

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, December 11, 2025

## Avery Crossing 25-108CP

<https://dublinohiousa.gov/pzc/25-108/>

### Case Summary

Address	6333 Rings Road Dublin and PIDs: 274-000034, 274-000117, 274-00017, 247-00021, 274-00023
Proposal	Mixed-use development comprised of residential, commercial and open space. The 127-acre site is located southwest of the Rings Road and Avery Road intersection and contains the Ponderosa Mobile Home Estates.
Request	Review and non-binding feedback of a Concept Plan for a future development application.
Zoning	R – Rural
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission (PZC), the applicant may incorporate the feedback and submit for a Rezoning and Preliminary Development Plan (PDP).
Applicant	Kobly Turnock, CASTO
Case Manager	Christopher Will, AICP, Senior Planner (614) 410-4498 <a href="mailto:cwill@dublin.oh.us">cwill@dublin.oh.us</a>



### Community Planning and Development



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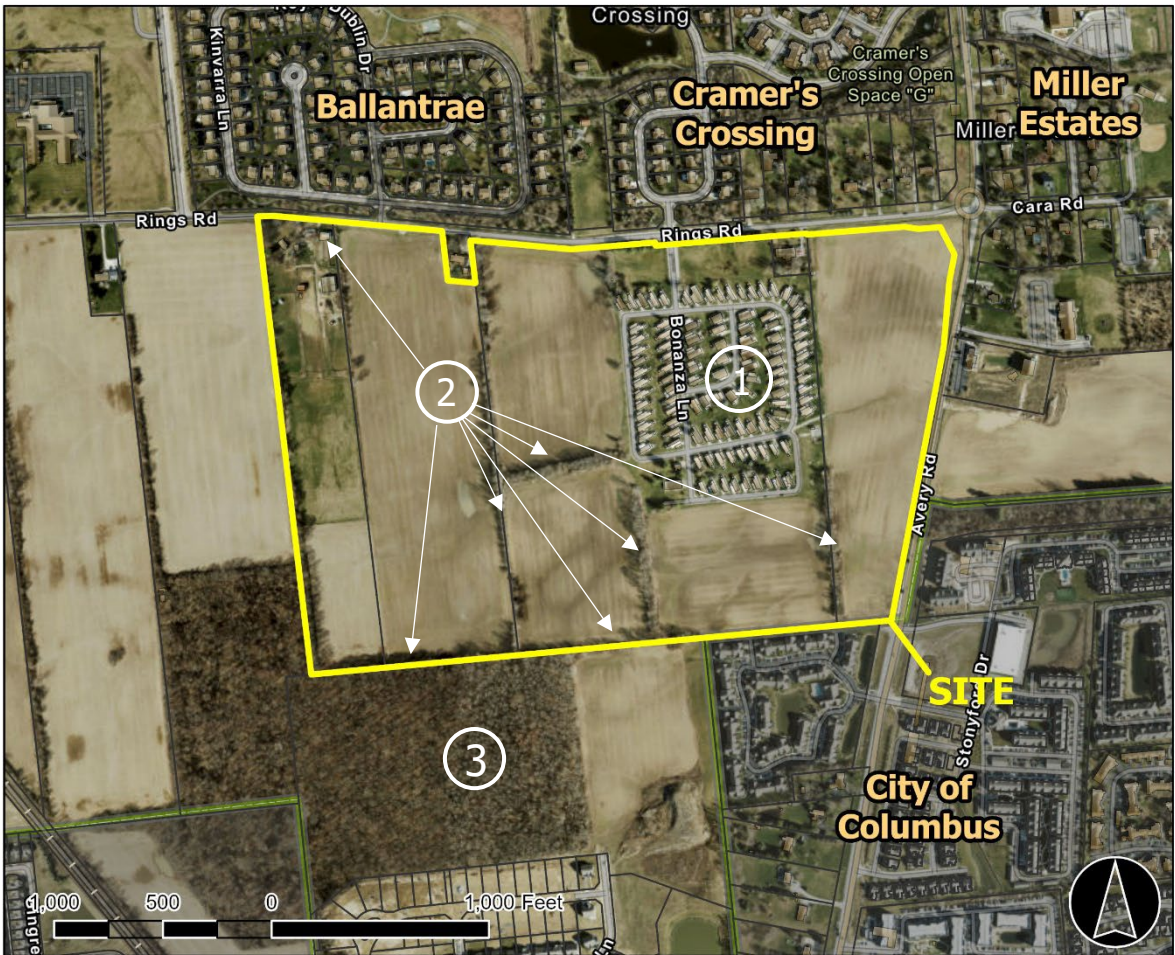
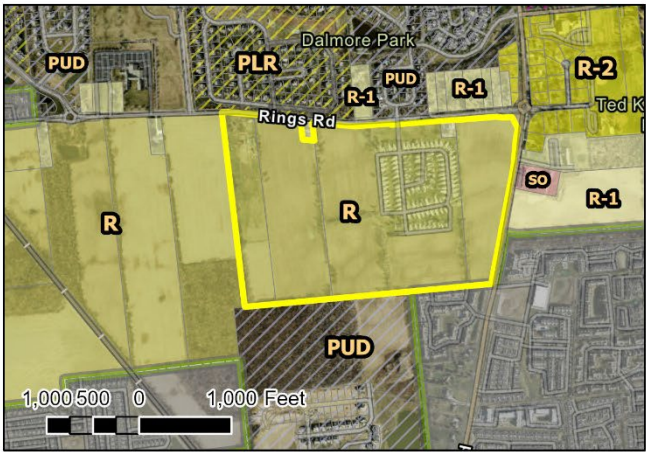
Site Location Map

# 25-108CP - Avery Crossing



## Site Features

- 1 Ponderosa Mobile Home Estates
- 2 Existing tree stands and wood lot
- 3 Avondale wood lot reserve



# 1. Request and Process

## Request

Review and non-binding feedback of Concept Plan for a future mixed-use development comprised of residential, commercial and open space uses.

## Process

Rezoning to a Planned Unit Development District (PUD) would be necessary to accommodate the proposed development. Development with rezoning of a site is generally a multi-step process. The Code requires applicants requesting rezoning and involving more than 25 acres to submit a Concept Plan. The Concept Plan provides the opportunity for the Commission to provide non-binding feedback on a development concept at the formative stage of a project. Following the Concept Plan, the applicant may submit a Preliminary Development Plan (PDP)/Rezoning for review and recommendation by the PZC to City Council. The final planning review and approval step in the PUD process is a Final Development Plan (FDP).

# 2. Background

## Site Summary

The +/-127-acre site is zoned R, Rural and is located southwest of the intersection of Rings Road and Avery Road. The site contains the 24 acre, 107-lot senior (55+) community known as Ponderosa Mobile Home Estates. The balance of the site is farmland. The site contains various tree rows and is adjacent to a wood lot reserve within the Avondale Woods neighborhood. The entire project site is located within the Dublin City limits and inside the Hilliard City School District. The site is not presently served with sanitary sewer; utilities are designed to be extended with the extension of Tuttle Crossing Boulevard.

## Case History

### *April 2025 – Case 25-014CP*

The Commission reviewed and provided feedback on an earlier version of this plan. Commission members supported the proposal, with recommendations to further refine densities and the transitions between the proposed residential types as well as the connections with the proposed commercial development. The Commission felt stormwater areas need to be more usable and connected, recommending further development of the open space framework to better define purpose and add amenities. Commission members highlighted the necessity of transportation improvements, especially Tuttle Crossing Boulevard, and encouraged continued engagement with the surrounding neighbors. Commissioners generally supported a traditional architectural approach compatible with surrounding neighborhoods. An illustration of the plan as well as a summary of updates that have been made since that review can be found in the Proposed Development section below.

### *October 2023 – Case 23-101*

The Commission provided feedback on an initial concept during an Informal Review. Commission members expressed support for the proposed uses but raised concerns that the densities in some areas exceeded what is recommended by the Community Plan. The Commission was not supportive of the proposed character of Tuttle Crossing Boulevard and noted it should better reflect the special area plan recommendation of the Community Plan. The Commission was also not supportive of the extension of Bonanza Lane through the

Ponderosa neighborhood to the future extension of Tuttle Crossing Boulevard. The Commission recommended the applicant meet with residents of Ponderosa.

### Neighborhood Engagement

Following the April 2025 Commission meeting, the applicant hosted a virtual meeting on October 16<sup>th</sup> with members of the Ballantrae Community Association, Cramer's Crossing Village Condo Association, Kendall Ridge, and other adjacent residents. The applicant has also provided updates to the residents of Ponderosa.

## 3. City Plans and Policies

### Envision Dublin Community Plan

The Community Plan is a key policy document used to guide decision-making for the future of the natural and built environment within Dublin. The Community Plan assists in the evaluation of development proposals and helps ensure that proposed development supports the community's long-term objectives.

#### *Future Land Use*

The future land uses (FLU) recommended for the site are Mixed Use Neighborhood fronting Avery Road and Residential Mixed Density for the balance of the site to the west. The intent of the Mixed Use Neighborhood is to create walkable and auto-accessible neighborhood services located near existing and future residential. Residential Mixed Density envisions walkable neighborhoods marketable to all age groups, with a variety of housing types and styles integrated with adjacent entertainment and employment.

#### *Mobility and Transportation*

The Multi-modal Transportation Plan identifies improvements to the existing street network and future street connections. Rings Road abutting the site to the north is designated as "neighborhood boulevard" and Avery Road to the east as "arterial" in the Multimodal Thoroughfare Plan. An extension of Tuttle Crossing Boulevard (TCB) is planned along the southern portion of the site. To the west of Avery Road, TCB is recommended to be a "corridor of significance," which recommends the incorporation of traditional Dublin character including the use of 100-foot setbacks or equivalent, curvilinear roads with landscaped medians and bike paths, and the installation of landscape treatments, ponds and water features, variable mounding, and primarily curb and gutter design.

#### *Housing and Neighborhoods*

The site is within a new growth area and is recommended to provide a diversity of housing options to satisfy the needs and preferences of residents of all ages, life stages and household incomes. The housing and neighborhoods framework identifies this site for inclusion of an activity node fronting Avery Road.

#### *Special Area Plan: Southwest*

While the future land use plan ensures compatible and coordinated growth throughout Dublin, in key areas of the city where substantial development or redevelopment activity is likely, special area plans provide an illustrative framework for additional design guidance for development. The plans are general guides for future development, and are not necessarily to be interpreted or applied literally. Goals of the Southwest Area include providing for the planned



extension of TCB to increase regional connectivity, increasing housing variety and stock, preserving natural features, and creating regional greenways.

### Neighborhood Design Guidelines (NDG)

The NDG were adopted to ensure that residential PUD projects achieve the intent outlined by Code. The NDG guide open space, lots and layout, and development theme for new single-family residential planned developments.

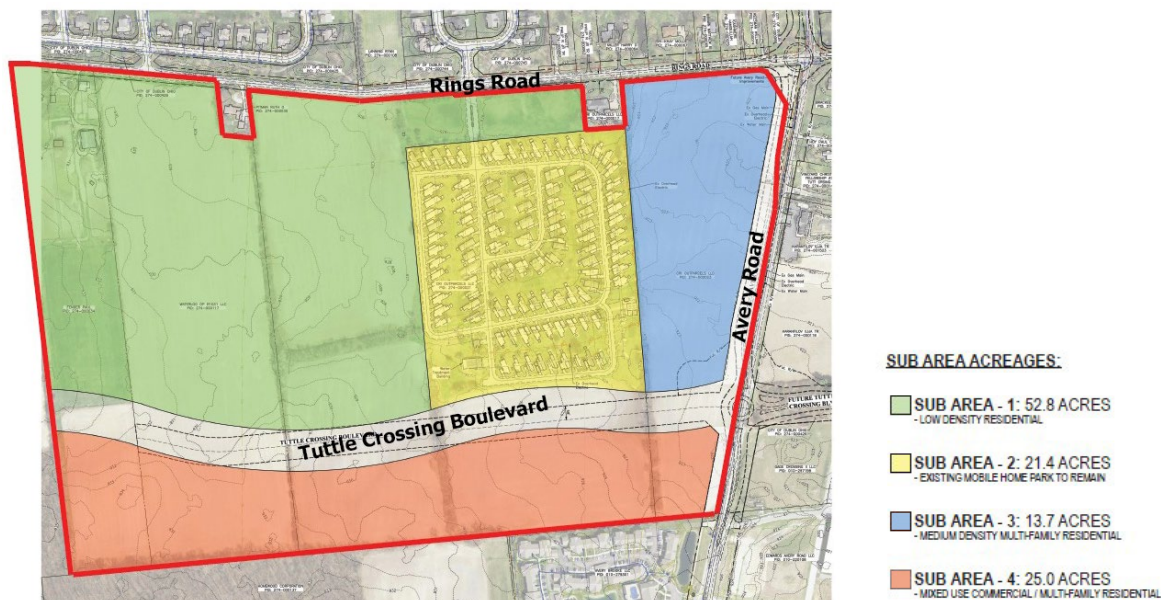
## 4. Proposed Development

The applicant is proposing a mix of residential, commercial, and open space uses organized by four subareas within the approximately 127-acre site. Subarea 1 is located generally to the west of the existing Ponderosa development and contains a mix of residential including single family homes, townhomes, duplexes and triplexes. Subarea 2 contains the 107-lot Ponderosa. Subarea 3 is located along the Avery Road frontage east of Ponderosa and contains a mixed-use (commercial/multifamily residential) area. Subarea 4 is located along the southern portion of the site and contains 3-story apartments and a recreational park. The applicant is proposing an extension of TCB from Avery Road to the west property boundary north of Subarea 4.

### Updates to Concept Plan

- The single-family parcel at 6263 Rings Road has been incorporated into the site.
- The area allocated for proposed stormwater ponds has been expanded.
- The layouts for Subareas 1, 3, and 4 have been modified to accommodate additional stormwater needs. No changes have been made in Subarea 2.
- The proposed density in Subarea 4 is reduced from 13 to 12 dwelling units per acre.
- Additional details and conceptual sketches are provided for the proposed open spaces.
- The plan now accommodates the shared-use path and tunnel associated with the future widening of Avery Road.
- Conceptual streetscape and open-space character have been developed for the Tuttle Crossing Boulevard extension.

### Proposed Subareas



*Proposed Site Layout*



*April 2025 Site Layout*





## 5. Questions for Discussion

Discussion questions are framed for the Commission to facilitate non-binding feedback to the applicant based on Commission feedback from the April 2024 Concept Plan review and the applicant's updates to the plan. Staff asks the Commission to also provide feedback for other elements of the proposed development not framed with the below questions.

**1) Is the Commission supportive of the proposed open space framework? Do the applicant's revisions to the concept plan adequately address the Commission's previous feedback to better define purpose for open spaces and to add amenities?**

Following the April 2025 Commission meeting, the applicant increased the proposed open space area from 24.5 to 48.5 acres and has provided additional detail for open space theme and character as well as example conceptual sketches and program elements for the variety of proposed open spaces. The open space framework has been updated to categorize three broad open space types with purpose and intent descriptions. In addition to the open space framework, the applicant has provided open space linkages diagram which illustrates a network of shared use paths and bikeways connecting proposed open spaces with existing surrounding open spaces and paths. The open space types are:

- Community Parks: these spaces are described as neighborhood scale with community-wide destinations and include active recreation with programmed gathering spaces. Stormwater ponds would also be included in the open space type.
- Community Greenways: as described, these spaces are intended to create neighborhood and regional connectivity with trails and paths, provide passive and naturalized open spaces, and create nodes of public art. Some of the areas identified for this open space type would likely fall within the public right-of-way.
- Stormwater Gardens: these spaces are proposed to enhance community open space aesthetic, provide wildlife habitat and promote biodiversity, and provide recreational programming and activity along the water edge.

The applicant identified existing tree rows which separate the existing parcels and farm fields on the site as natural features of the site. The proposed site layout generally does not preserve interior tree rows. Both the NDG and the Special Area Plan describe the importance of protecting natural features and their use as site organizing features with future development. Other examples in Dublin demonstrate incorporating existing tree rows into open spaces, streetscapes, and in the front or rear yards of residential development. The area proposed for stormwater ponds has increased following the May 2025 Commission meeting. The NDG, which apply to the single-family areas of the site require that detention and retention areas be of high quality and amenitized to qualify toward open space calculations.

A significant wood lot (including part of the Avondale Woods reserve) totaling more than 50 acres in size abuts the south side of the site. The applicant proposes to provide a four-acre open space with recreation fields and park pavilion adjacent to the wood lot, consistent with the Special Area Plan recommendation.

**2) Is the Commission supportive of the proposed updates to the street, pedestrian and bicycle network?**

The applicant continues to propose a network of streets and a hierarchy that references the Connector Boulevard, Neighborhood Boulevard, and Shared Street typical street sections from the Community Plan in the proposed street typologies plan. Updates to the proposed street, pedestrian and bicycle network following the April 2025 Commission meeting include changes to the internal street network to accommodate additional stormwater areas, a shared-use path and tunnel associated with the future widening of Avery Road, and a conceptual section for the Tuttle Crossing Boulevard extension which generally aligns with Envision Dublin recommendations for a signature character. The applicant also provided a new diagram illustrating a network of proposed shared use paths and connections to proposed development and open spaces. Site access points are unchanged from the previous plan.

A Traffic Impact Study (TIS) is required at rezoning and PDP, should the development proposal move forward. The scope of the TIS shall be established through a Memorandum of Understanding to determine the specific needs and evaluations for the site and inform necessary transportation improvements, timing for improvements, right-of-way, access management, and intersection spacing.

**3) Is the Commission supportive of the updated proposed residential densities and proposed transitions and buffering between the proposed development and existing residential areas?**

Updates to the proposed residential areas following the April 2025 Commission meeting include the reduction in proposed Subarea 4 densities from 13 to 12 DU/AC. Subarea 1 densities are unchanged at 6-DU/AC though additional areas are conceptually shown for open space and stormwater rather than residential use in the updated concept plan. The applicant continues to propose landscape buffers between Ponderosa and the proposed mixed-use area, between Ponderosa and proposed residential to the west, and landscaped greenway and buffers along Rings Road and the western property boundary.

The Community Plan's future land uses are generally planned to locate compatible land uses near each other and provide land use transitions between existing and future development areas throughout Dublin. The Mixed Residential Density future land use provides a range of residential densities from 3 to 12 DU/AC; however, it is not the intent for all areas recommended for Mixed Residential Density to reach the maximum density. The Southwest Special Area Plan provides guidance on the conceptual organization of residential types by density; for this site the Special Area Plan illustrates densities transitioning from higher in the south to lower towards Rings Road and the established single-family areas. Additionally, the Community Plan's Growth Framework recommends consideration be given to appropriate transitioning between existing developed areas and future growth and development.

**Community Plan - Future Land Use: Residential Mixed Density**

Principal Uses	Single-family and multi-family residential
Supporting Uses	Senior living and assisted-living, schools, parks and open space, residential clubhouse and amenities, small-scale neighborhood commercial



Gross Density	3-12 du/ac
Building Form and Orientation	1-3 stories, variety of building types and sizes oriented towards the street or open space, uniform building setbacks, detached and attached homes, cottages, townhomes, duplexes, triplexes, rear-loaded homes, breezeway and garden apartments

**4) Any other considerations by the Commission.**