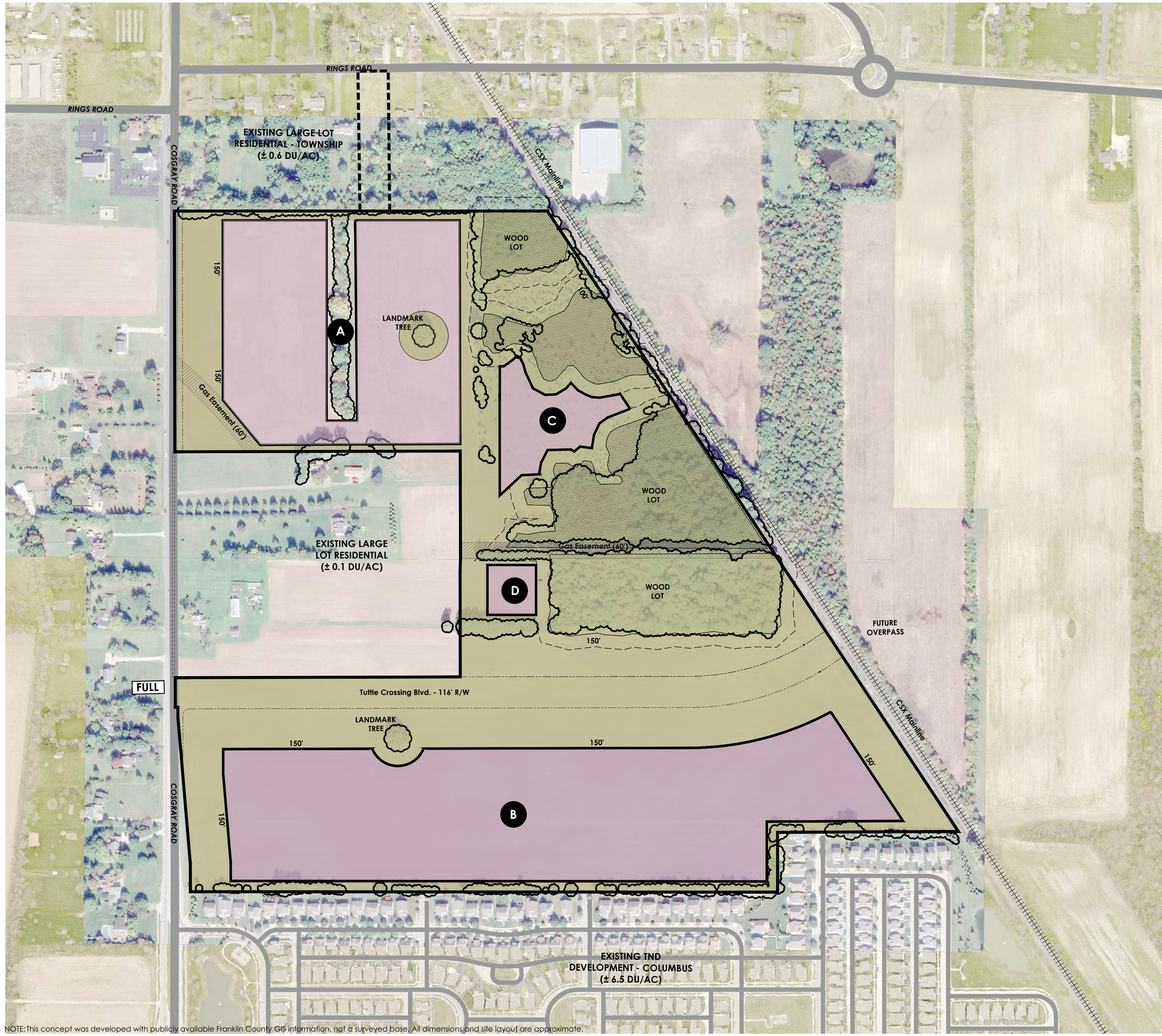


View 5: Center of Site Looking North-West



View 6: Center of Site Looking North-East

Exhibit C: Open Space Framework



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BUILDABLE ZONES

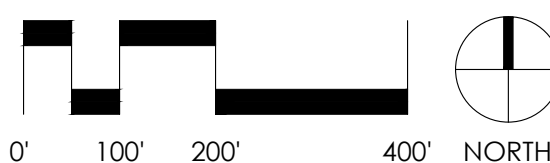
A	BUILDABLE ZONE A Area:	+/-14.2 AC.
B	BUILDABLE ZONE B Area:	+/-25.8 AC.
C	BUILDABLE ZONE C Area:	+/-2.6 AC.
D	BUILDABLE ZONE D Area:	+/-0.8 AC.
TOTAL BUILDABLE ZONE:		+/-45.2 AC.

NON-BUILDABLE ZONES

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

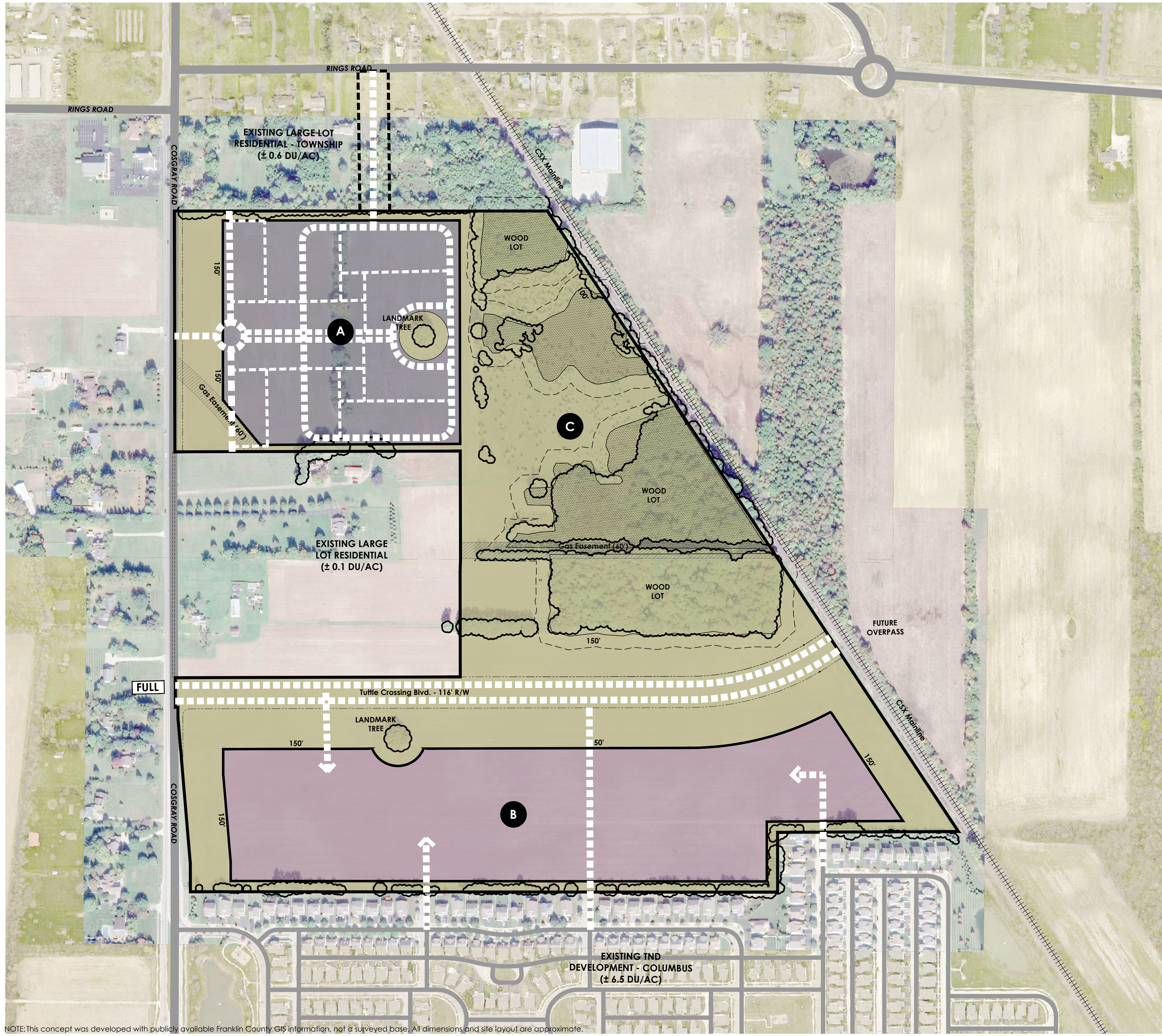
NON-BUILDABLE ZONES INCLUDE:

- 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



BUILDABLE ZONES

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

SCENARIO 1

Gross Area:	+/-105.0 AC.
Buildable Area:	+/-41.8 Ac. (39.8%)
Zone A:	+/-16.0 Ac.
Zone B:	+/-25.8 Ac.
Land Use:	Residential
Zone A:	Single-Family - Attached or Multi-Family - 2 & 3 Story Gardens
Zone B:	Single-Family Detached - 52'X125' Lots
Total Units:	315 Lots
Zone A:	210
Zone B:	105
Net Density:	8.2 D.U./Ac.
Zone A:	13.1 D.U./Ac.
Zone B:	4.0 D.U./Ac.
Gross Density:	3.0 D.U./Ac.
Open Space Provided:	+/-56.6 Ac. (54.0%)

SCENARIO 2

Gross Area:	+/-105.0 AC.
Buildable Area:	+/-41.8 Ac. (39.8%)
Zone A:	+/-16.0 Ac.
Zone B:	+/-25.8 Ac.
Land Use:	Residential
Zone A:	Multi-Family - 3 to 5 Story Gardens / Townhomes
Zone B:	Single-Family Detached - 52'X125' Lots
Total Units:	525 Lots
Zone A:	420
Zone B:	105
Net Density:	12.5 D.U./Ac.
Zone A:	26.2 D.U./Ac.
Zone B:	4.0 D.U./Ac.
Gross Density:	5.0 D.U./Ac.
Open Space Provided:	+/-56.6 Ac. (54.0%)

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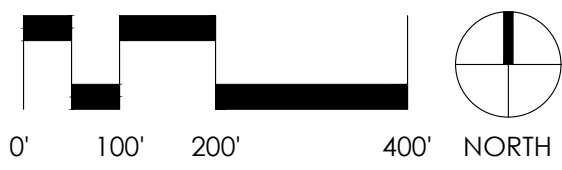
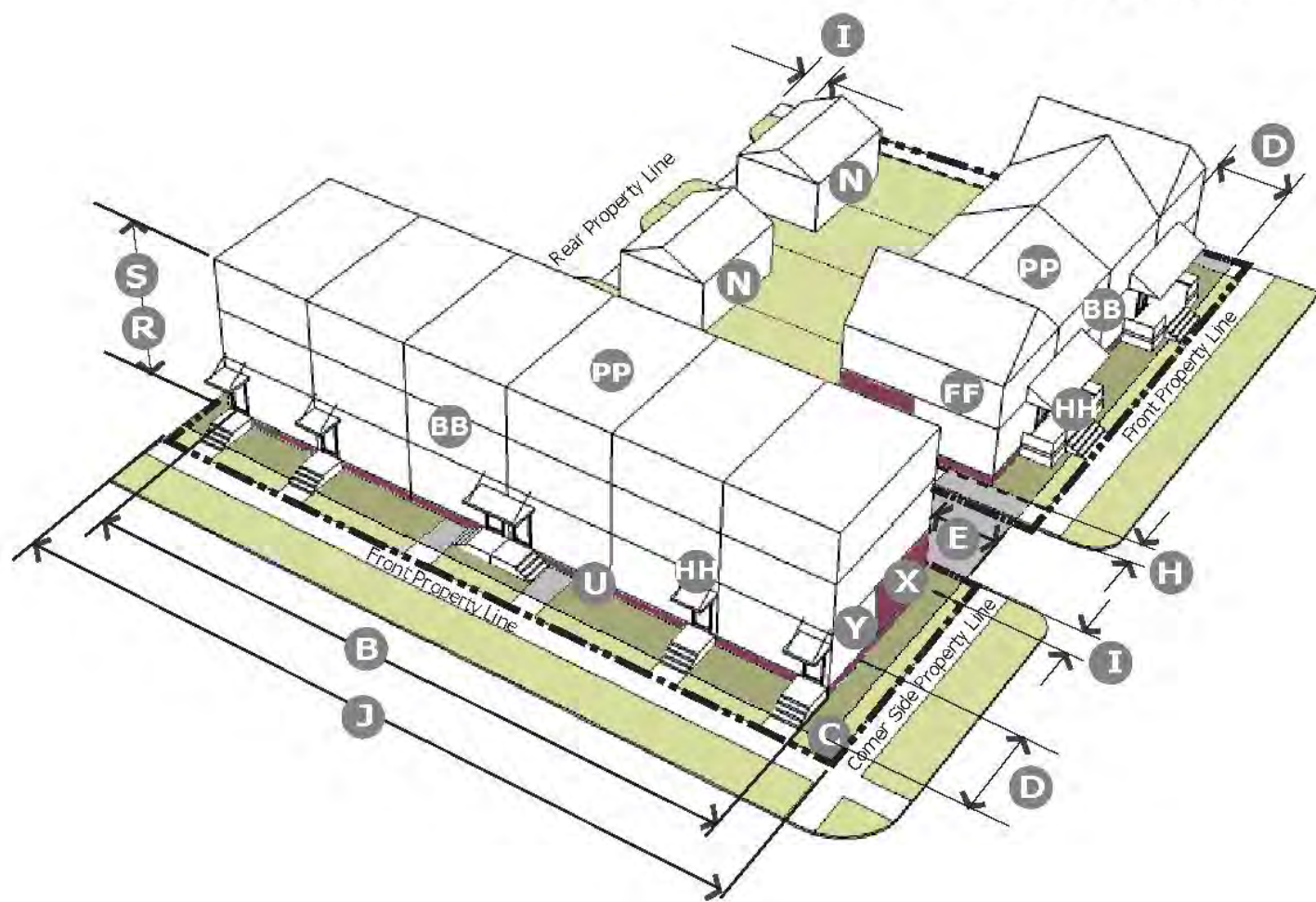


EXHIBIT E: PRODUCT/DEVELOPMENT CHARACTER BUILDING FORM

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.



Permitted Parking within Building
Required Building Zone

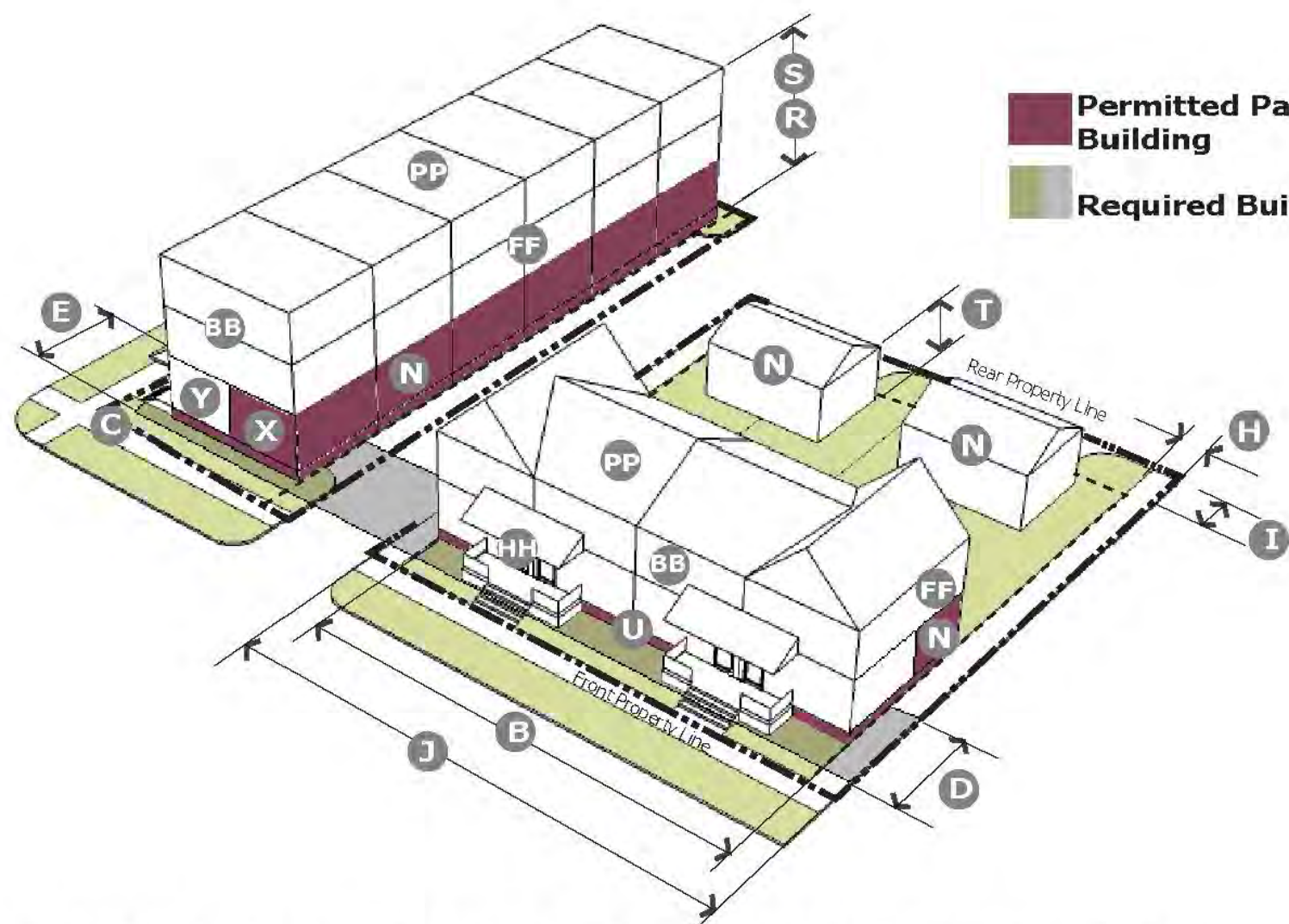
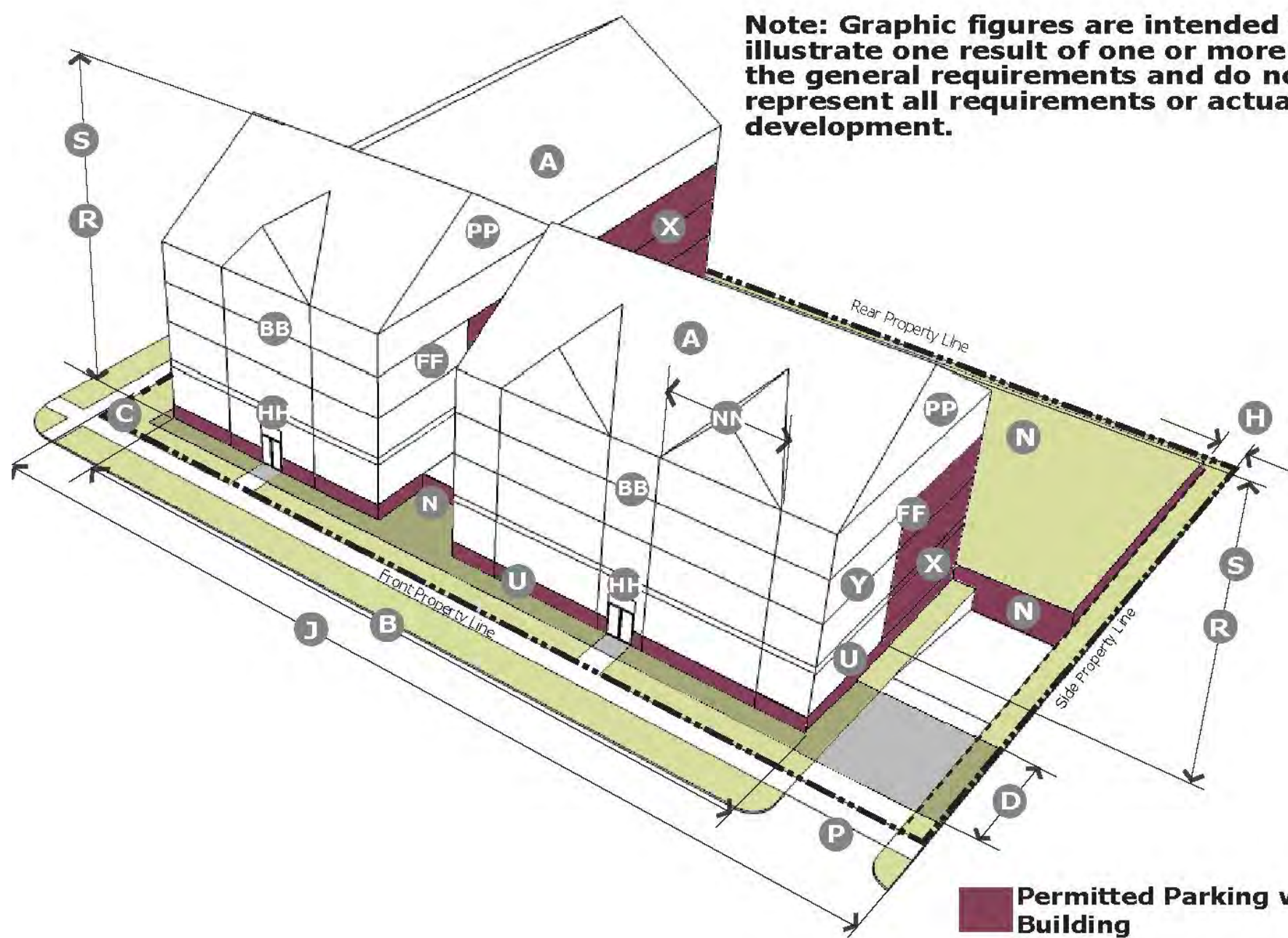


FIGURE 153.062-O: SINGLE-FAMILY ATTACHED BUILDING TYPE DIAGRAM.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.



Permitted Parking within Building
Required Building Zone

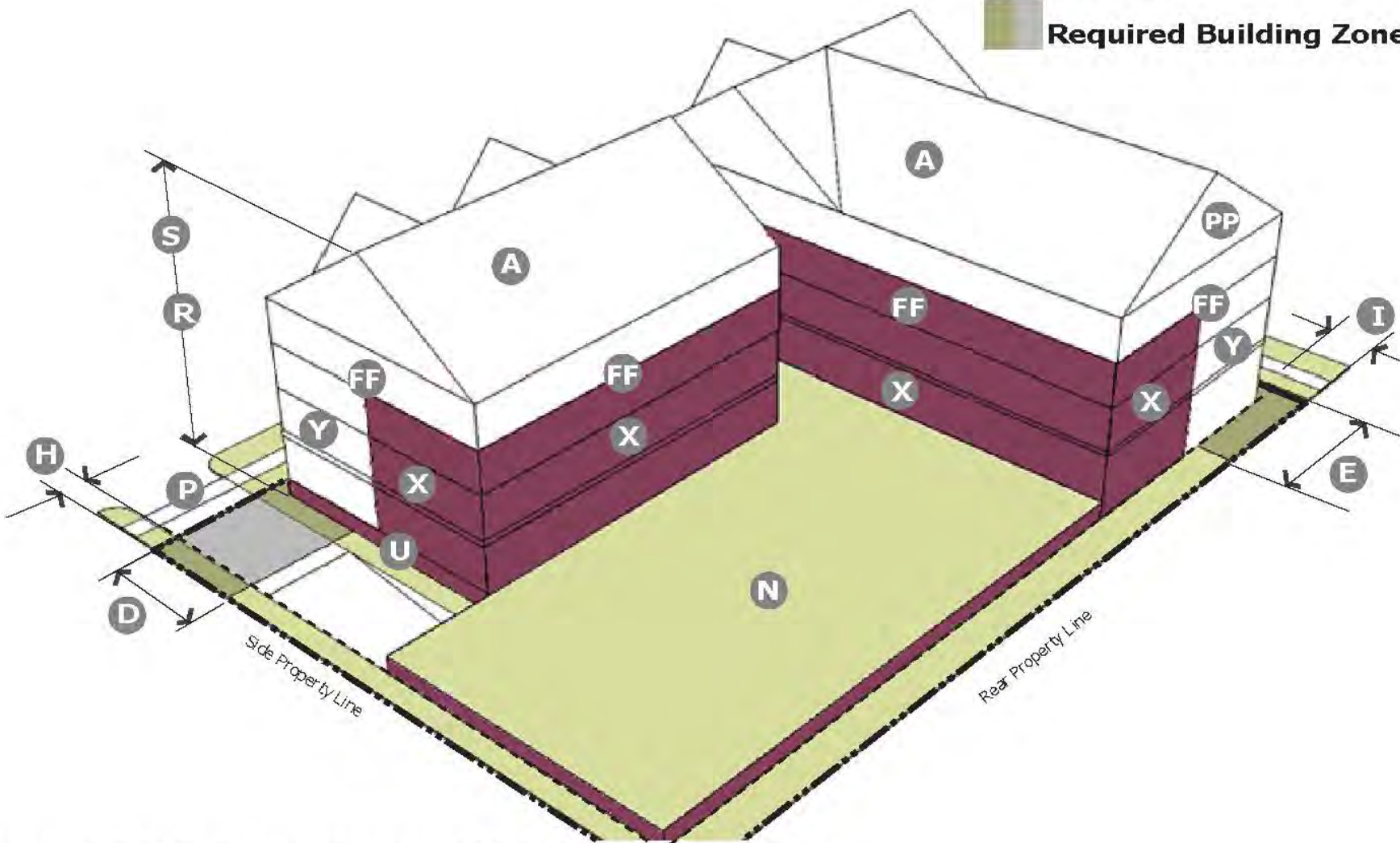
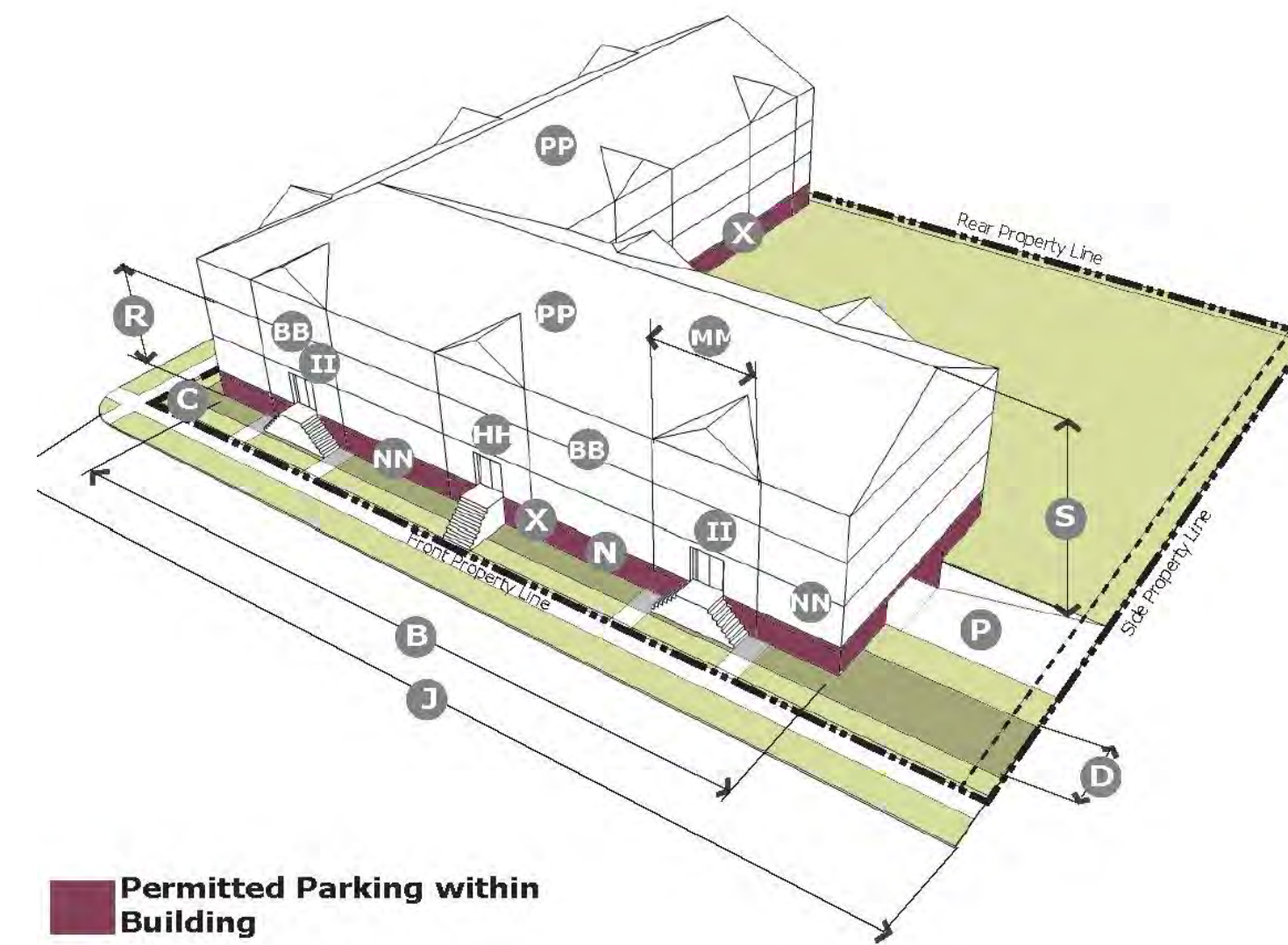
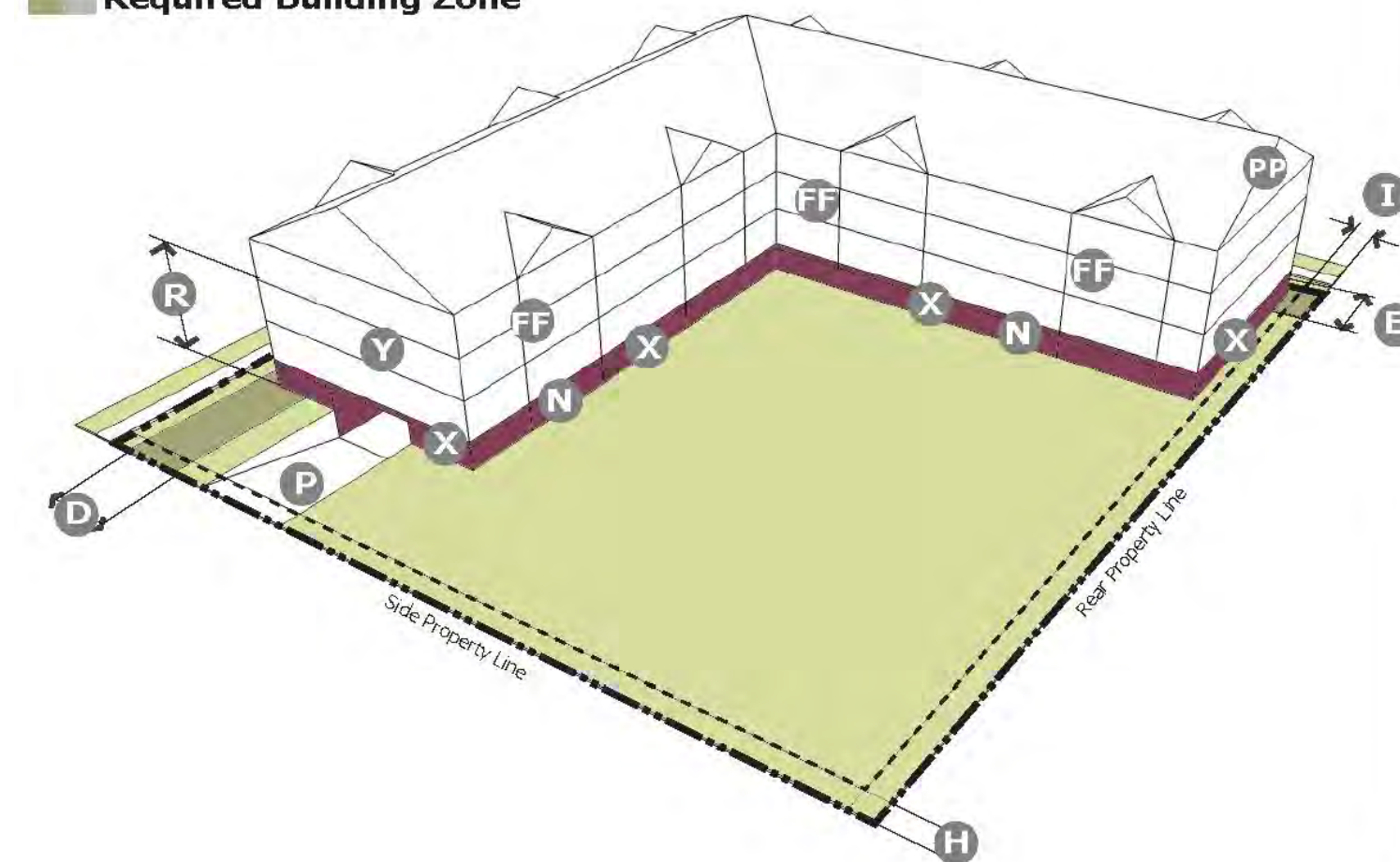


FIGURE 153.062-P: APARTMENT BUILDING TYPE DIAGRAM.



Permitted Parking within Building
Required Building Zone



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FIGURE 153.062-P: PODIUM APARTMENT BUILDING TYPE DIAGRAM.

