



**MKSK**

# RINGS ROAD DEVELOPMENT PLAN

*May 7, 2026*

## **Project Address**

*7495 Rings Road, Dublin, OH 43016*

## **Owner: Saxum Investment Company, LLC**

*732.500.7059*

*dservidio@saxumre.com*

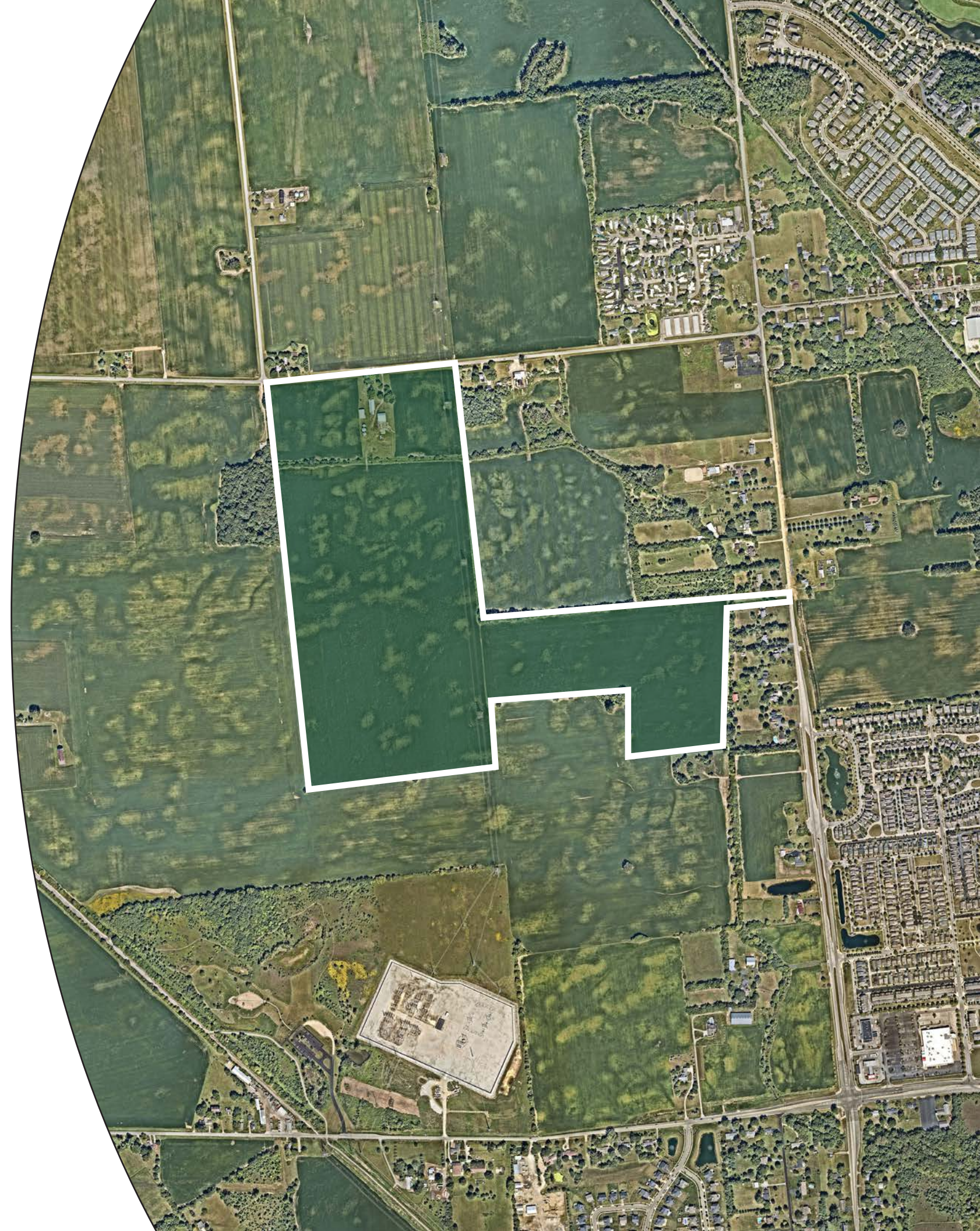
*359 Springfield Avenue 2nd FL, Summit, NJ 07901*

## **Project Representative: Tony Murry**

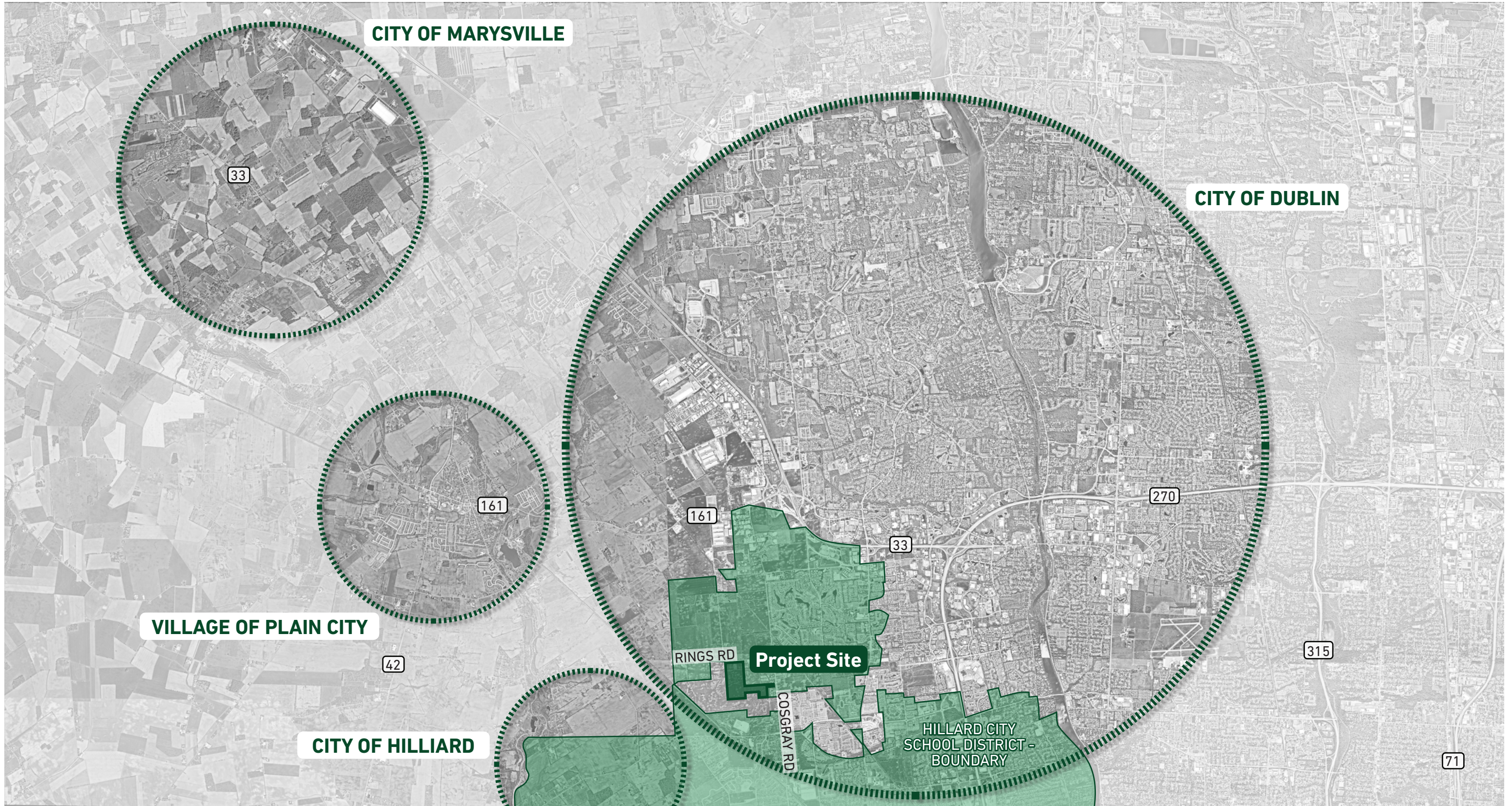
*614.306.9373*

*tmurry@mkskstudios.com*

*462 S Ludlow St, Columbus, OH 43215*



# CONTEXT MAP



# SOUTHWEST AREA ILLUSTRATIVE PLAN

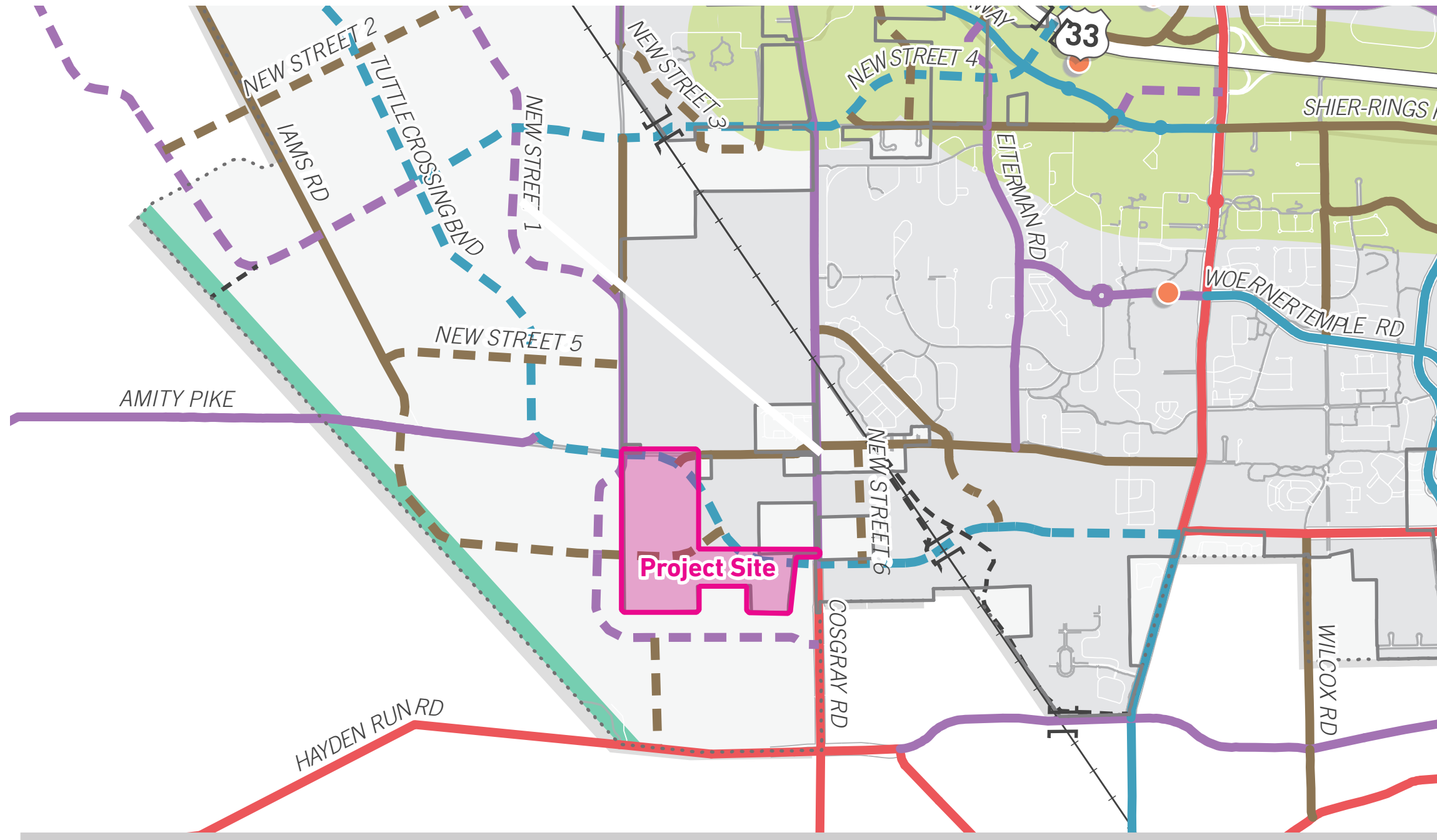


**Project Site**

## LEGEND

- |                     |                                  |
|---------------------|----------------------------------|
| Residential Mix     | Neighborhood Mixed-Use           |
| 1 to 3 units/acre   | Commercial                       |
| ↓                   | Office/Employment Area           |
| Up to 12 units/acre | Civic, Faith and Cultural        |
|                     | Area within the City of Columbus |

# DUBLIN ACTIVE TRANSPORTATION PLAN



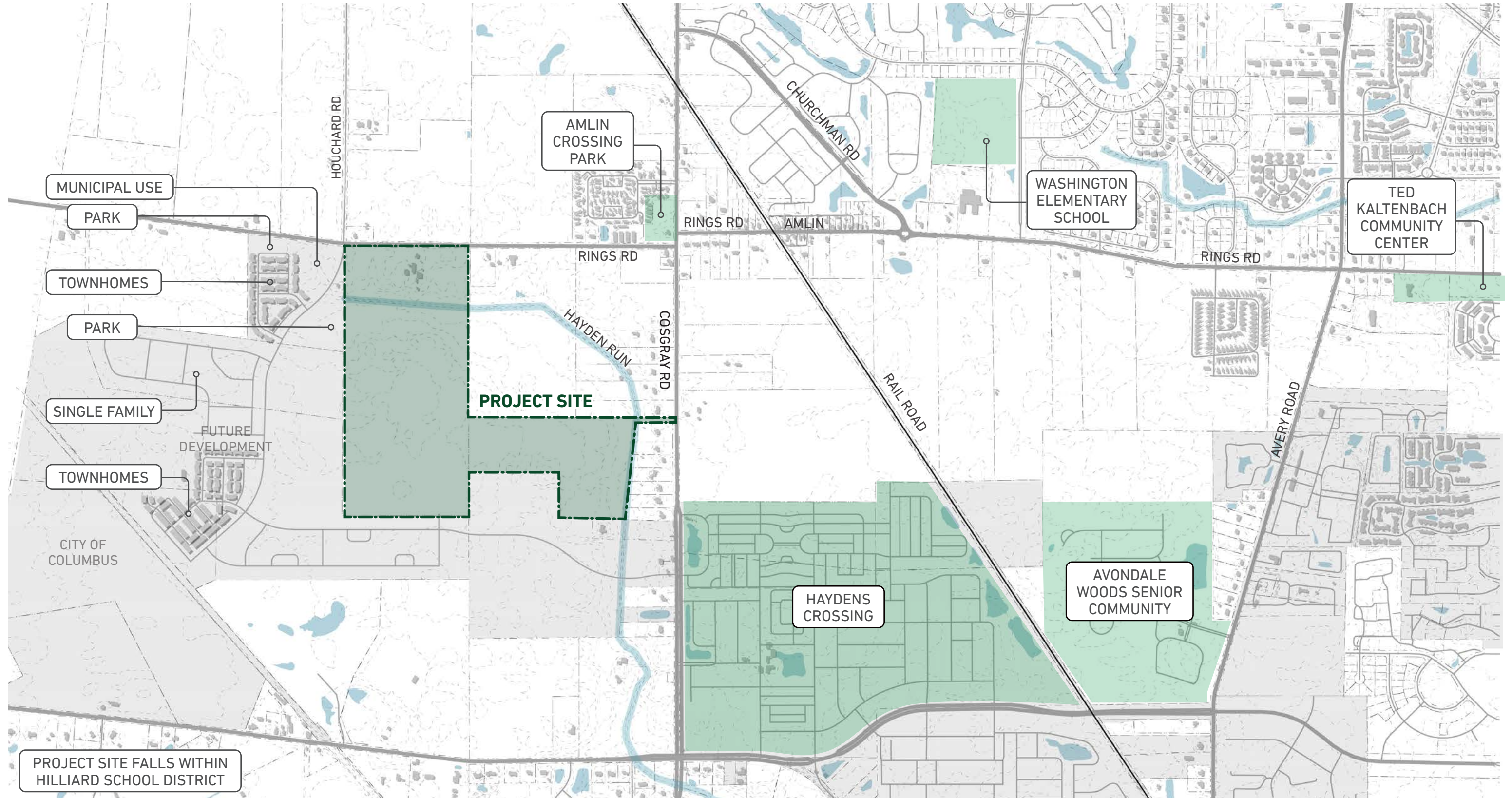
## Classification

- Arterial
- Commuter Route
- - - Planned Commuter Route
- Connector Route
- - - Planned Connector Route
- Local Route
- - - Planned Local Route
- Corridor Connector
- - - Planned Corridor Connector
- District Connector
- - - Planned District Connector
- - - Planned Shared Use Path (12ft)

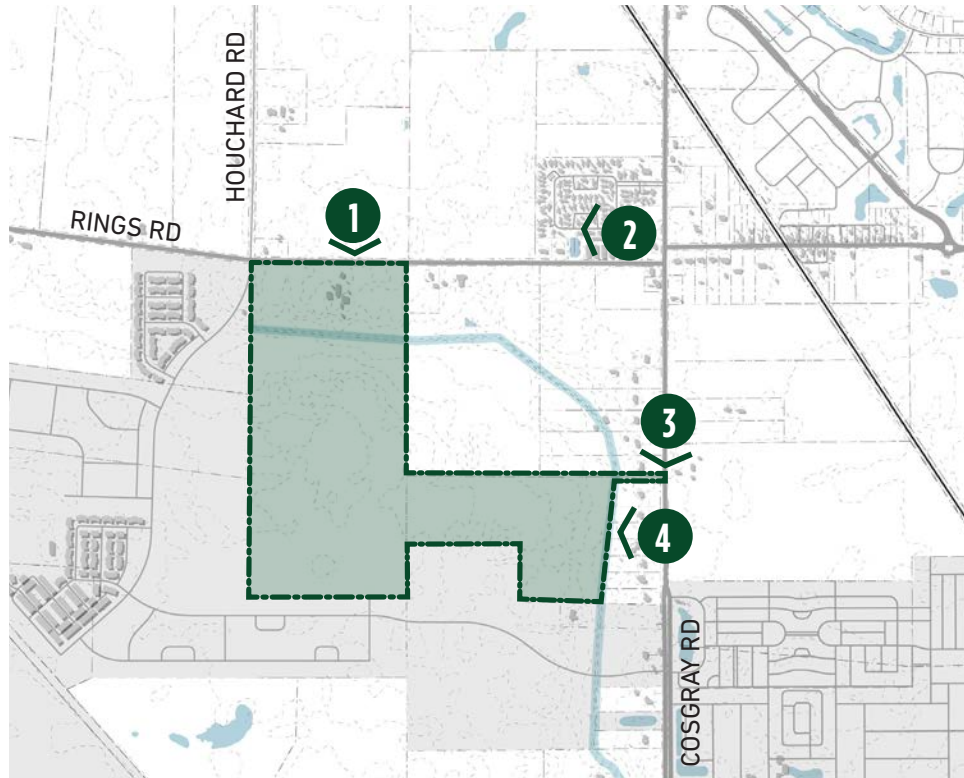
## Context Layers

- Planned Mobility Hubs
- Heritage Rail Trail
- Emerald Trail
- Railroad
- Bikeways and Sidewalks
- // BRT/Rail/Transit
- City of Dublin
- - - Planning Area Boundary

# SITE ADJACENCIES



# EXISTING CONDITIONS



**POWER LINE EASEMENT**



**INTERSECTION AT RINGS & COSGRAY**



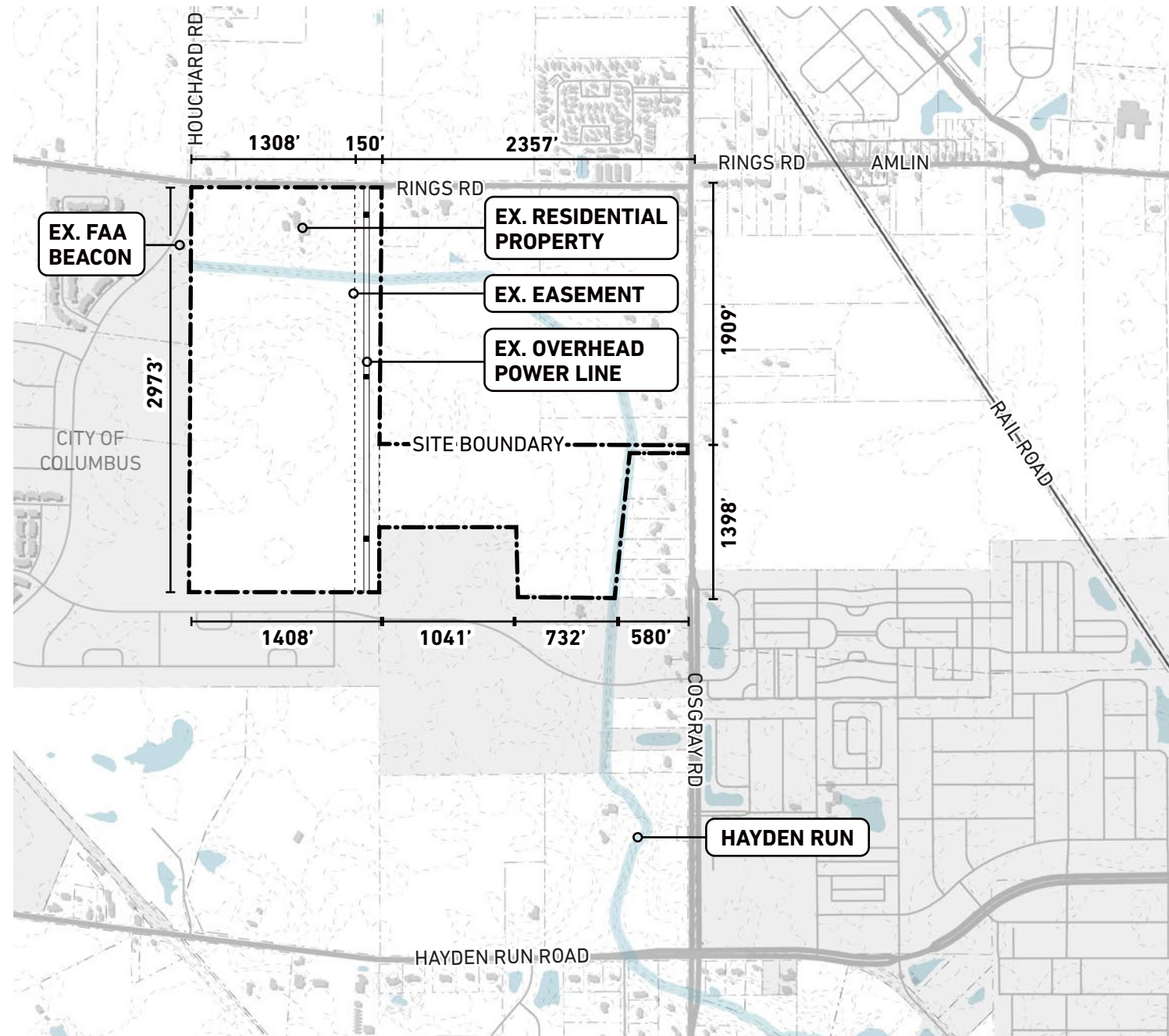
**COSGRAY CORRIDOR**



**EXISTING SINGLE FAMILY RESIDENCE**

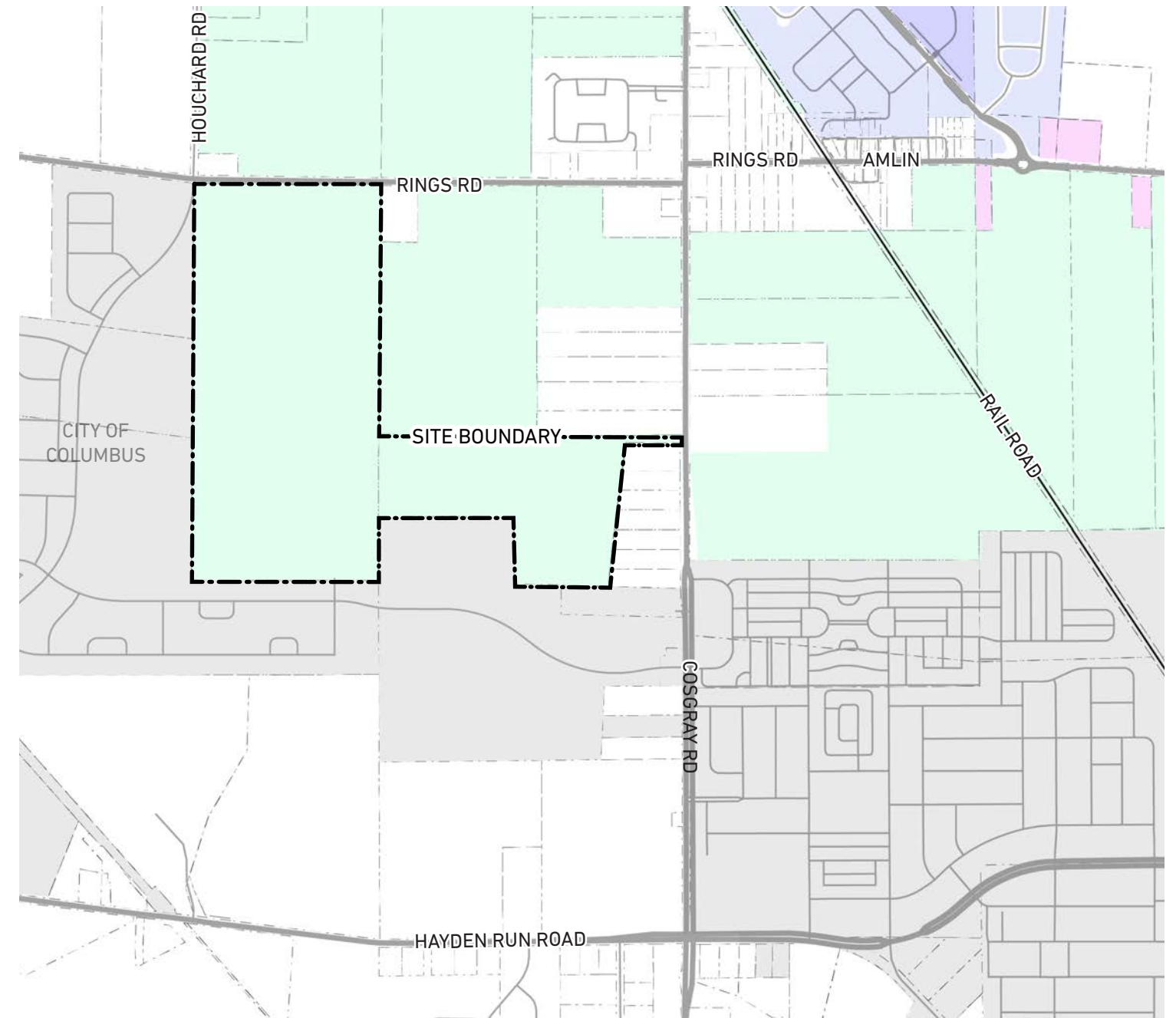
# RINGS ROAD DEVELOPMENT PLAN

## EXISTING SITE CONDITIONS



**TOTAL SITE AREA: 147 ACRES**

## CURRENT ZONING

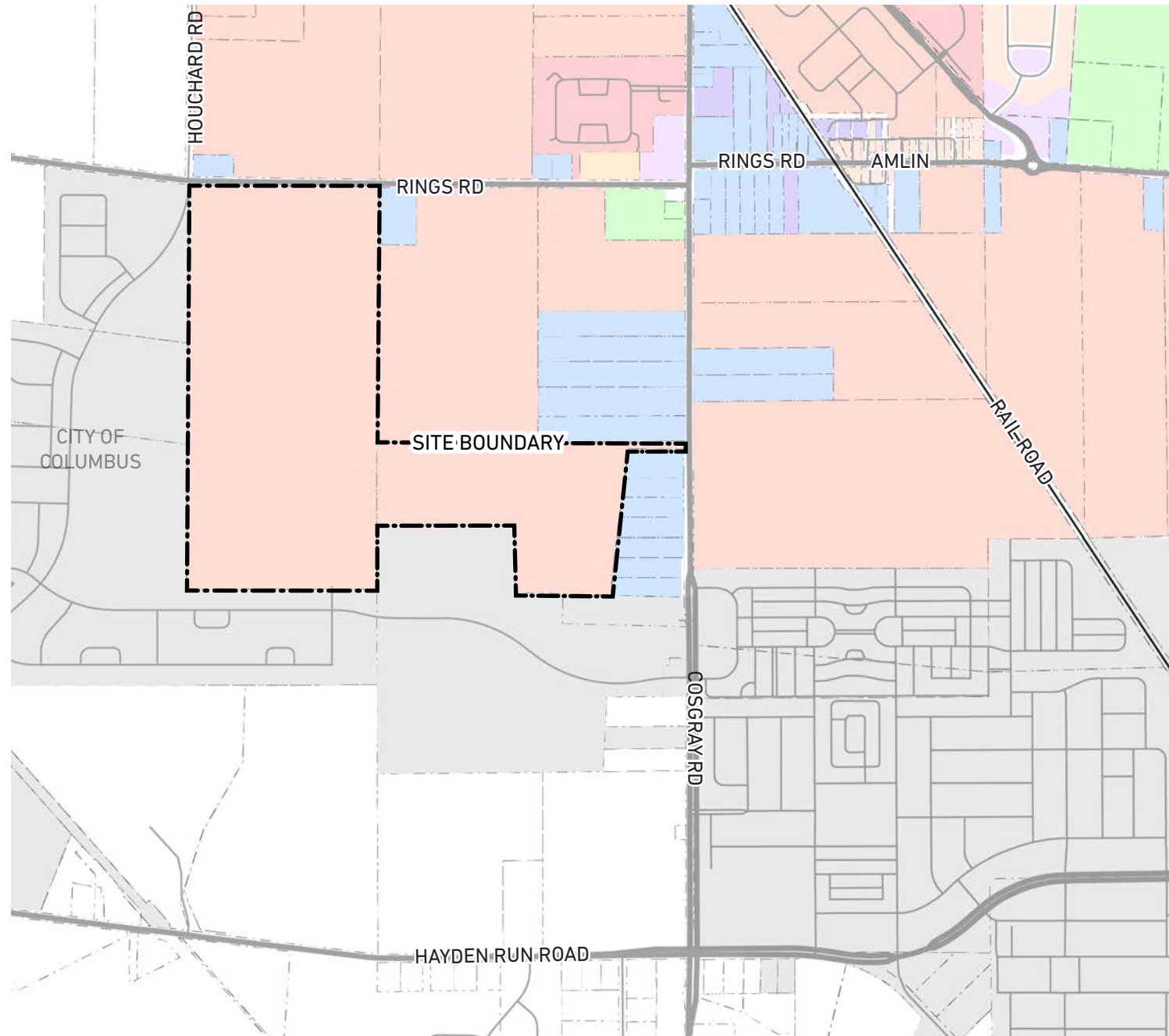


### LEGEND

- RURAL DISTRICT
- PLANNED UNIT DEVELOPMENT DISTRICT
- PLANNED LOW DENSITY RESIDENTIAL DISTRICT
- RESTRICTED SUBURBAN RESIDENTIAL DISTRICT

# RINGS ROAD DEVELOPMENT PLAN

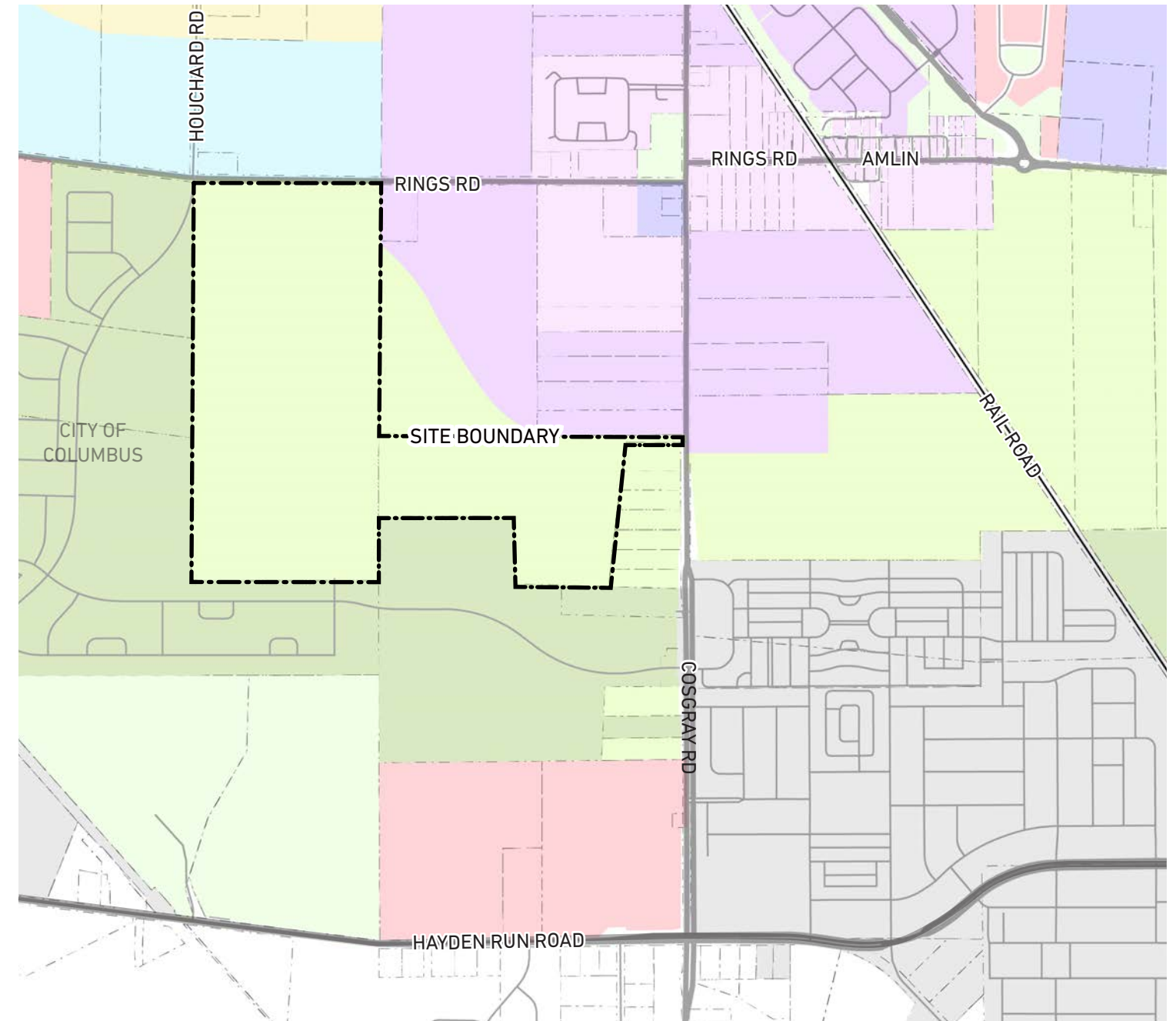
## EXISTING LAND USE



### LEGEND

- |   |   |  |
|---|---|--|
| <span style="color: green;">■</span> CIVIC / PUBLIC ASSEMBLY            | <span style="color: purple;">■</span> PARKS / OPEN SPACE                    | <span style="color: red;">■</span> SUBURBAN RESIDENTIAL MEDIUM DENSITY |
| <span style="color: blue;">■</span> GENERAL INDUSTRIAL                  | <span style="color: orange;">■</span> RURAL RESIDENTIAL / AGRICULTURAL      | <span style="color: lightblue;">■</span> SUBURBAN / RURAL RESIDENTIAL  |
| <span style="color: yellow;">■</span> NEIGHBORHOOD OFFICE/INSTITUTIONAL | <span style="color: lightorange;">■</span> SUBURBAN RESIDENTIAL LOW DENSITY | <span style="color: lightpurple;">■</span> VACANT / UNDEVELOPED        |

## PROPOSED LAND USE



### LEGEND

- |   |   |   |
|---|---|---|
| <span style="color: blue;">■</span> CIVIC COMMUNITY         | <span style="color: pink;">■</span> MIXED USE NEIGHBORHOOD      | <span style="color: lightgreen;">■</span> RESIDENTIAL MIXED DENSITY |
| <span style="color: lightgreen;">■</span> PARK / OPEN SPACE | <span style="color: cyan;">■</span> FLEX INNOVATION             | <span style="color: purple;">■</span> RESIDENTIAL MEDIUM DENSITY    |
| <span style="color: yellow;">■</span> INDUSTRIAL            | <span style="color: red;">■</span> RESIDENTIAL SUBURBAN DENSITY |   |

# RINGS ROAD DEVELOPMENT PLAN

## RMX RESIDENTIAL MIXED DENSITY

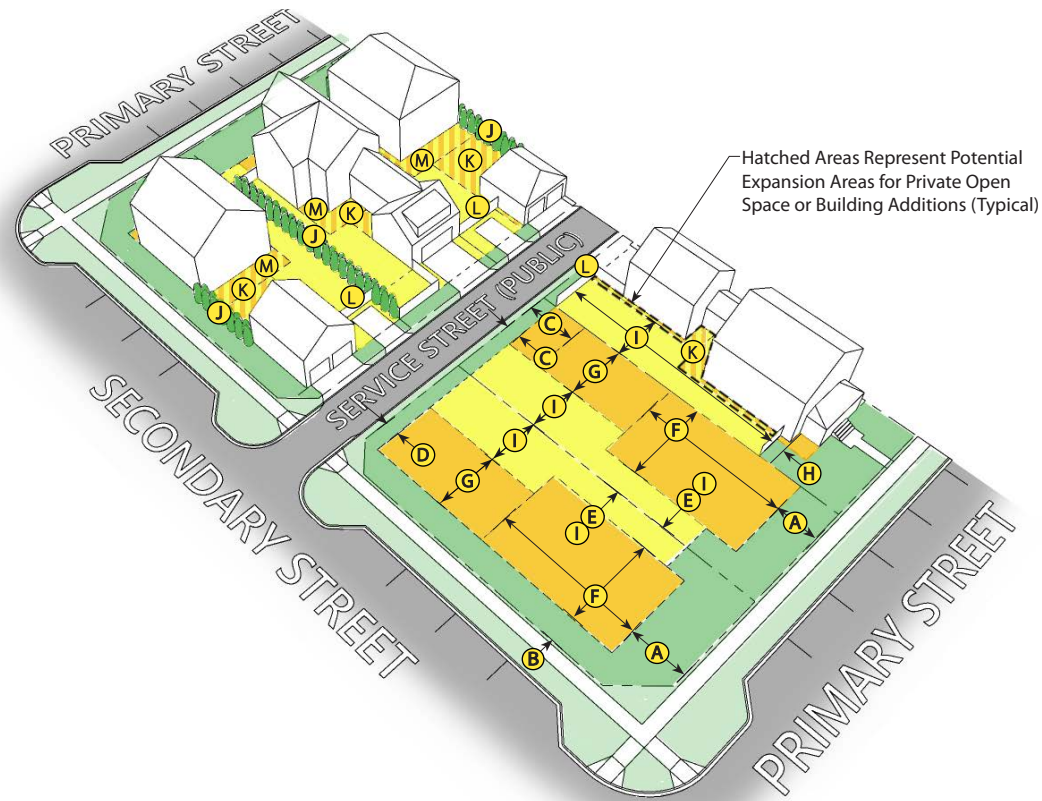
### INTENT

Walkable neighborhood that is marketable to all age groups with a variety of housing types and styles integrated with adjacent entertainment, employment, and appropriate services.

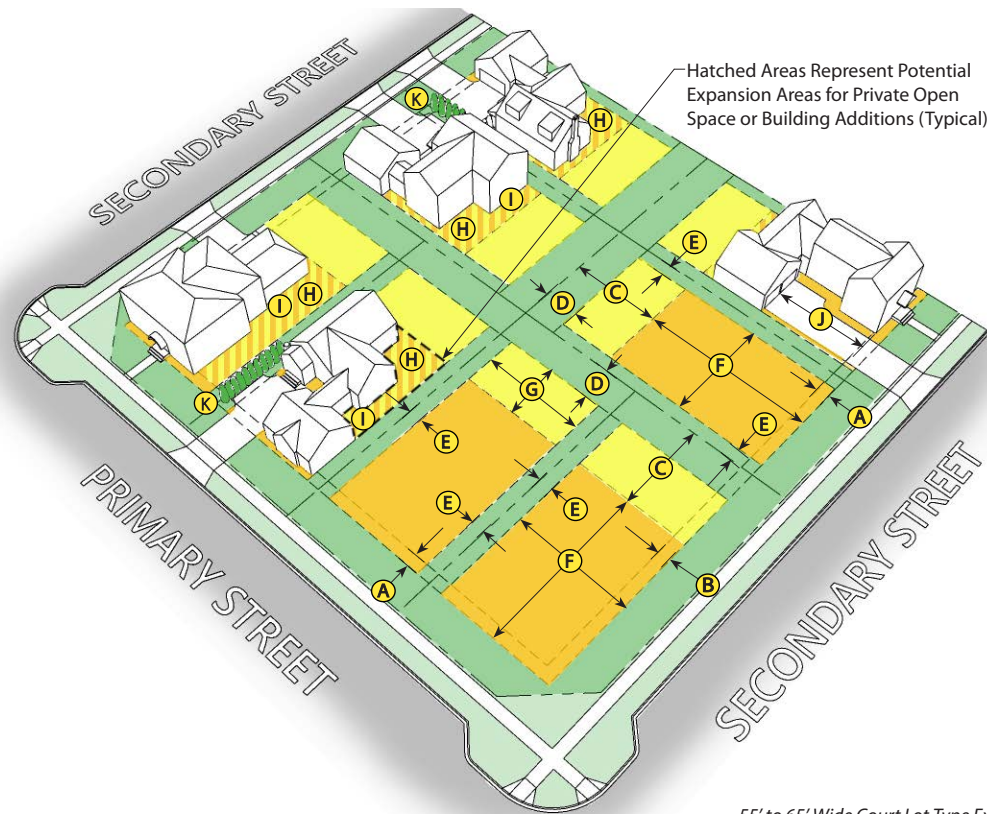
### CHARACTERISTICS

<b>Principal Uses</b>	Single-family and multi-family residential
<b>Supporting Uses</b>	Senior living and assisted-living, schools, parks and open space, residential clubhouse and amenities, small-scale neighborhood commercial
<b>Density</b>	3-12 du/ac
<b>Building Form and Orientation</b>	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
<b>Open Space</b>	Formalized, active and passive open space connected by shared use path systems and sidewalks, centralized open spaces, maintained small private lots, neighborhood greens
<b>Sustainability</b>	Building-mounted solar, alternative building materials, bioswales, permeable pavement, rain gardens
<b>Streetscape</b>	A higher degree of street connectivity with short walkable blocks, street trees, sidewalks, shared-use paths, tree lawns
<b>Parking</b>	On-street and private off-street parking, individual garages and carports, tuck-under parking

### CHARACTER IMAGES



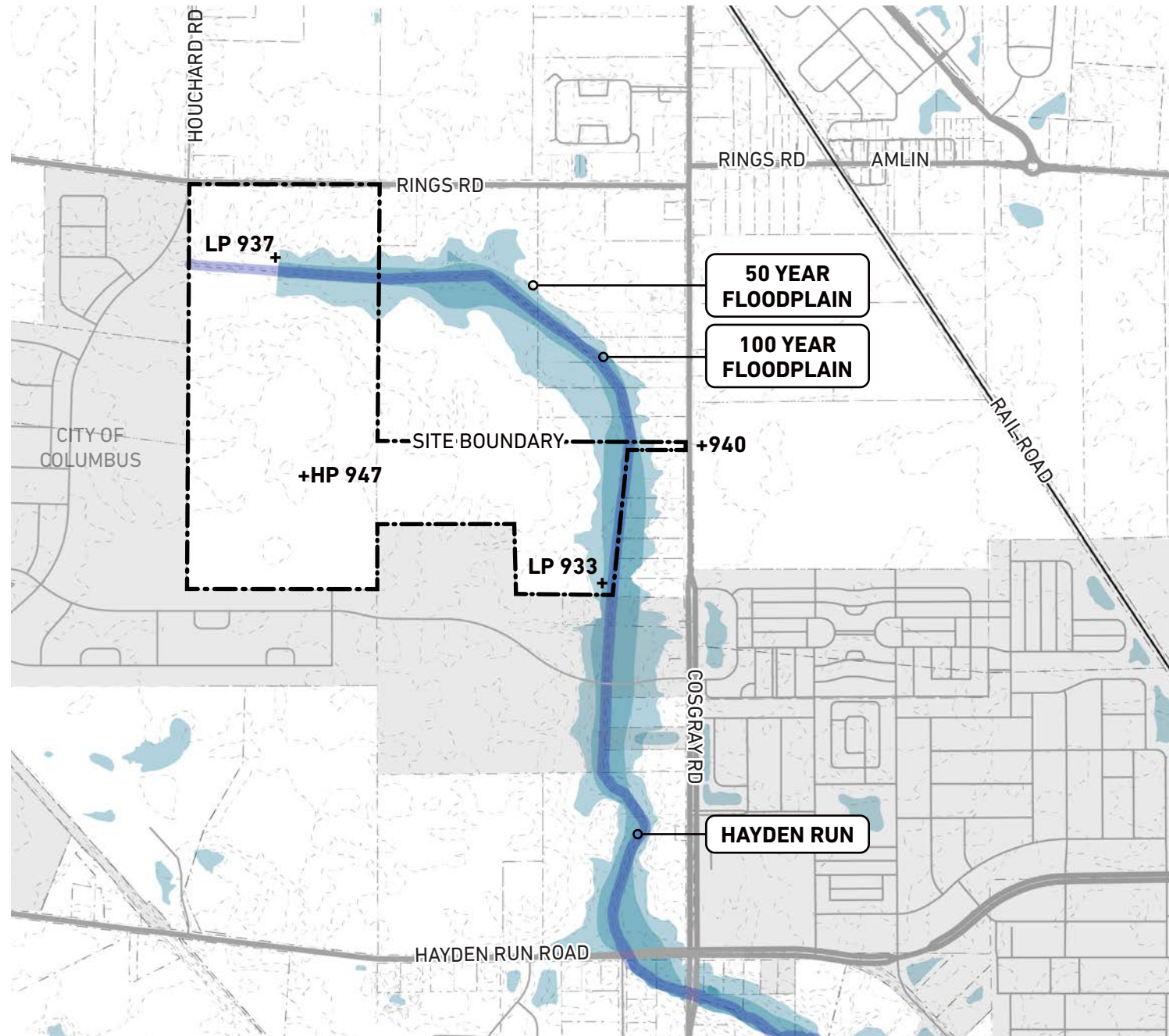
Zero Lot Line Lot Type Exhibit



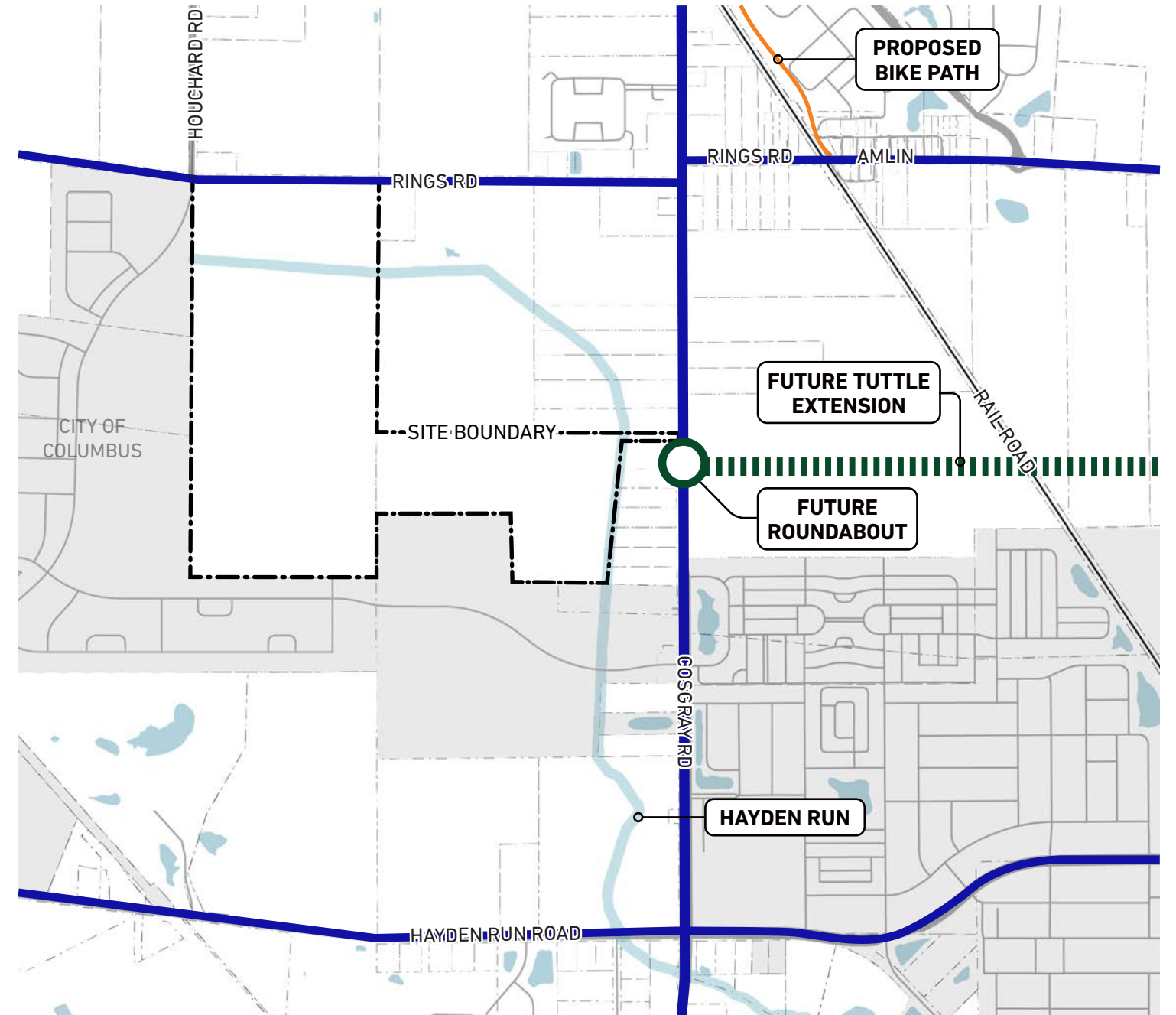
55' to 65' Wide Court Lot Type Exhibit

# RINGS ROAD DEVELOPMENT PLAN

## HYDROLOGY + NATURAL FEATURES

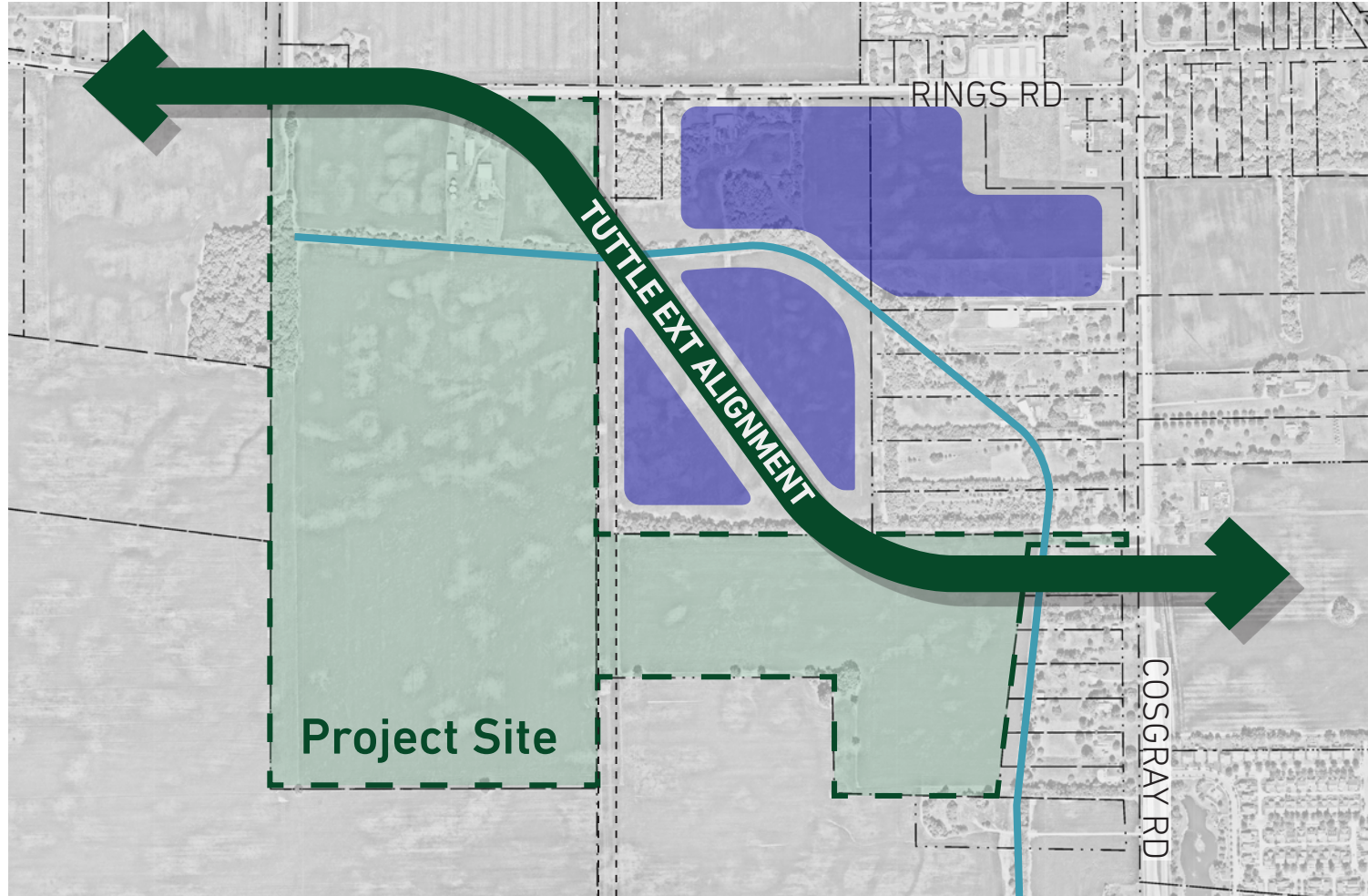


## CIRCULATION

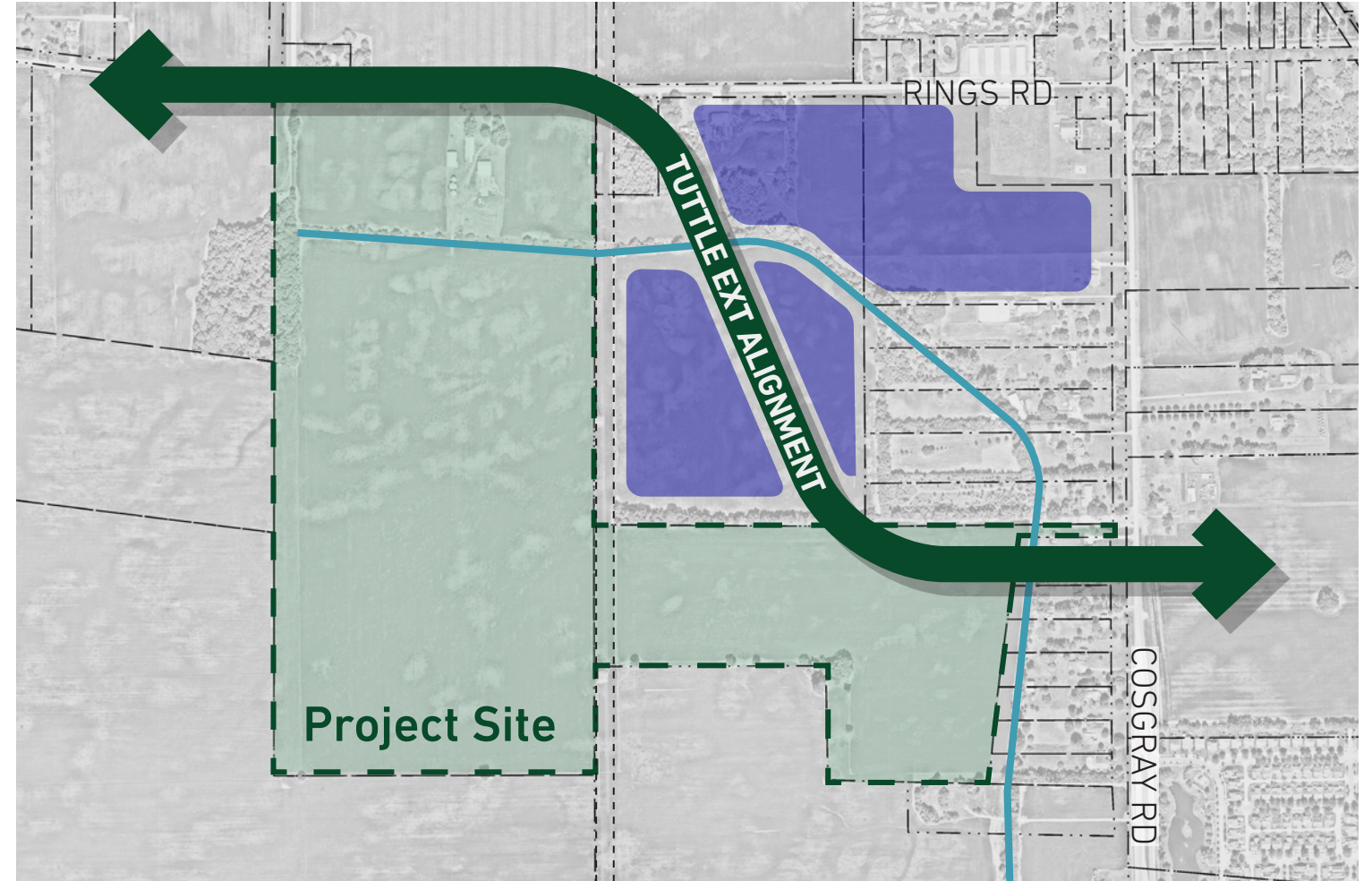


# TUTTLE EXTENSION ALIGNMENT

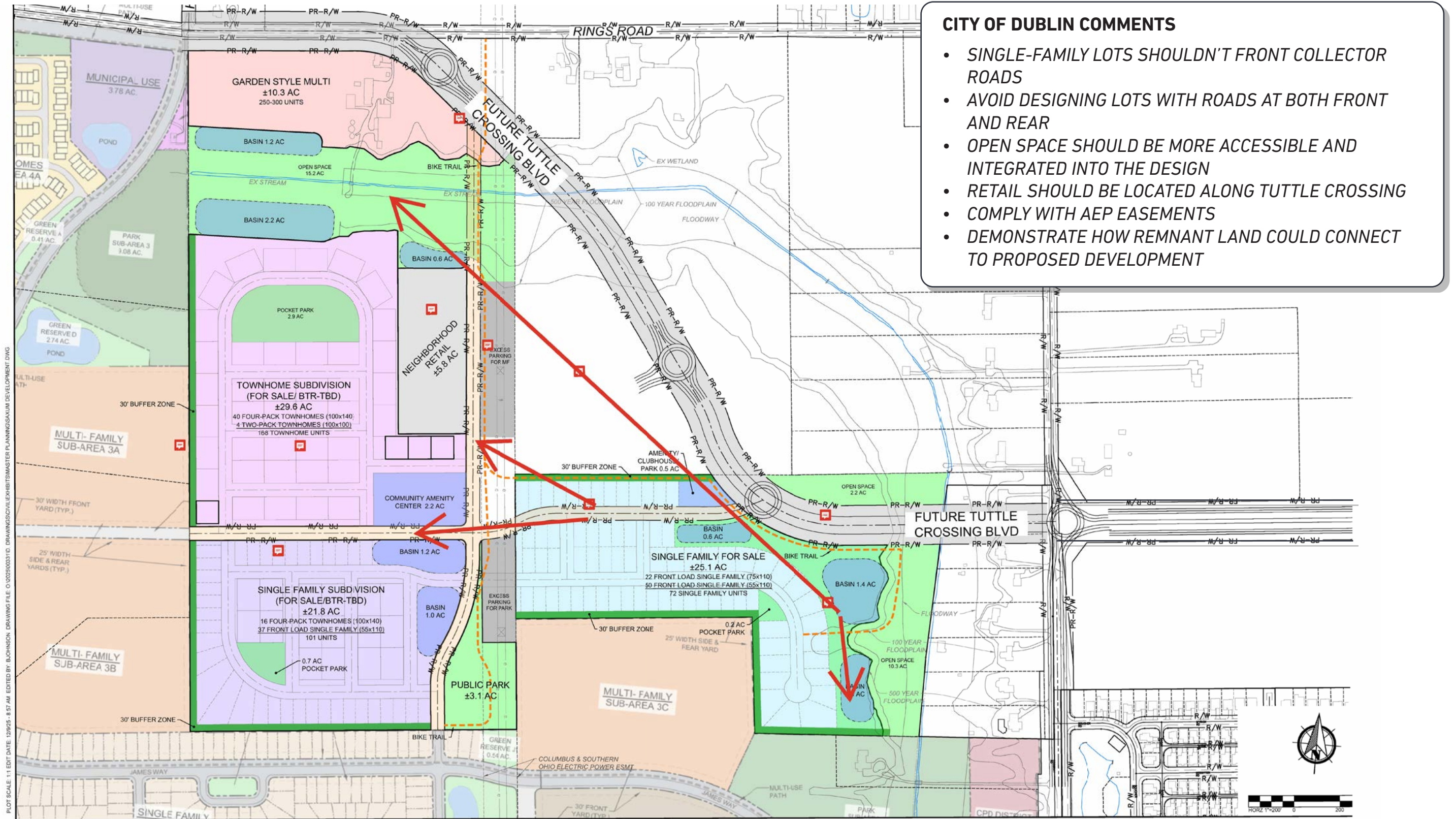
## CURRENT PROPOSED ALIGNMENT



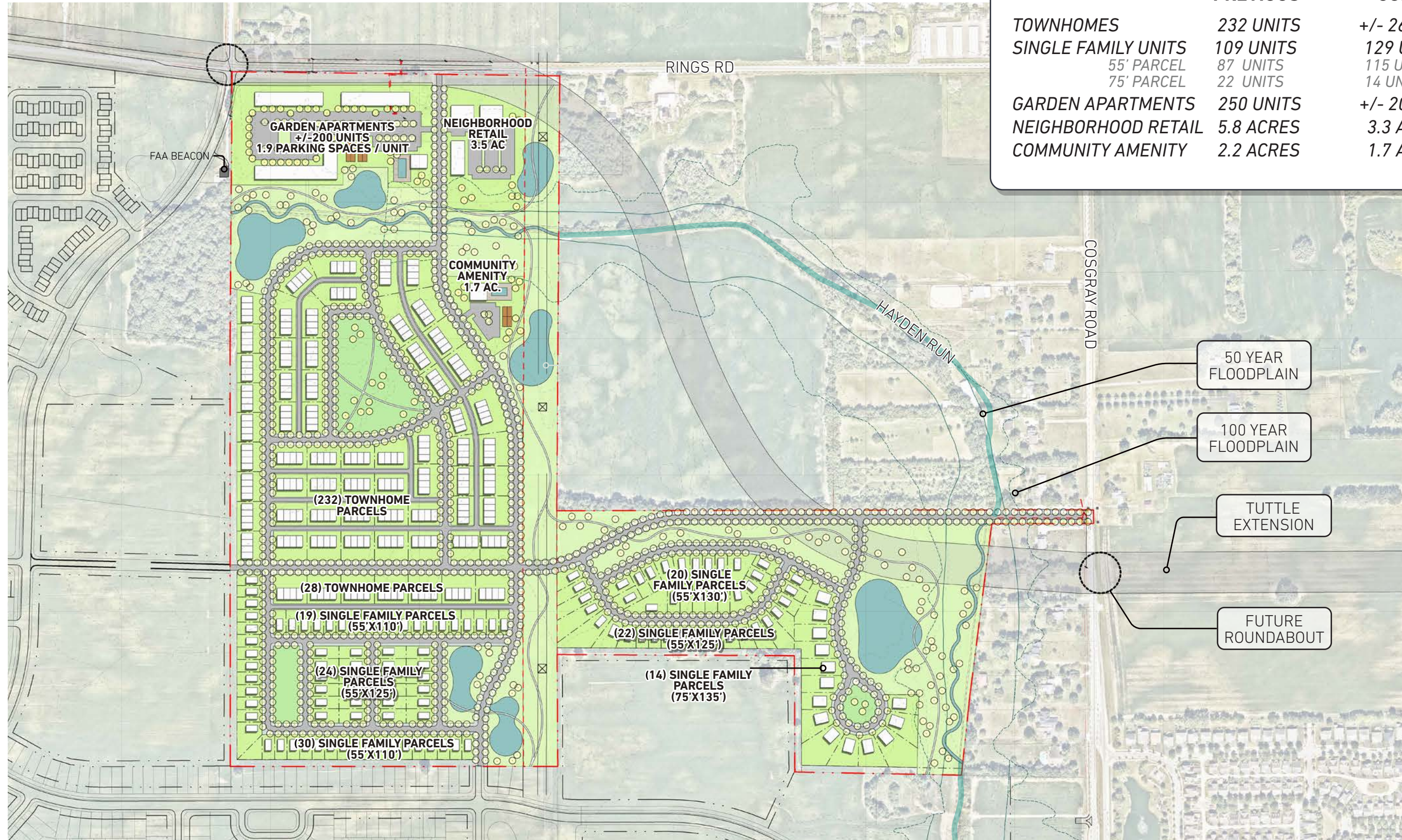
## ALTERNATE ALIGNMENT



# PREVIOUS DEVELOPMENT CONCEPT



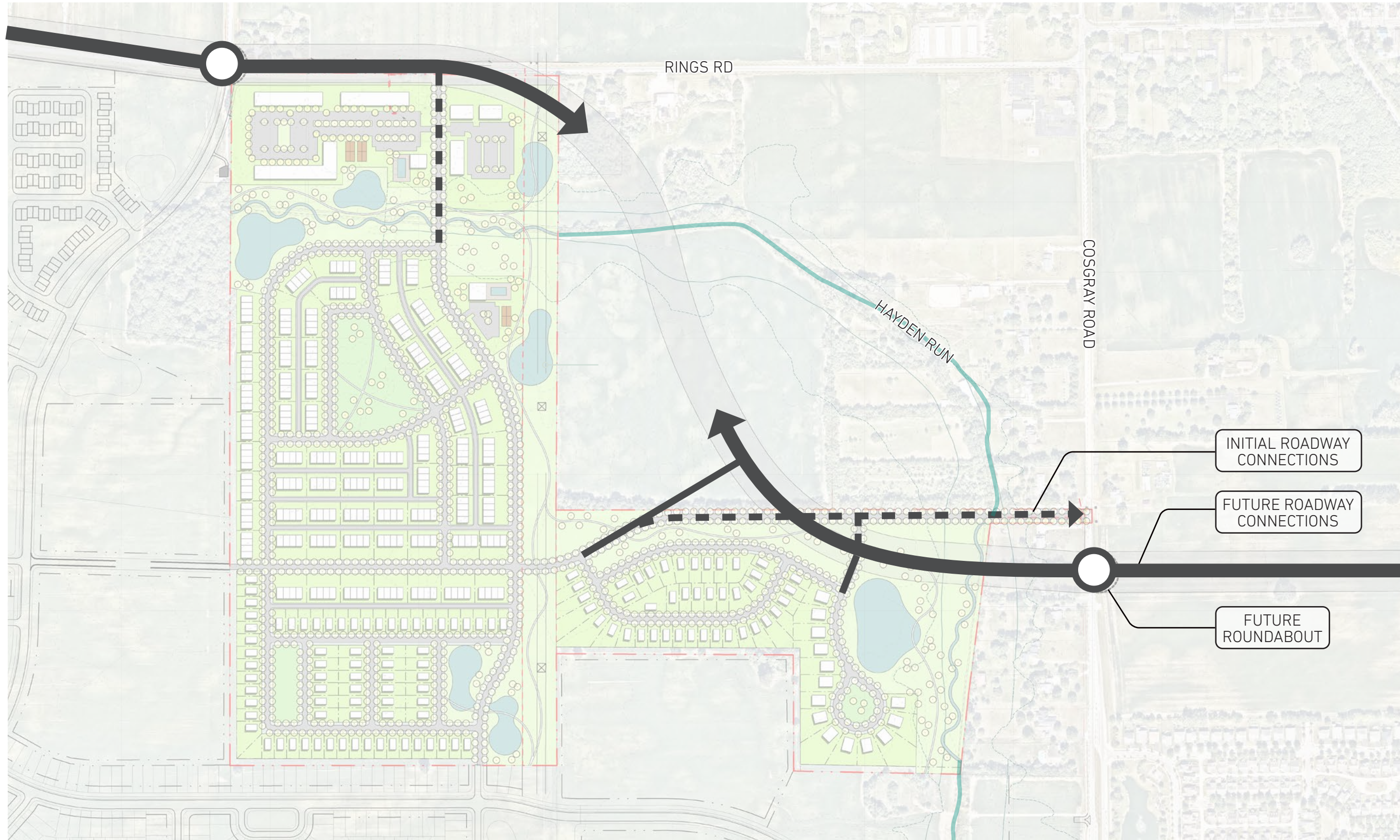
# PROPOSED DEVELOPMENT CONCEPT



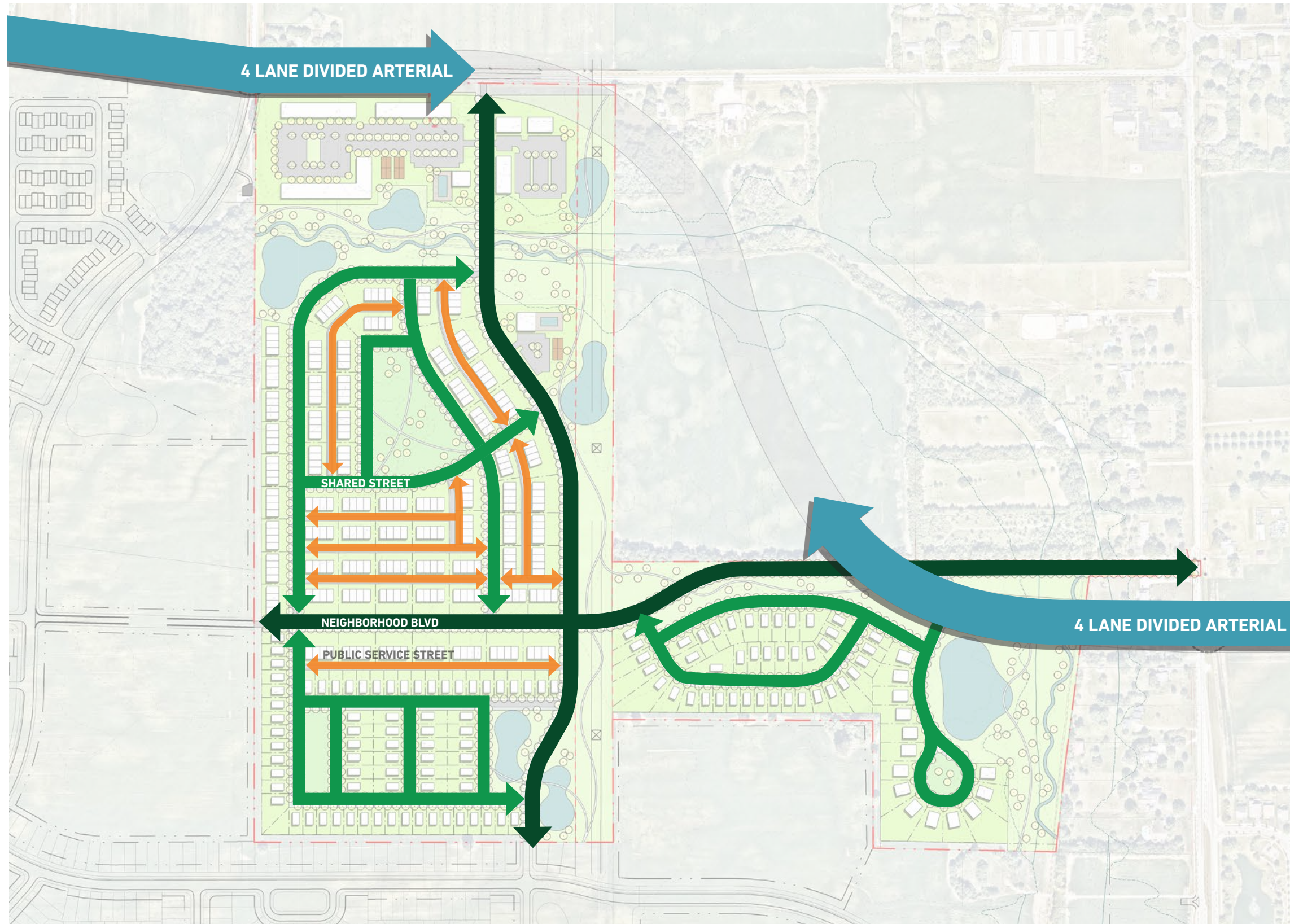
	PREVIOUS	CURRENT
TOWNHOMES	232 UNITS	+/- 260 UNITS
SINGLE FAMILY UNITS	109 UNITS	129 UNITS
55' PARCEL	87 UNITS	115 UNITS
75' PARCEL	22 UNITS	14 UNITS
GARDEN APARTMENTS	250 UNITS	+/- 200 UNITS
NEIGHBORHOOD RETAIL	5.8 ACRES	3.3 ACRES
COMMUNITY AMENITY	2.2 ACRES	1.7 ACRES

# PROPOSED DEVELOPMENT CONCEPT

## FUTURE INTERSECTIONS



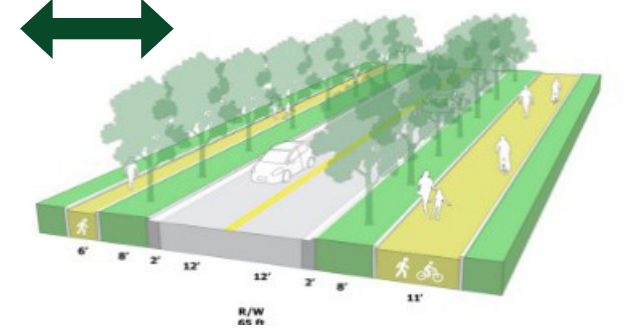
# STREET TYPOLOGIES PLAN



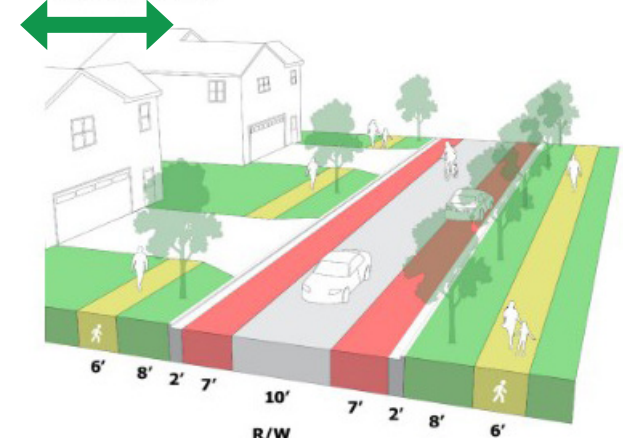
*Four-Lane Divided (4D) Arterial, Commuter Boulevard, Connector Boulevard*



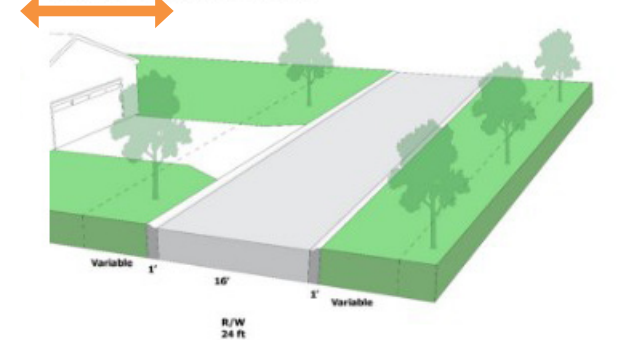
*Neighborhood Boulevard*



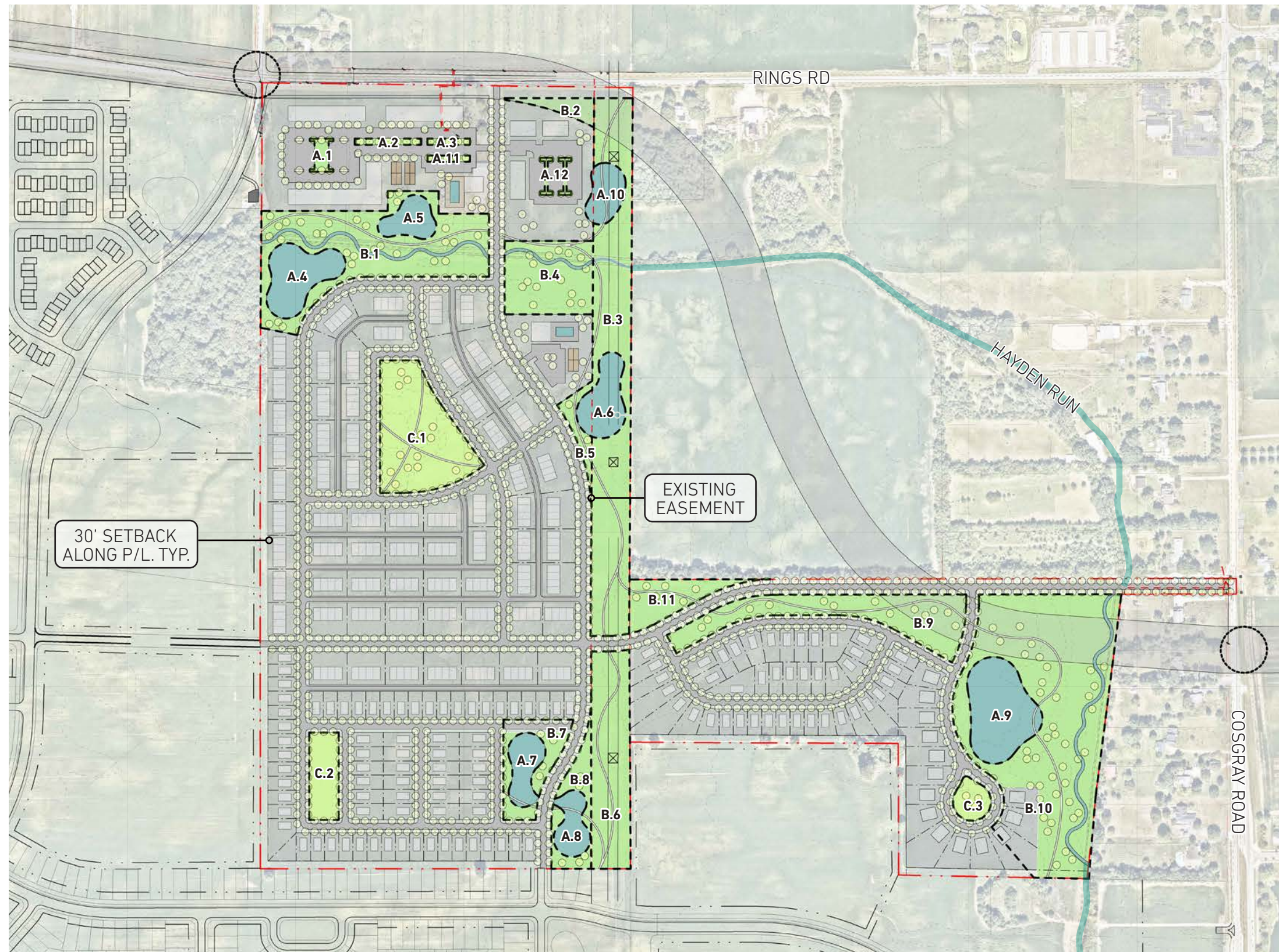
*Shared Street*



*Public Service Street*



# OPEN SPACE FRAMEWORK PLAN



## OPEN SPACE FRAMEWORK

### A STORM WATER GARDENS: +/- 7.5 ACRES

- A.1: +/- 0.2 ACRES
- A.2: +/- 0.2 ACRES
- A.3: +/- 0.1 ACRES
- A.4: +/- 1.3 ACRES
- A.5: +/- 0.6 ACRES
- A.6: +/- 1.0 ACRES
- A.7: +/- 0.7 ACRES
- A.8: +/- 0.6 ACRES
- A.9: +/- 2.0 ACRES
- A.10: +/- 0.6 ACRES
- A.11: +/- 0.1 ACRES
- A.12: +/- 0.1 ACRES

### B NATIVE PLANTING: +/- 32.8 ACRES

- B.1: +/- 4.3 ACRES
- B.2: +/- 0.4 ACRES
- B.3: +/- 7.1 ACRES
- B.4: +/- 2.1 ACRES
- B.5: +/- 0.4 ACRES
- B.6: +/- 2.9 ACRES
- B.7: +/- 1.0 ACRES
- B.8: +/- 0.8 ACRES
- B.9: +/- 3.0 ACRES
- B.10: +/- 9.7 ACRES
- B.11: +/- 1.1 ACRES

### C PLAZA / PARK: +/- 4.5 ACRES

- C.1: +/- 3.2 ACRES
- C.2: +/- 0.9 ACRES
- C.3: +/- 0.4 ACRES

# CENTRAL NEIGHBORHOOD PARK



BIKE TRAILS

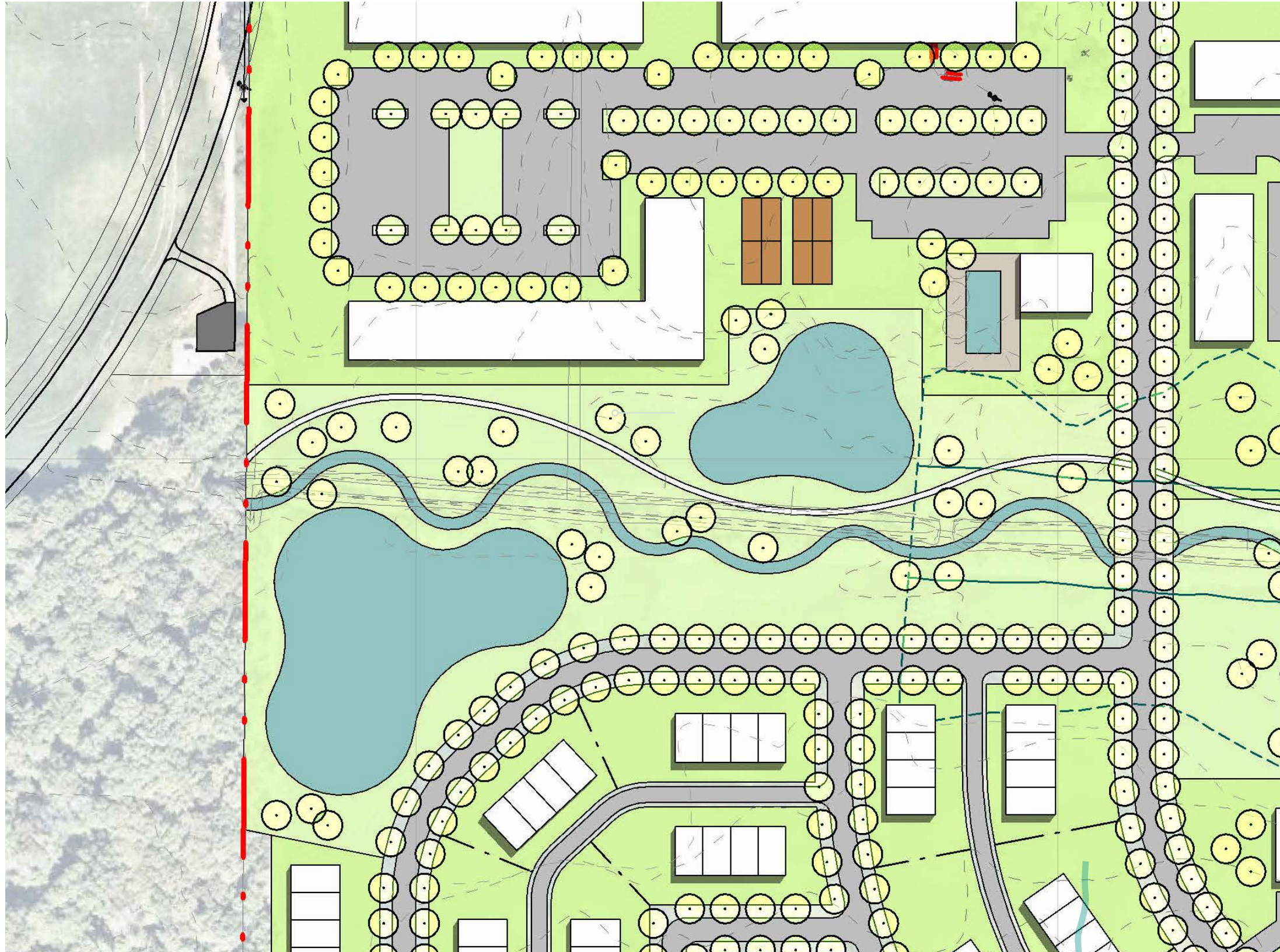


COMMUNITY MOVIES



PLAYGROUND

# STORMWATER GARDENS



DETENTION PONDS



RAIN GARDEN



NATIVE WET MEADOW