

Concept Plan Application

THE MILLER FARM NEIGHBORHOOD

5274 Cosgray Road, Dublin, Ohio

Applicant:

Schottenstein Homes
140 Mill Street, Suite A
Gahanna, OH 43230
Phone: (614) 478-1100
Contact: Steven Schottenstein
ss@schottensteinhomes.com

Legal:

Underhill &Hodge
8000 Walton Pkwy, Suite 260
New Albany, OH 43054
Phone: (614) 335-9320
Contact: Aaron Underhill
aaron@uhlfirm.com

*Land Planning/
Landscape Architecture:*

EDGE
330 West Spring Street, Suite 350
Columbus, OH 43215
Phone: (614) 486-3343
Contact: Greg Chilllog
gchilllog@edgela.com

Architecture:

Acock Associates Architects
383 North Front Street #2
Columbus, OH 43215
Phone: (614) 228-1586
Contact: Mitch Acock
macock@acock.com

Civil Engineering:

Kimley-Horn
7965 North High Street, Suite 200
Columbus, OH 43235
Phone: (614) 454-6699
Contact: Mike Reeves
Mike.Reeves@kimley-horn.com

Development Consultant:

Kass Corporation
7899 Columbia Rd. SW
Pataskala, OH 43062
Phone: (614) 800-2676
Contact: Scott McClintock
scott@kasscorporation.com

Initial Submittal: Dublin Planning and Zoning Commission, May 29, 2024

PART 1- Narrative Statement

I.	Introduction	4
II.	Location and Site Planning Data	4
III.	Site Plan Organization and Details	4
IV.	Open Space Framework	5
V.	Envision Dublin Community Plan	5

PART 2- Plans and Drawings

Exhibit A	Regional Context Map	7
Exhibit B	Vicinity Map	8
Exhibit C	Existing Conditions Map	9
Exhibit D	Site Photography	10
Exhibit E	Site Analysis	11
Exhibit F	Conceptual Site Plan	12
Exhibit G	Open Space Plan	13
Exhibit H	Typical Lot Standards	14
Exhibit I	Architectural Character 1	15
Exhibit J	Architectural Character 2	16
Exhibit K	Architectural Character 3	17
Exhibit L	Architectural Materials/Details	18

PART 1 - Narrative Statement

I. Introduction

Schottenstein Homes is proposing to develop a new residential infill neighborhood of 113 single-family detached homes. The development is proposed on approximately 46.5 acres of ground located in the southwest area of Dublin between the Hayden Farms neighborhood (Columbus) and the future alignment of Tuttle Crossing Boulevard (TCB).

This Concept Plan application has been developed to meet three planning goals as follows:

1. Create an infill neighborhood that appropriately transitions between existing traditional neighborhood development and a planned regional thoroughfare.
2. Provide the market with new, unique single-family home designs that feature front porches, traditionally inspired massing and detailing while minimizing the impact of garage doors on the streetscape.
3. Feature a prominent perimeter system of landscaped greenways and parks around the transportation corridors and incorporate neighborhood scale parks, greenways and open space amenities within the infill development pattern.

The conceptual site plan features new single-family home designs organized within a modified, traditional street grid, extending the traditional forms from the adjacent neighborhood to the future TCB corridor. The plan incorporates a variety of open space types and sizes, including parks, greenways and perimeter landscapes. Open space elements are prominent focal points within the development, featuring a landmark oak tree and offering high visibility and public access. A network of sidewalks and shared use paths create an extremely connected and walkable pedestrian environment with multiple open space destinations and experiences.

The development includes +/-5.0 acres of land to accommodate the future TCB right-of-way. Parks, greenways and perimeter landscape treatments are located along this future alignment to establish a true parkway character and green edge to the city’s southern boundary.

II. Location and Site Planning Data

- Parcel ID:
Franklin County 274-001218-00
- Parcel Owner:
Miller, Floyd
Miller, Joyce E.
- Parcel Address:
5274 Cosgray Road, Dublin, OH 43016
- Parcel Size:
+/-60.4 acres
- Site Size:
+/-46.5 acres, the applicant has development control of a portion of the overall parcel.
- School District:
Hilliard CSD
- Existing Land Use:
Rural Residential / Agricultural
- Recommended Land Use:
Mixed Residential, Medium Density – Dublin Community Plan
Single-Family – Southwest Area Special Area Plan, Working Draft
- Current Zoning:
R-Rural District
- The site is located in the Southwest Area of Dublin, on Cosgray Road, +/- 2,650’ south of its intersection with Rings Road.
- The site is bounded by Cosgray Road on the west and an active railroad to the east. The northern boundary is the future alignment of TCB. The southern boundary is the Dublin corporation limits.
- To the south, immediately adjacent to the site, is the Hayden Farms and Hayden Crossing neighborhoods, an existing development in the City of Columbus. This +/-210-acre area was developed as a traditional neighborhood, incorporating a mix of residential and commercial uses. There are +/-1,300 residential units and +/-11.0 acres of commercial development north of Hayden Run Boulevard to the corporate boundary.

- To the west of the site and west of Cosgray Road are large lot residential uses, within unincorporated areas of Washington Township.

III. Site Plan Organization and Details

• Development Data

Gross Area:	+/-46.5 Ac.
Net Area:	+/-41.5 Ac.
<i>Tuttle Crossing R/W:</i>	+/-5.0 Ac.
Total Units:	113 Units
Gross Density:	+/-2.4 D.U./Ac.
Net Density:	+/-2.7 D.U./Ac.
Open Space Provided:	+/-14.0 Ac. (30% Gross / 33.7% Net)

• Site Access

- A single point of access from Cosgray Road is proposed, providing approximately 1,600 LF of roadway. This roadway would serve as the southern half of the future TCB section.
- Two access points are located from TCB to the site.
- Filner Road, Gerlach Road and Ellis Brook Drive, all existing streets stubbed at the southern property boundary, will be extending into the site, providing connectivity and continuity between the existing and proposed development pattern.

• Development Pattern

- Perimeter setbacks, open spaces and greenways will be located along Cosgray Road, TCB corridor and the active railroad track, leaving the central area adjacent to Hayden Farms neighborhood for development of single-family homes on individual lots.
- Within the buildable zone, streets and blocks will be organized in a traditional, walkable form, highlighting neighborhood parks and perimeter greenways, infilling the area between the existing traditional neighborhood and regional thoroughfare corridor.

• Site Plan Features

- Preservation of a landmark oak tree in a prominent neighborhood park, the focal point of the neighborhood.
- Landscaped perimeter greenways provide buffering from adjacent thoroughfares and opportunities for open space amenities including shared-use paths, stormwater features and open space amenities.
- Neighborhood parks and greenways distributed throughout the development area to provide visible, usable and accessible open spaces.
- Short, walkable streets and blocks terminating in green spaces.
- New, unique home designs featuring front porches and recessed garages to provide walkable, attractive streetscapes.
- Sidewalks on both sides of all streets, connecting to existing neighborhood streets, providing an interconnected regional network.
- Extension of shared used paths and the provision for new pathways in perimeter greenways that contribute to the planned regional network.
- Provision for regional thoroughfare R/W dedication.

• Traffic Management

- The applicant is working with City Staff on a proposed traffic study. A traffic study was performed and previously submitted for a larger development proposal. The applicant will continue to work with City Staff to amend the traffic study to reflect the parameters of the reduced development limits.

• Water Service

- Water is available in three locations: an 8” line at Filner Road, an 8” line at Gerlach Road and an 8” line at Ellis Brook Drive.

• Sanitary Sewer

- A sanitary sewer connection is stubbed to the property in two locations: a 15” sewer on Filner Road and another 15” sewer on Ellis Brook Drive.

- The existing sewers are of sufficient size and depth to serve the proposed development and will be extended north to TCB corridor to accommodate future development.

• Stormwater Management

- Stormwater outlets are available in two locations: on the east side of Cosgray Road at the southwest corner of the site and at the southeast corner of the site in the rear yard of the easternmost lot on Northup Road.
- Stormwater basins will be constructed on the west and east sides of the site adjacent to Cosgray Road and the railroad tracks. This system may include both wet and dry basins and/or swales to provide stormwater management.
- Stormwater management will be designed to meet the City of Dublin and Ohio EPA regulations and standards.

IV. Open Space Framework

- Few natural features exist on the agricultural site, making it non-conducive to the strict application of the Conservation Design Principles defined in the Conservation Design Resolution. This Concept Plan application incorporates the Open Space Framework process outlined in the Neighborhood Design Guidelines to guide the creation and design of open spaces.
- A site inventory and analysis has been performed as required. Contributing elements considered in the analysis of the open space framework include the following:
 - Identification of a landmark tree in good condition.
 - Setbacks along perimeter thoroughfares and railroad.
 - Location of planned regional thoroughfare.
 - New and existing access points.
- The site analysis supports a development pattern featuring perimeter open spaces and the preservation of a landmark oak tree as a focal point in a prominent open space framed by site access.
- The Conceptual Site Plan presents a variety of open space types around the perimeter of the site and within the buildable area that are all visible, accessible, evenly distributed throughout and within walking distance of all homes.

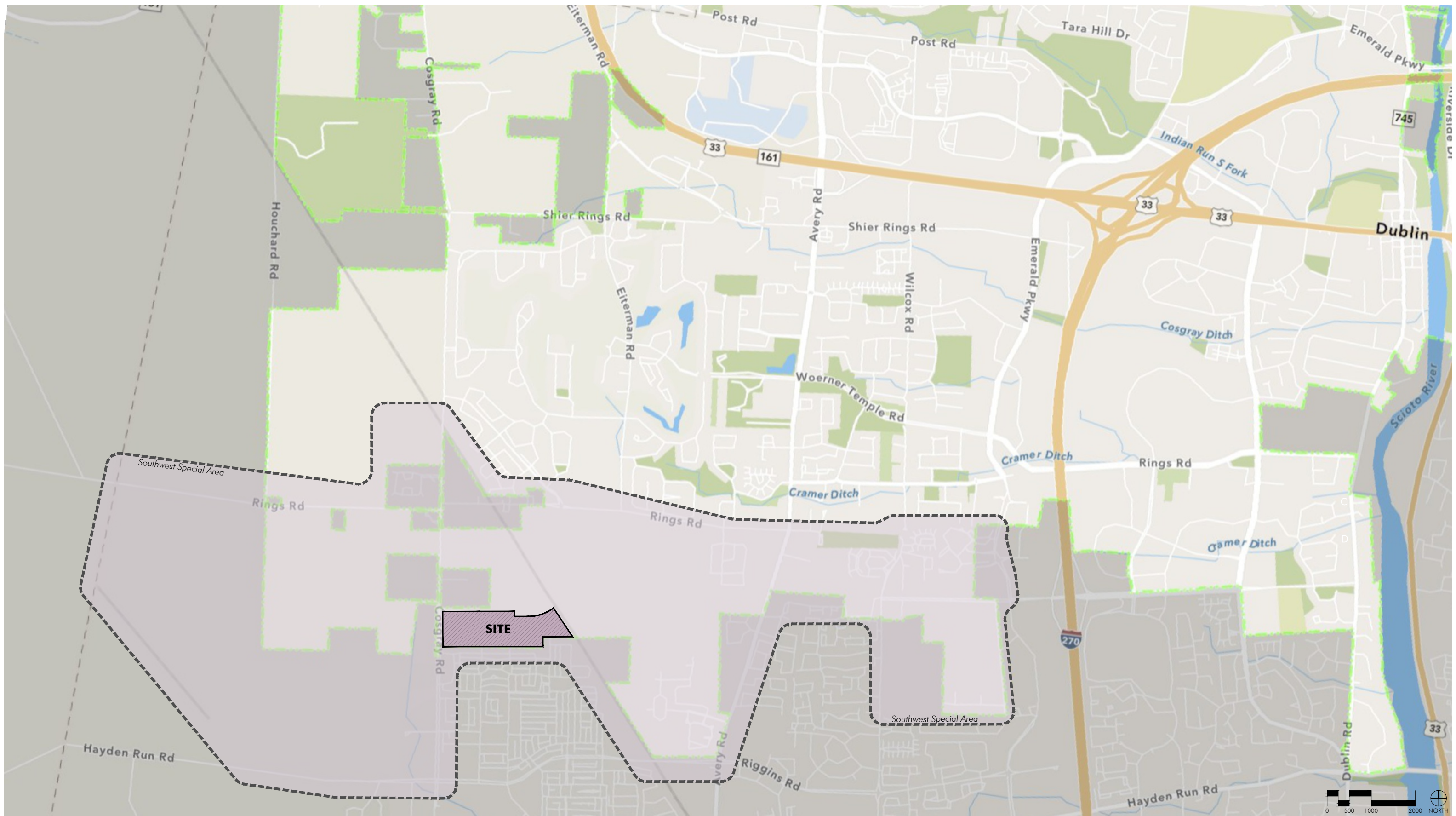
V. Envision Dublin Community Plan

- This this concept plan application incorporates ideas and concepts identified in the Envision Dublin Community Plan Working Draft to guide this application, especially as it relates to the Southwest Area Draft Special Area Plan.
- Area Intent Statement - Envision Dublin Community Plan Draft Special Area Plan Working Draft:

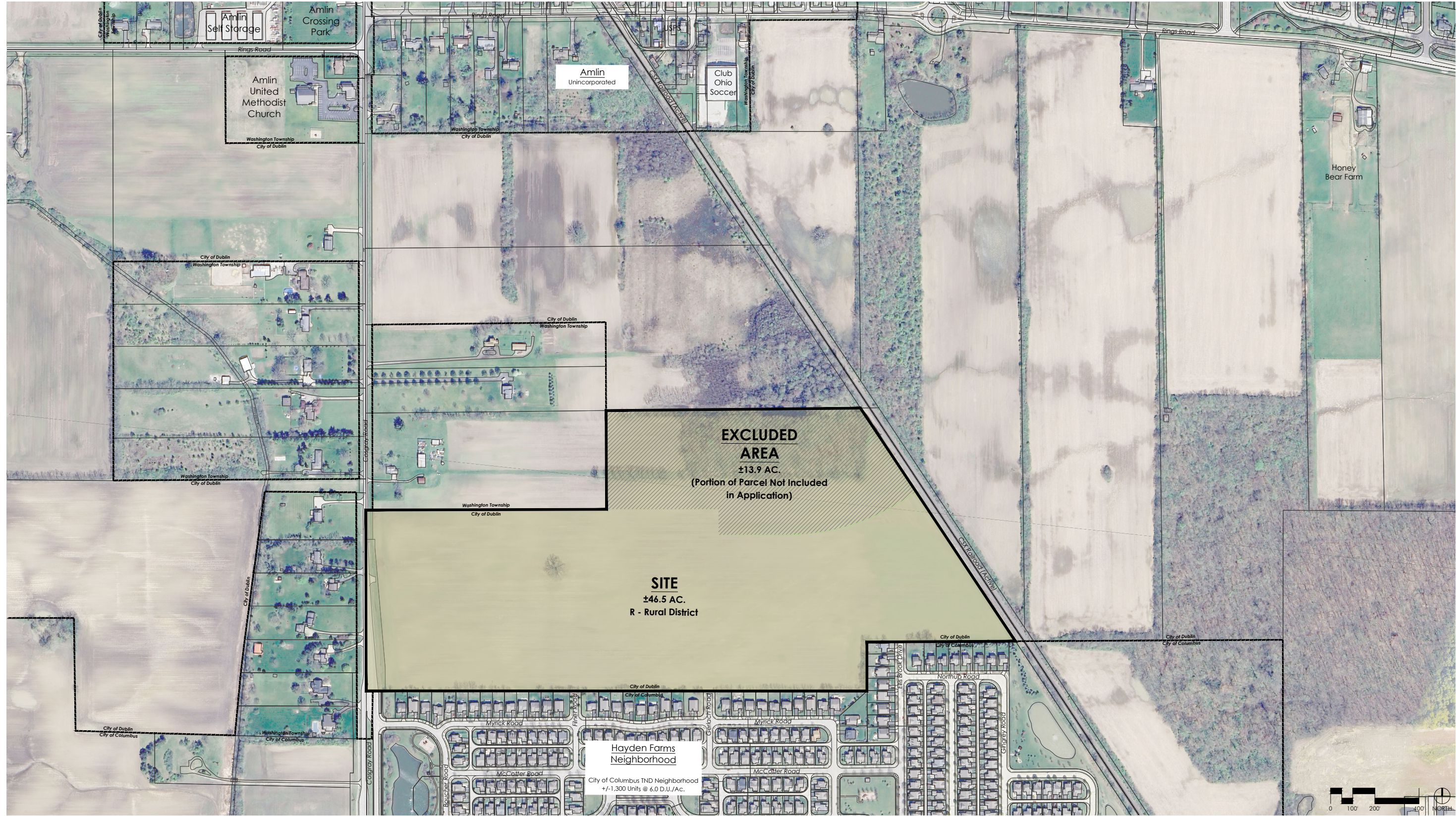
The Southwest Area provides opportunities to support a variety of housing choices to meet the projected demands of the community within areas that are organized around walkable neighborhood centers with services and amenities, while preserving the rural character of the area.

- Meeting Plan Recommendations - Envision Dublin Community Plan | Special Area Plans, Area Recommendations:
 - Large, landscaped setback (100’ Min.) along the railroad mitigates impacts to residential uses.
 - The site is 100% active farmland. The lone significant natural feature is a landmark oak tree that is featured in the site plan.
 - The proposal of new, unique single-family home designs is appropriate to the recommended use, contributing to the housing variety recommended in the area.
 - Transitions from adjacent neighborhoods have been considered and carefully integrated into the site plan.
 - The proposed neighborhood is designed with robust pedestrian facilities, including integrated sidewalks and shared-use paths connecting to existing neighborhoods and anticipating future development.
- Meeting Plan Recommendations - Envision Dublin Community Plan | Special Area Plans, Key Sites and Opportunities:
 - Provides transitions from small-lot single-family in Columbus to the anticipated village center of Amlin.
 - Provides single-family residential south of TCB, provides significant setbacks from the railroad and TCB and utilizes retention basins and landscape features in the setback area.

PART 2 – Plans and Drawings

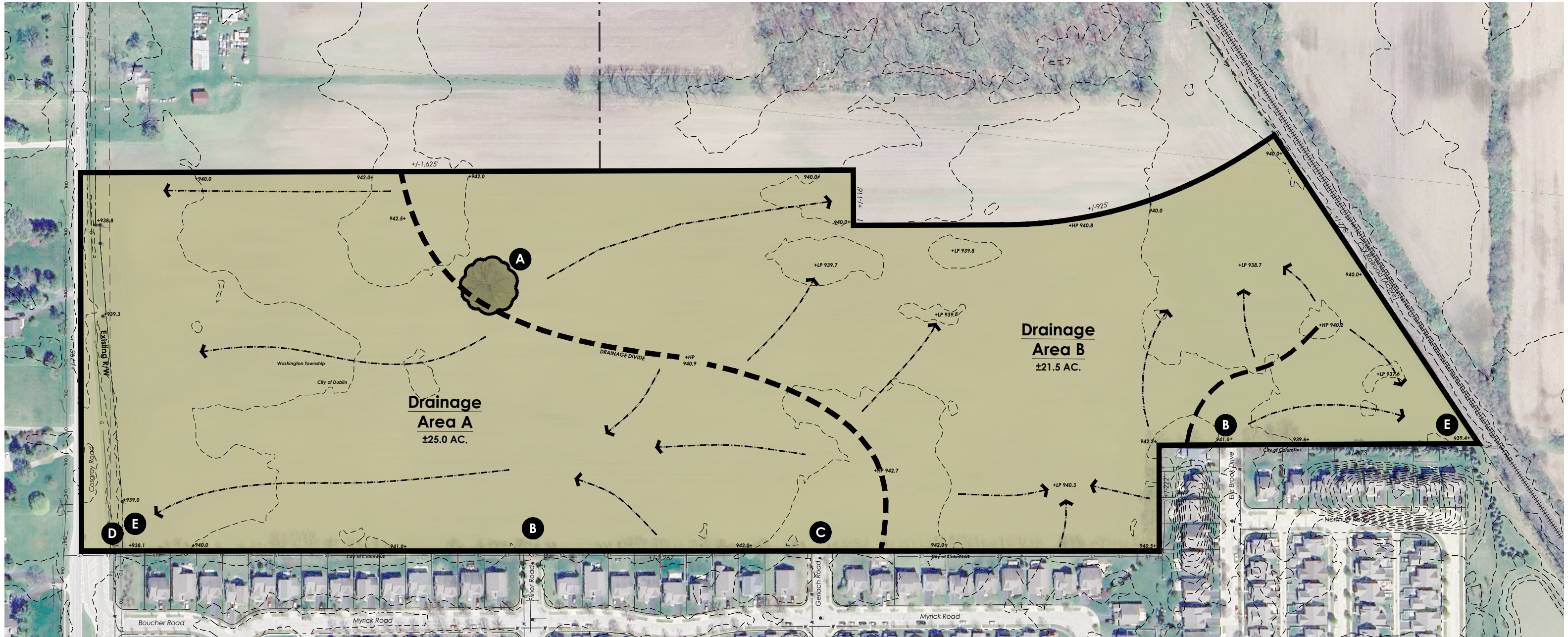


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PLANNING INFORMATION

<p>Included Parcels: Franklin County ID 274-001218-00</p> <p>Address: 5274 Cosgray Road, Dublin, OH 43016</p> <p>Planning References: City of Dublin, OH Dubscovery Franklin County Auditor GIS FEMA.gov National Wetlands Inventory Dublin Community Plan Envision Dublin Community Plan Working Draft Neighborhood Design Guidelines City of Dublin, OH Code of Ordinances</p>	<p>AC: 60.4</p> <p>Owner Miller, Floyd & Joyce E.</p>	<p>Existing Zoning District: R - Rural District</p> <p>Existing Land Use: Agricultural</p> <p>Recommended Land Use: Mixed Residential Medium Density, Dublin Community Plan Single-Family, Envision Dublin Community Plan DRAFT</p> <p>Flood Hazard Area: Zone X - minimal hazard</p> <p>School District: Hilliard CSD</p>
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CODED NOTES

- A** Existing Tree
White Oak
72" DBH, Good Condition
- B** Existing Street Stub
With Sanitary and Water Service
- C** Existing Street Stub
With Water Service
- D** Existing Sanitary Service
- E** Existing Stormwater Outlet



1 PHOTO 1
Aerial view along southern boundary line, from new Cosgray Road looking east toward the railroad.



2 PHOTO 2
Aerial view from the southwest corner of the property looking northeast.



3 PHOTO 3
Aerial view along southern boundary line, from the railroad looking west toward Cosgray Road.



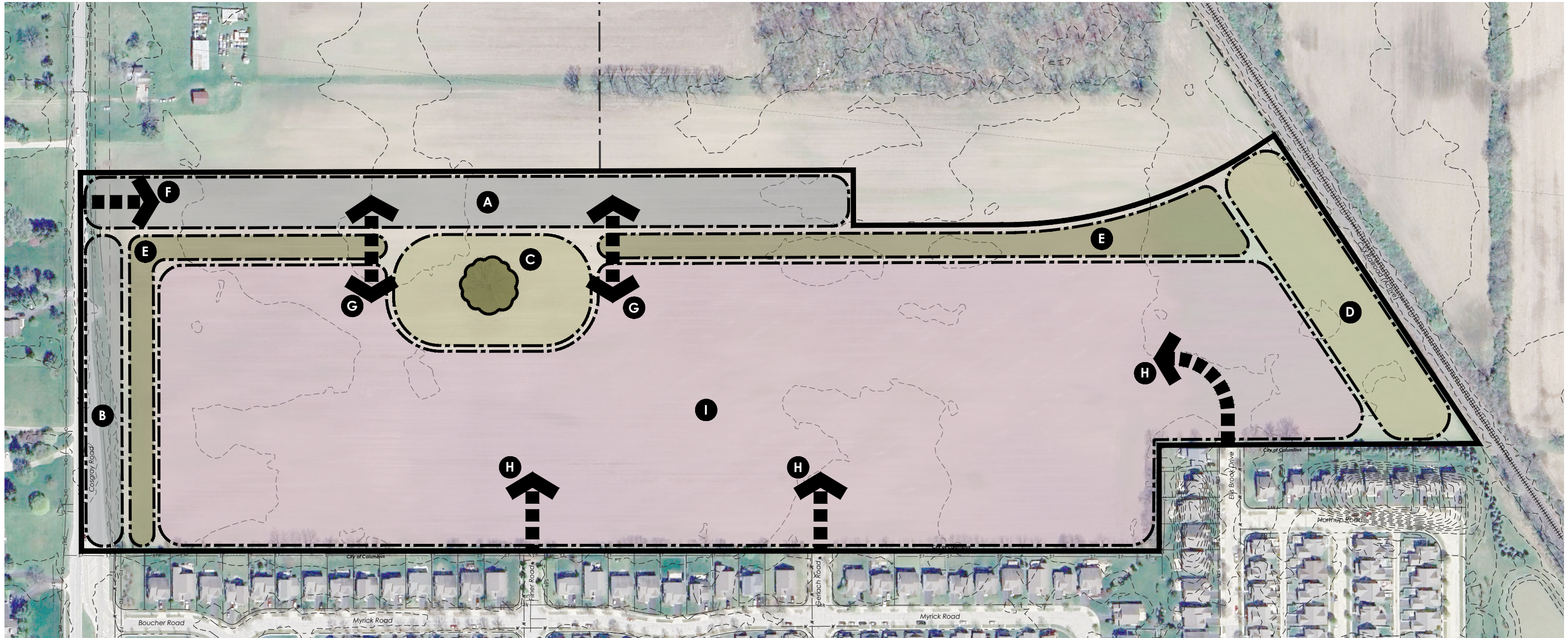
4 PHOTO 4
Aerial view from the west end of the southern boundary line, looking north toward the Miller property.



5 PHOTO 5
Aerial view of the the landmark tree, a White Oak tree in good condition, 72" DBH.



6 PHOTO 6
Aerial view from the east end of the southern boundary line, looking north along the railroad.



SITE ANALYSIS NOTES

- A** Provide land dedication for future alignment of Tuttle Crossing Boulevard.
- B** Provide land dedication for expanded Cosgray Road right-of-way.
- C** Create a central organizing and identifying feature. Preserve landmark oak tree. Provide buffer area and additional area for the creation of a community park.
- D** Provide large setback to mitigate impact of the active railroad on the residential development. Potential to incorporate stormwater management in proximity to site outlet. Potential to include pedestrian amenities as part of a larger perimeter greenway.
- E** Provide setbacks along the future Tuttle Crossing Boulevard corridor. Potential to be designed as perimeter greenways / linear parks, connecting neighborhood parks and providing opportunities to incorporate stormwater management into the landscape.
- F** Site access from Cosgray Road to be located in the future Tuttle Crossing Boulevard corridor.
- G** Provide two site access points along the future Tuttle Crossing Boulevard corridor. Potential to locate access points to frame a central organizing element.
- H** Extend the existing street stubs from Hayden Farms into the development area, continuing the traditional grid pattern.
- I** Development Zone: Locate homes in this zone, incorporating a traditional street and block network. Locate neighborhood parks and greenways within this network so they are visible, accessible and within walkable distances of all homes.



DEVELOPMENT DATA

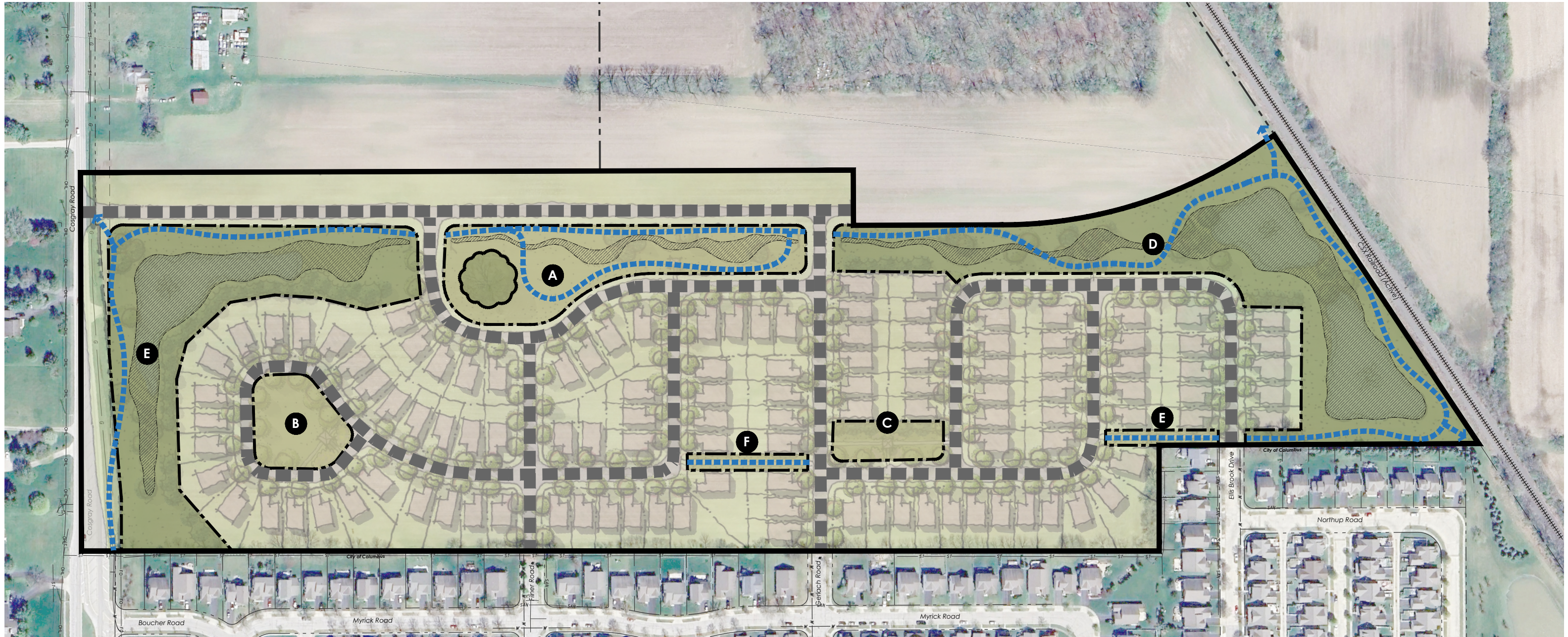
Gross Area:	+/-46.5 Ac.
Net Area:	+/-41.5 Ac.
Tuttle Crossing R/W:	+/-5.0 Ac.
Total Units:	113 Units
Building Types:	Single-Family Detached 52' X 117' Lot
Gross Density:	+/-2.4 D.U./Ac.
Net Density:	+/-2.7 D.U./Ac.
Open Space Provided:	+/-14.0 Ac. (30% Gross / 33.7% Net)

LOT STANDARDS

Lot Width:	52' Minimum
Lot Depth:	117' Minimum
Front Yard/Build Zone:	12' Minimum 20' Maximum
Side Yard:	6'
Building Separation:	12' Minimum
Rear Yard Setback:	30'
Rear Yard No Build:	15'

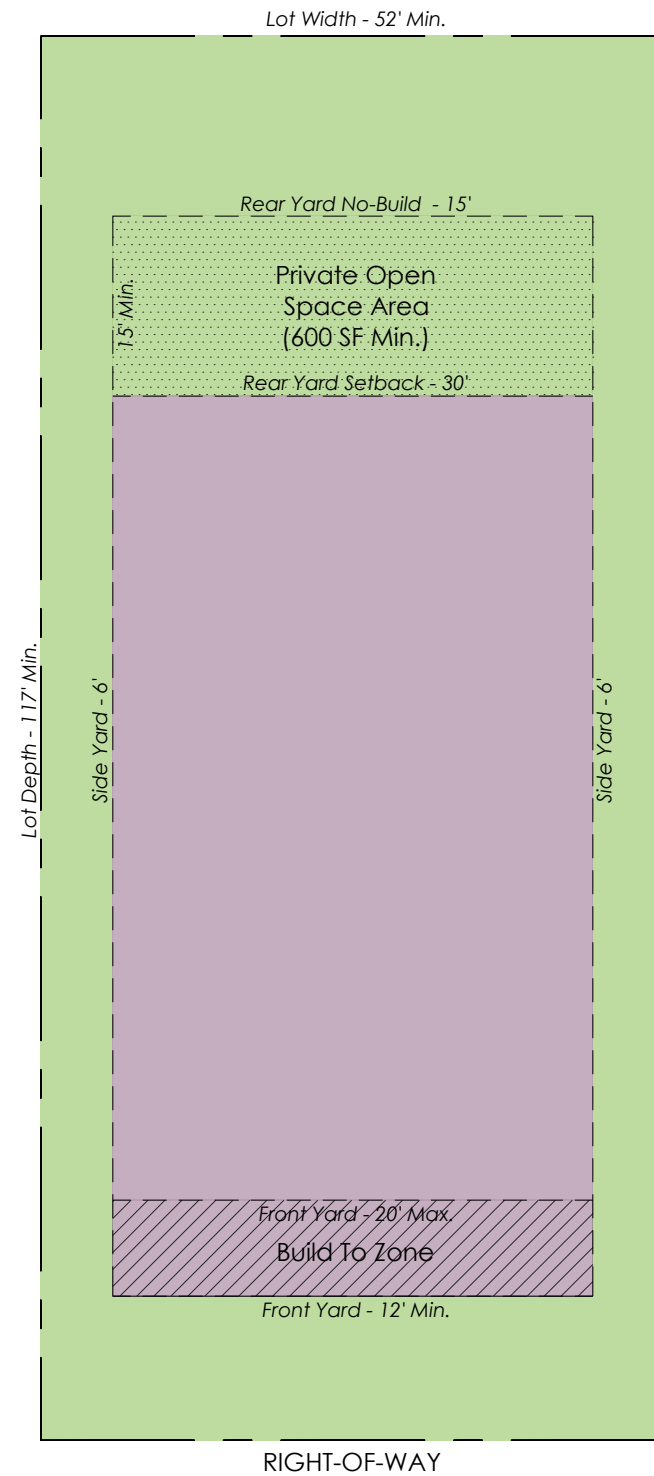
SITE PLAN NOTES

- A** Tuttle Crossing Boulevard R/W Dedication
- B** Cosgray Road R/W Dedication
- C** Central Park - Landmark Tree Preservation
- D** Railroad Setback, Stormwater Management Area and Perimeter Greenway
- E** Perimeter Greenway and Stormwater Management Area
- F** Site Access - Cosgray Road
- G** Street Stub Extensions - Neighborhood Connectivity
- H** Neighborhood Park / Amenity Area
- I** Neighborhood Greenway / Mid-Block Connectivity
- J** Stormwater Management - Wet and Dry Retention Incorporating Landscaping and Pathways

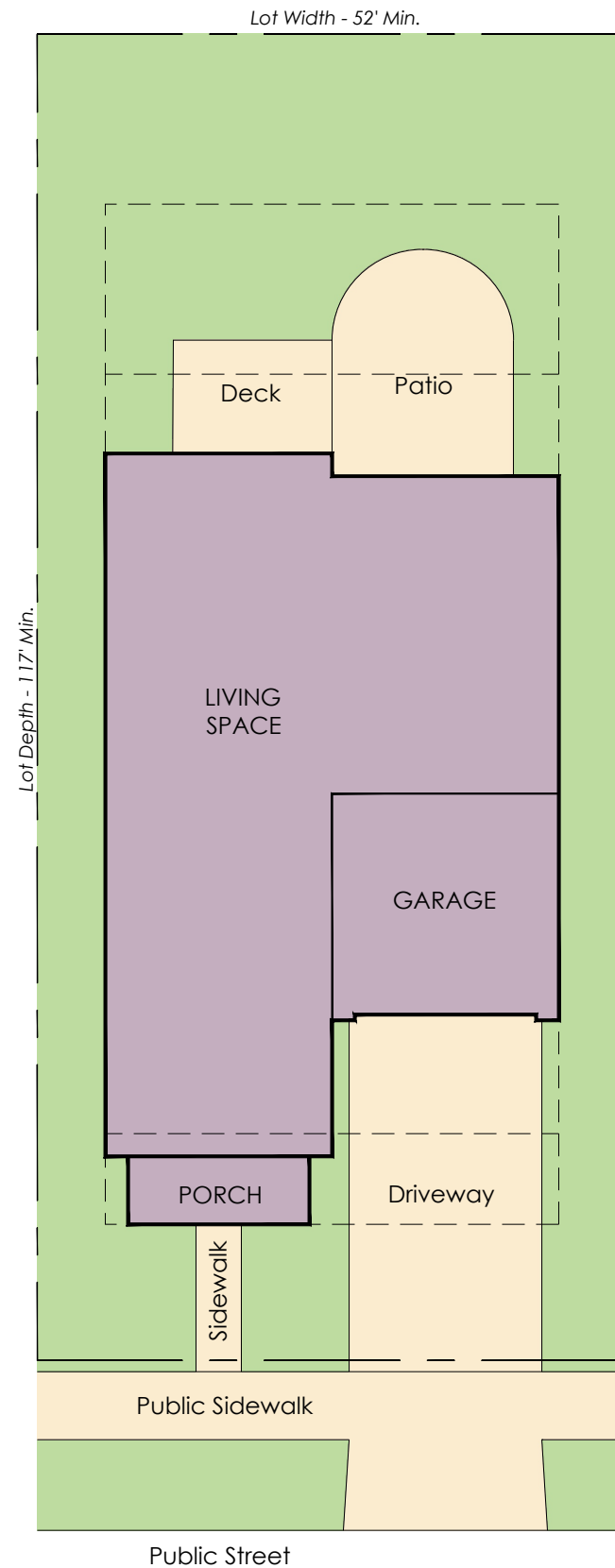


SITE PLAN NOTES

- | | |
|---|--|
| A Neighborhood Park +/- 2.3 Ac. | F Neighborhood Greenway Connector +/- 0.2 Ac. |
| B Neighborhood Park +/- 0.7 Ac. | G Neighborhood Greenway Connector +/- 0.2 Ac. |
| C Neighborhood Park +/- 0.4 Ac. | |
| D Perimeter Greenway +/- 6.0 Ac. | |
| E Perimeter Greenway +/- 4.2 Ac. | |



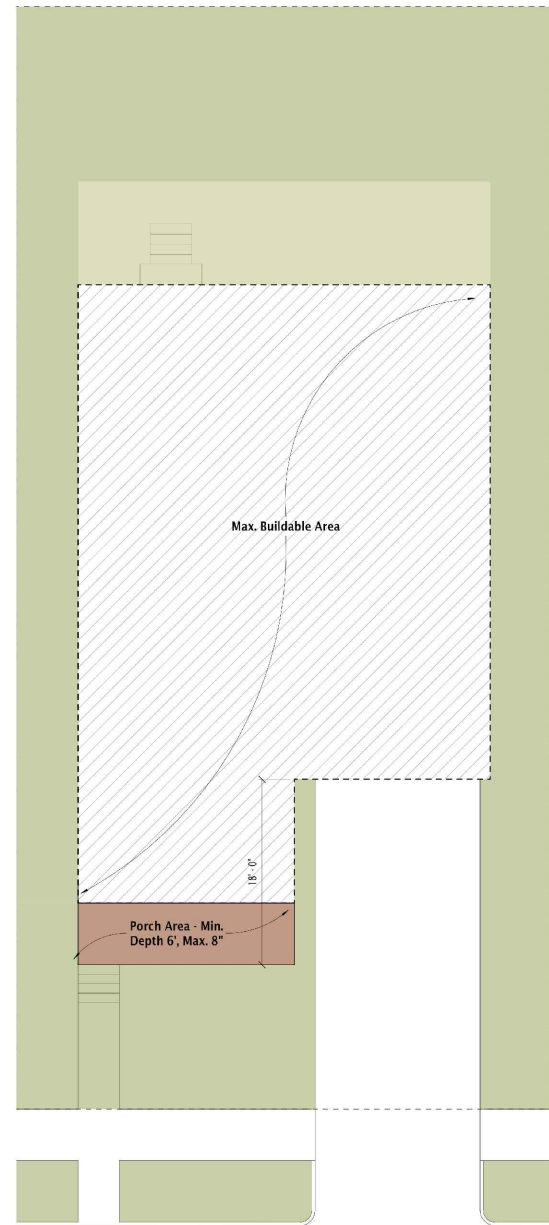
LOT STANDARDS PLAN



LOT STANDARDS PLAN ILLUSTRATED

LOT STANDARDS

Lot Width:	52' Minimum
Lot Depth:	117' Minimum
Front Yard/Build To Zone:	12' Minimum 20' Maximum
Side Yard:	6'
Building Separation:	12' Minimum
Rear Yard Setback:	30'
Rear Yard No Build:	15'
Porch Depth:	6' Minimum
Garage Door Setback:	18' Minimum, from front of porch
Private Open Space Area:	600 SF Minimum 15' Depth Minimum



Schottenstein Homes

Single Family Homes

ACOCK ASSOCIATES ARCHITECTS



Schottenstein Homes

Single Family Homes - Varieties

ACOCK ASSOCIATES ARCHITECTS



Schottenstein Homes

Single Family Homes - Corner Lot

ACOCK
ASSOCIATES
ARCHITECTS

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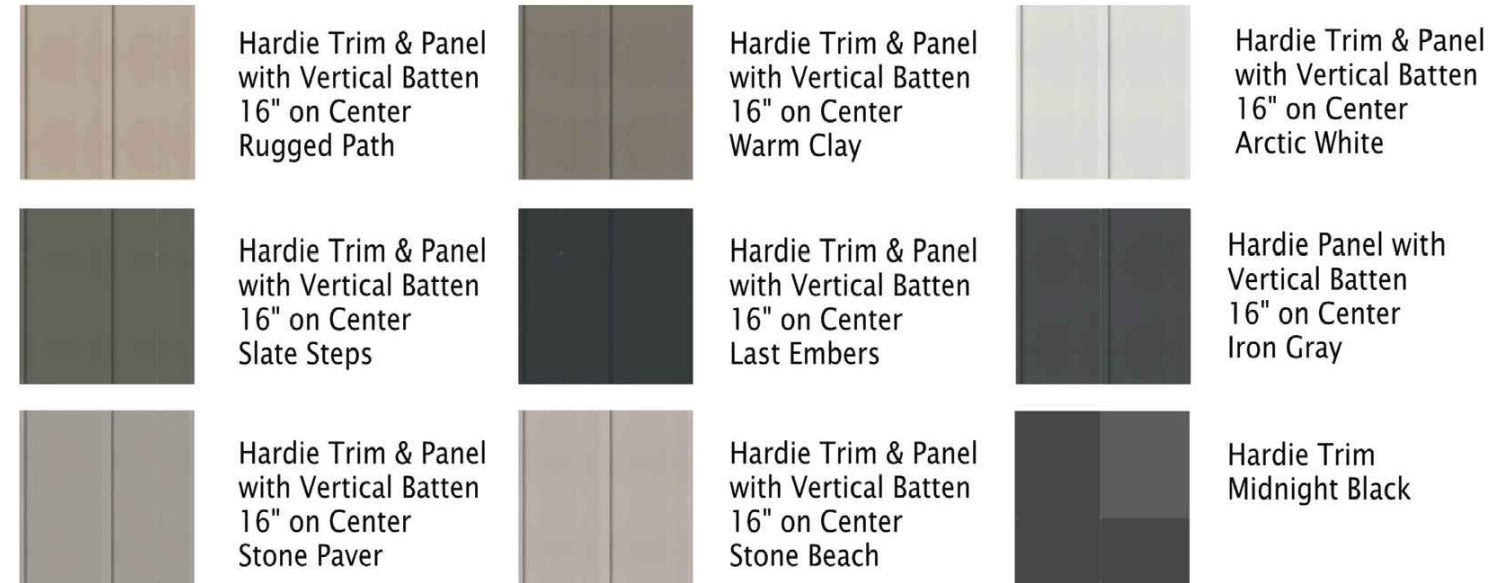
ROOFING MATERIALS

Asphalt Shingles



EXTERIOR CLADDING MATERIALS

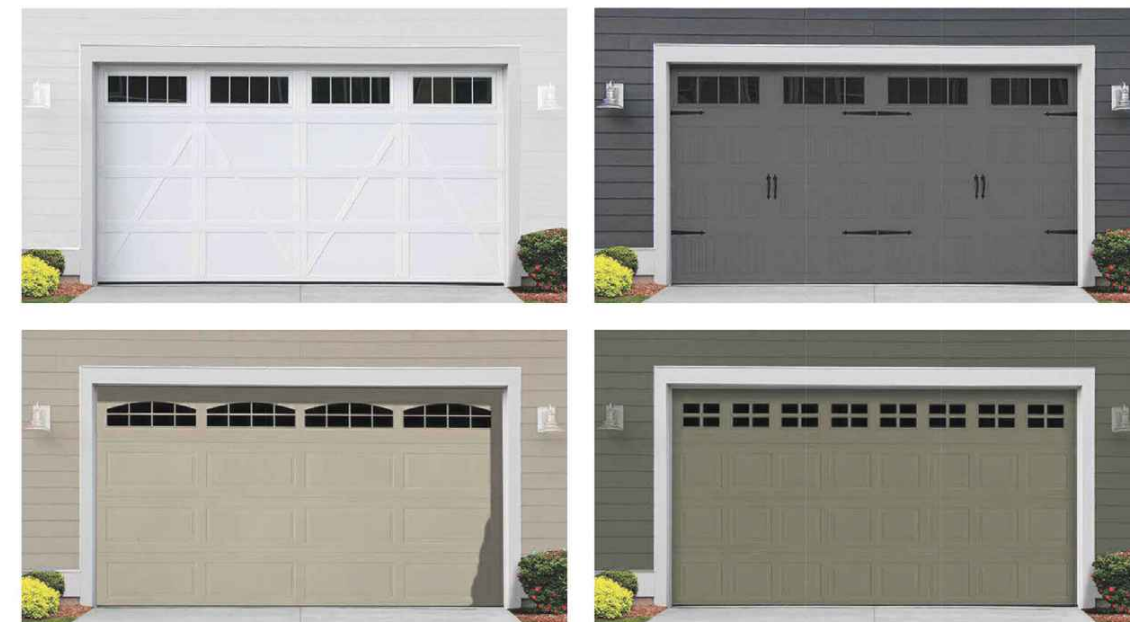
Fiber Cement Cladding & Trim



Masonry



GARAGE DOORS AND CHARACTER



Carriage House Steel Garage
Door Painted
Color coordinated with siding color



Schottenstein Homes

Single Family Homes - Materials

ACOCK
ASSOCIATES
ARCHITECTS