

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 in lieu of the currently proposed Amlin Crossing PUD site plan.

Schottenstein Homes filed the Amlin Crossing PUD in June of 2023. After an extensive review process with staff that ultimately resulted in a recommendation of disapproval and a lively discussion with the Planning and Zoning Commission the following October, the applicant is proposing an alternative site plan concept and development program.

The applicant is specifically looking for feedback on the development programming for the site. +/- 105 single-family detached homes are proposed on the southern portion of the site. The designs for these homes will be a further evolution of the unique plans proposed in the PUD application. Programming for the remaining northern portion of the site is TBD. Schottenstein Homes would like to have a discussion focusing on the desired development characteristics of this area that can serve as a residential component to a future Amlin Mixed Use Village.

The site is approximately 105 acres. A vacant parcel along Rings Road (+/-1.25 ac.) can potentially be added to the site to provide additional access.

The recommended density for the site is 3-5 dwelling units per acre or 315 to 525 units.

II. 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 were considered in identifying buildable vs. non-buildable zones:

1. Wetlands,
2. Wetland buffers,
3. Existing tree stands and protection zones,
4. Landmark trees and protection zones,
5. Cosgray Road setback – 150’,
6. Tuttle Crossing Boulevard setback – 150’,
7. Railroad setback – 150’,
8. Perimeter setbacks – 25’,
9. Utility easements.

This study identified 4 buildable zones on the site. These buildable areas total +/-43.3 acres, only 41% of the 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.

III. Alternate Land Use Plan

The Alternate Land Use Plan considers 4 major components. They are as follows:

1. Tuttle Crossing Boulevard,
2. Regional 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 divide the site. This corridor creates planning challenges given the total width of this corridor and setbacks 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. Vehicular connectivity between the zones has been relegated to Cosgray Road, therefore pedestrian facilities and open spaces are now the primary means of connectivity.

Regional Park / Preserve

The northeastern third of the site has been carved out as a regional park and preserve area. This area is +/-34.8 acres in size. Included in this area are Buildable Zones C and D totaling +/-3.4 acres. These buildable areas may accommodate active park program areas, leaving +/-31.4 acres for passive programming and preservation.

This area may be accessed from Tuttle Crossing Boulevard and/or from streets within Buildable Zone A.

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.

This zone may be developed with higher density residential units to support a potential future Amlin Mixed-Use Village concept. The yield may be from +/-210 to 420 residential units, yielding 3-5 D.U./ Gross Ac.

The applicant is requesting specific feedback for this area relating to the appropriate density, building massing, form and architectural detailing.

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 access to parks and open spaces.

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 access to parks and open spaces.

IV. Request For Feedback

The applicant would like feedback from staff and the commission specific to the following:

1. 150' setbacks,
2. Land Use Arrangement; lower density south of Tuttle, higher density near Amlin Village
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- architectural detailing.