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Farms at Cosgray Cosgray Road, Dublin Ohio

The site is approximately 30.60 acres, and is located on the west side of Cosgray Road, directly across from Barronsmore Way and Churchman Road, and east of the existing railroad track.

The current 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 51 units for the 30.60 acre parcel. Large amounts of greenspace, approximately 14 acres in total, are also proposed, which includes areas of existing tree preservation, a large buffer 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.

The homes themselves will be provided on approximately 55' x 120', and 72' x 120' lots, all on public streets.

The patio homes will include a variety of designs and options, ranging from 1500 to 2800 square feet, with a variety of elevations for both front and rear of the home.

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.

Historically this site has been a rural farm plot that has been continually plowed for agricultural crops for many years. The site is flat with an overage

slope of 2% or less. Other than the natural hedge rows that have grown along north and west property lines, consisting of mostly maple and oak trees with invasive honeysuckle, no significant vegetation grows on the site.

There is an existing home on the site that was built in 1890 and represents a cultural landmark for the area and has been well kept in good repair. The accompanying barn structures were built in 1910, and on visual inspection significant deterioration that is not feasible to repair, the structures will be removed.

When considering the natural and cultural uses of the site this development will create a farmland theme. When considering the cities Conservation Design Ordinance and the Neighborhood Design Guidelines this theme has been developed in the following ways.

Home model types have been developed to promote a Midwest rural farm style. In addition, the models have a variety of rooflines, facades, and materials to be used. In addition to these options, a color scheme is also available. Restrictions will be set in place that will prevent adjacent structures from having the same color options maintaining the variety of character intended. Each home plan has an optional side garage, which will be available to the wider 72' lots.

In addition to the proposed home model types, the existing home on the site is to remain as a cultural landmark and be available for sale as a residential unit. Its location close to the proposed entry to the development will help support the farm theme.

The site layout incorporates the city's standard street section, which provides for a narrower street with an ample 8' planting zone, which sets the structure for the semi-private neighborhood realm. The 8' planting zone which will be planted with appropriate urban street trees separating the sidewalk from the street edge. A 25' building setback will be maintained on each unit and landscape before the development is finished. This 25' setback will be different from narrow urban and inner city zero lot line setbacks, but not as broad as arterial or industrial setbacks, creating a street environment that will both meet the needs of the homeowner and provide a open space that is appropriately human scaled. Each unit, in addition to the semi-private front yard, will have a minimum 25' rear back yard providing a private outdoor space for each resident.

The design layout of the site dedicates almost 50% of the site to open space. With limited slope on the site two large ponds are planned and positioned

alone Cosgray road at the north and south ends of the development. The location of these ponds along Cosgray will add to the character of the roadway and offer naturalistic views over the water for commuters and adjacent communities.

Earthen planted mounds are to be developed on the east and west sides of the development. These mounds will create a unique and varied landform that is currently missing from the site as well as create visual buffers maintaining the privacy of the existing communities and the privacy of the development itself. In addition to the visual buffering these mounds will help dampen the sounds from the existing train tracks on the west property line.

The highlight of the developments layout and open space framework is a 10 acre, 200' wide conservation corridor along the west property line that buffers the community from the existing train track and provides for open space uses and natural conservation. The existing tree line and hedge row is to be preserved and improved where possible. A proposed 10' wide multi-use trail will be developed that will run north and south and be available to connect to future and existing trail networks. The remaining property in this conservation zone will be seeded to maintain a natural meadow area incorporating low mow and no mow areas that will provide for off trail activities such as sports and picnicking.

75% of the units inside the development will be directly adjacent to an open space buffer and conservation corridor, and half of those will be directly adjacent to the conservation corridor itself.