



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

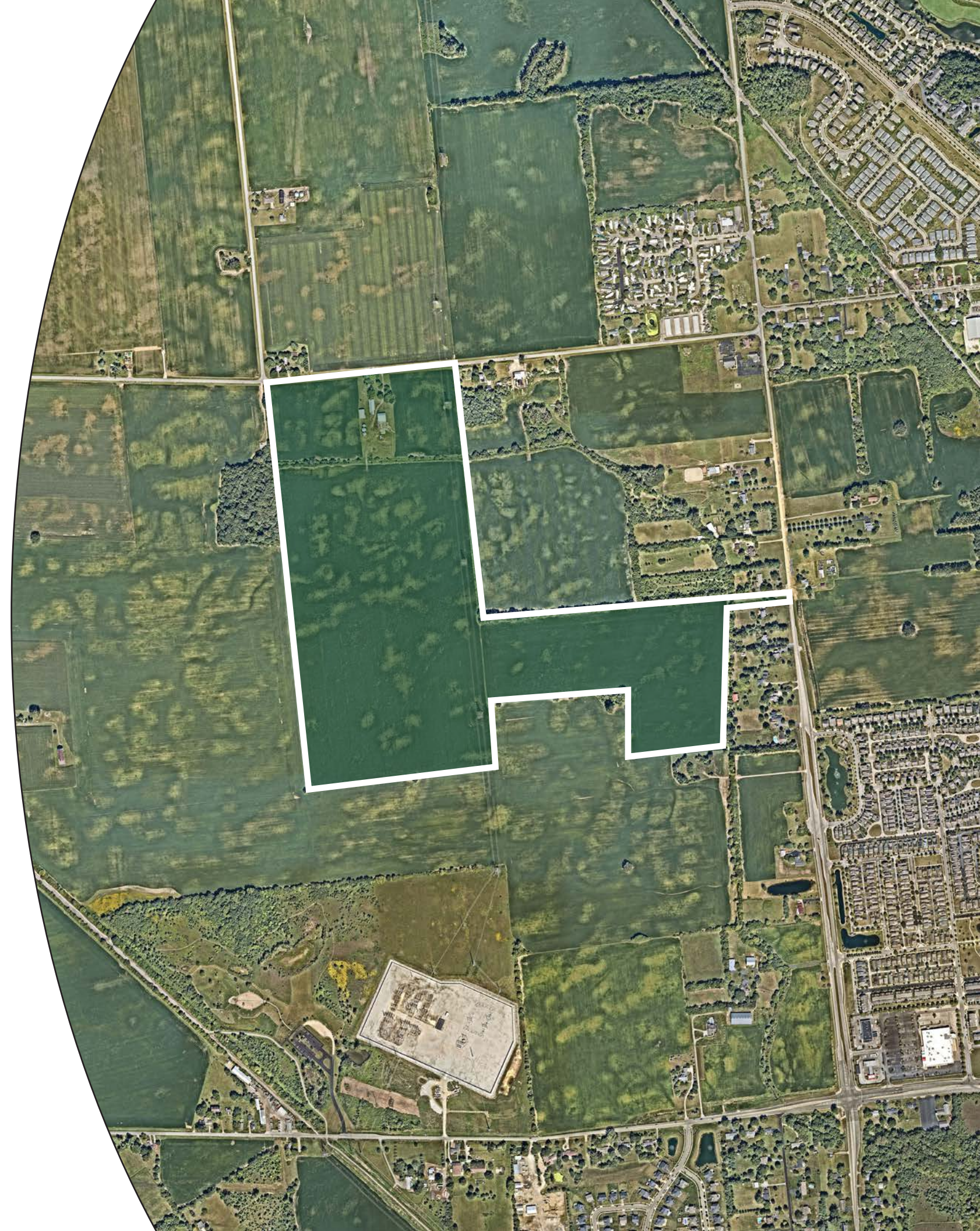
359 Springfield Avenue 2nd FL, Summit, NJ 07901

Project Representative: Tony Murry

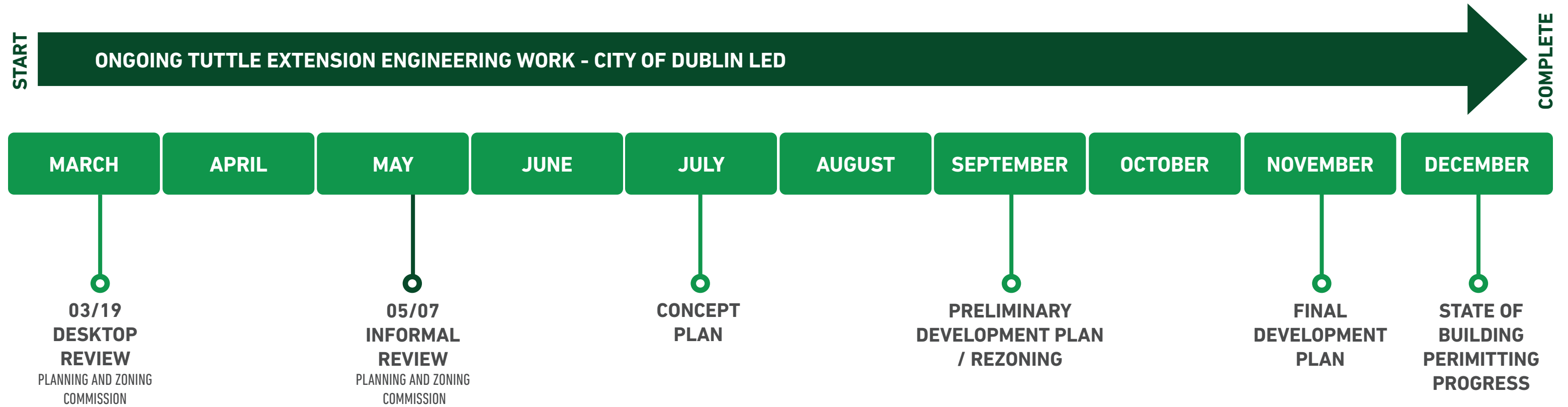
614.306.9373

tmurry@mkskstudios.com

462 S Ludlow St, Columbus, OH 43215



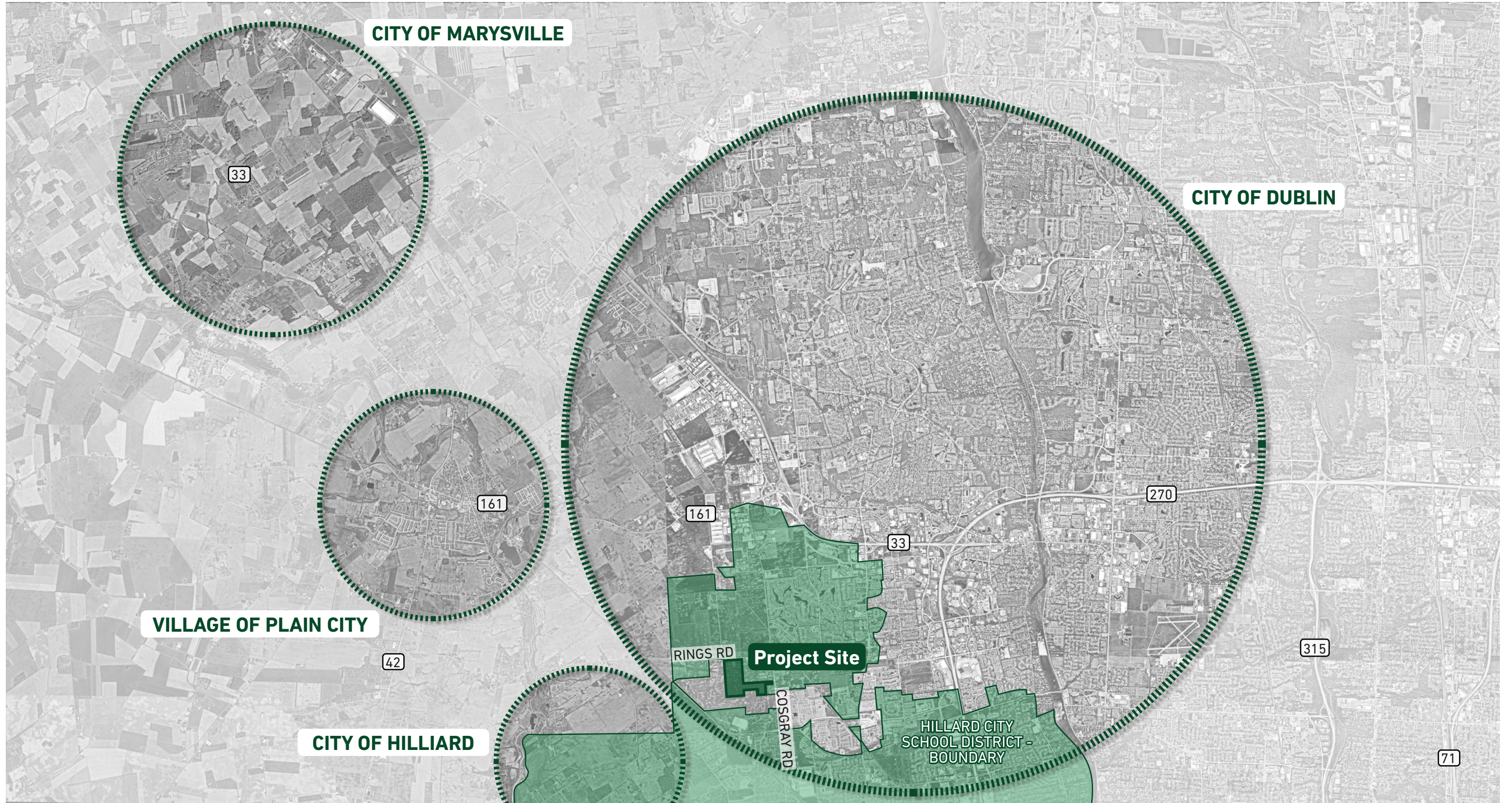
MILESTONE SCHEDULE



PROJECT NARRATIVE

The Rings Road development project seeks to invest in the southwest area district of the community plan with a range of new housing products, open spaces, and vehicular and pedestrian circulation accommodations. The neighborhood organizes itself around a winding green space that includes the natural features of the existing Hayden Run and creates opportunities for community connections to future developments on all sides of the project. Primary east/west and north/south streets connect the development to access points along Rings Road, Cosgray Road, and to the City of Columbus proposed development to the South and West of the site. These primary roads are designed to work with the existing roadway network, as well as future plans outlined in the Dublin Thoroughfare Plan, specifically the Tuttle Crossing Boulevard extension. Programmatically the site keeps single family homes in the southern portion of the site adjacent to the neighboring development's single family zone, and concentrates multifamily to the north adjacent to neighboring multifamily uses.

CONTEXT MAP



SOUTHWEST AREA ILLUSTRATIVE PLAN

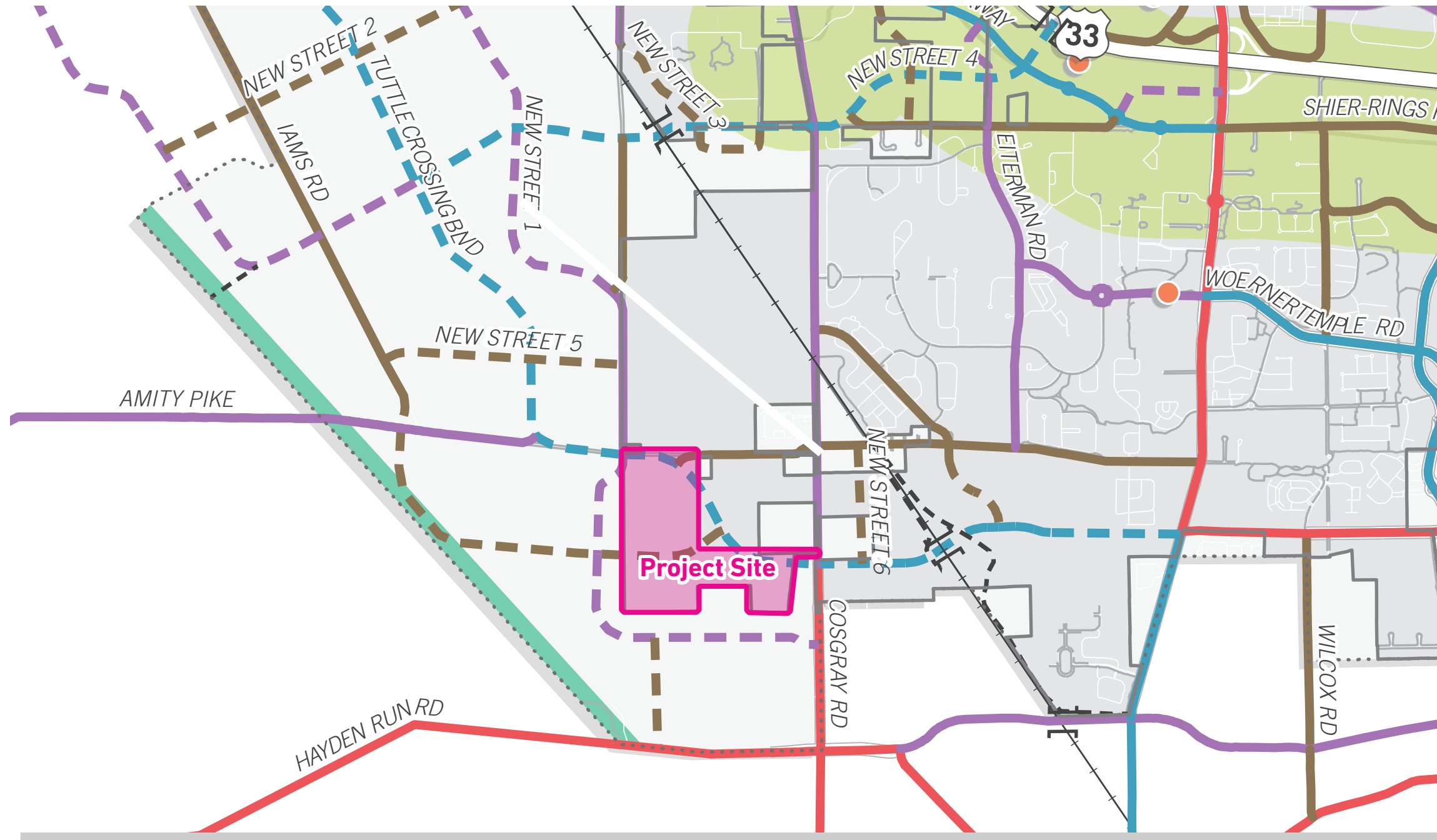


Project Site

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



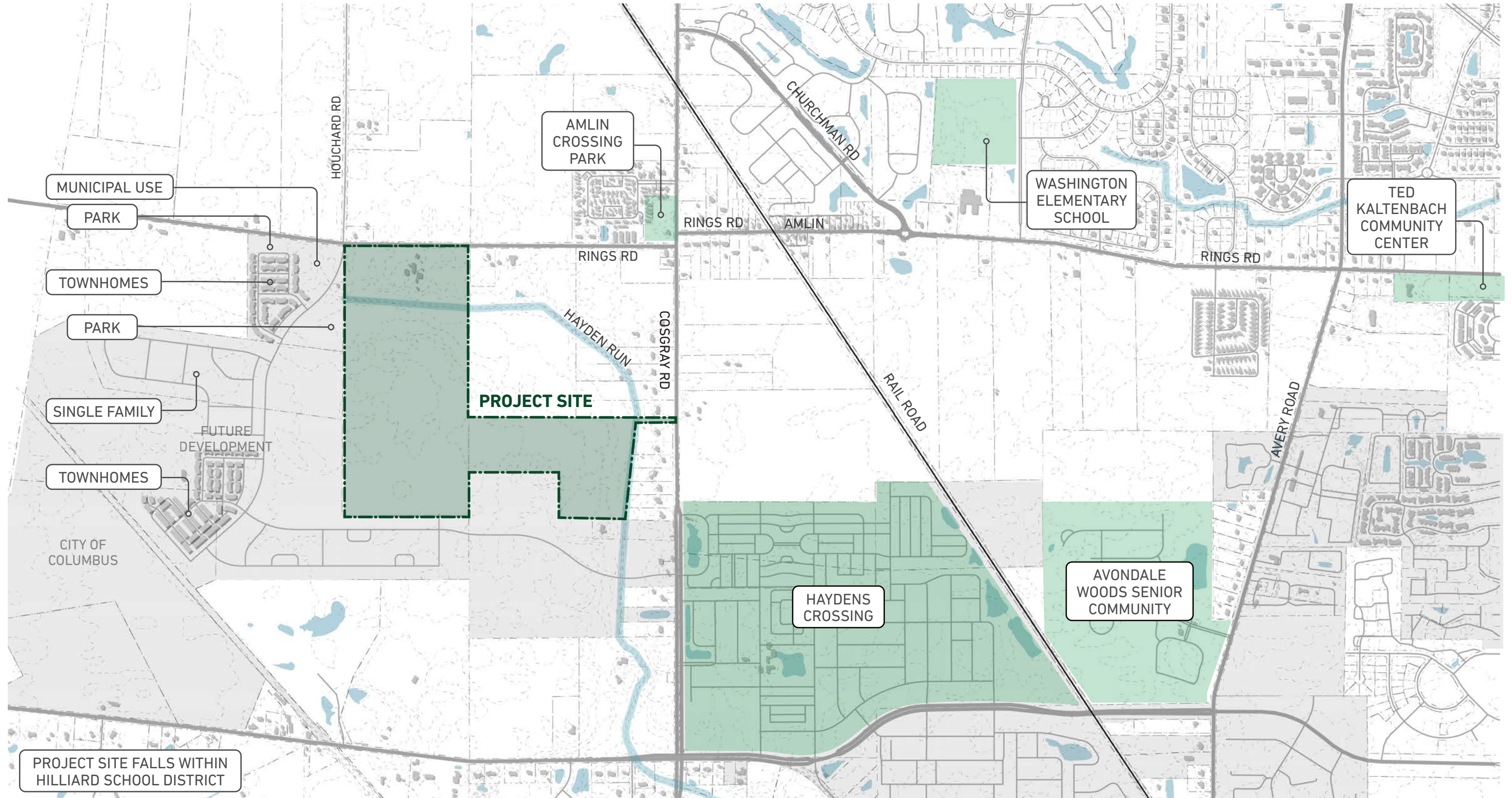
Classification

- 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)

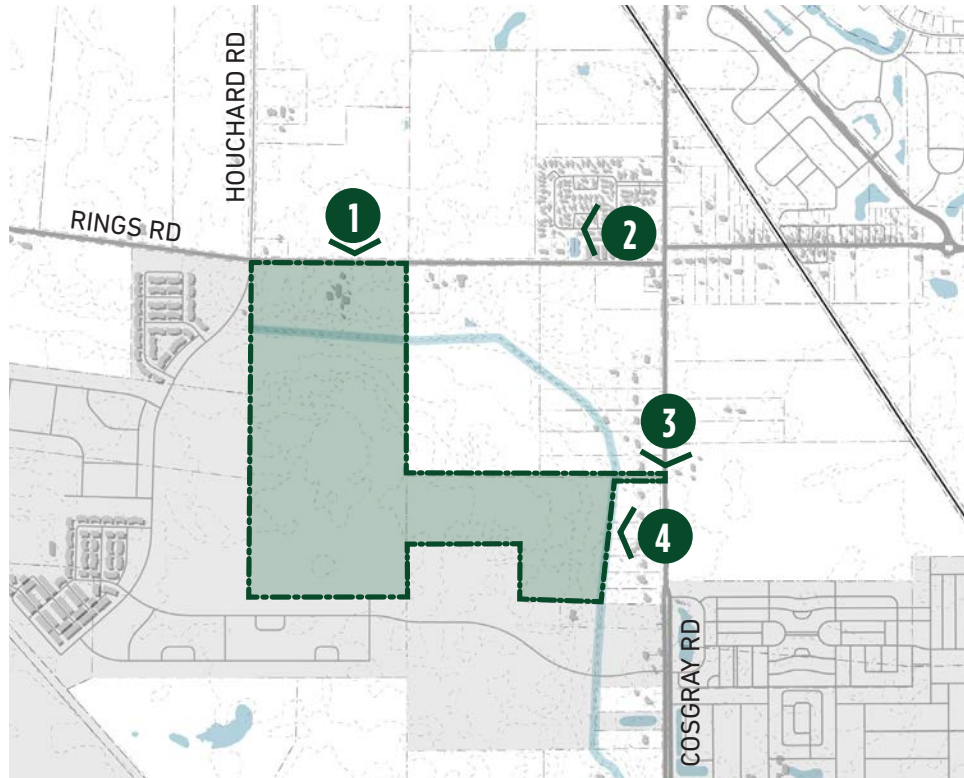
Context Layers

- 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



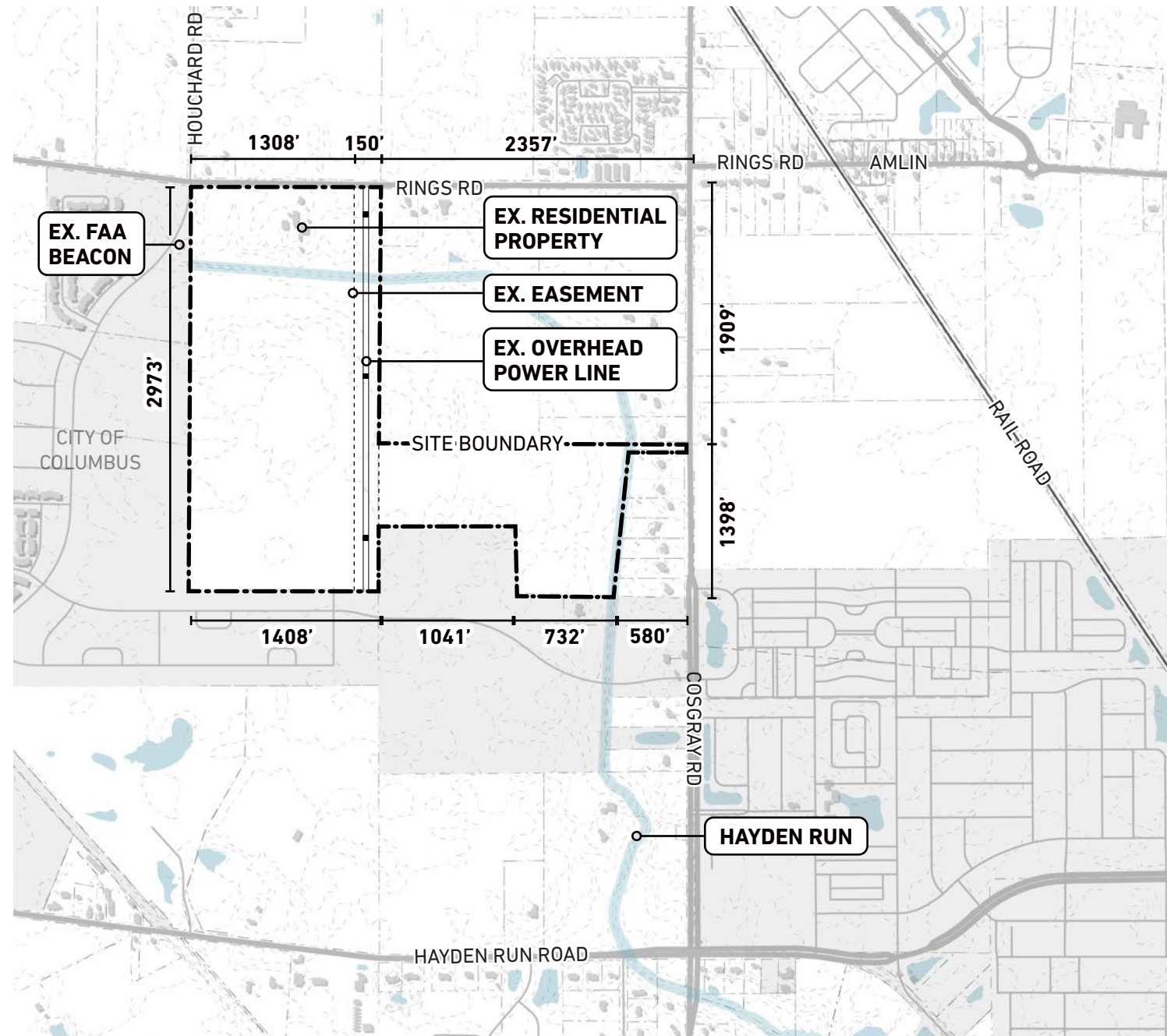
COSGRAY CORRIDOR



EXISTING SINGLE FAMILY RESIDENCE

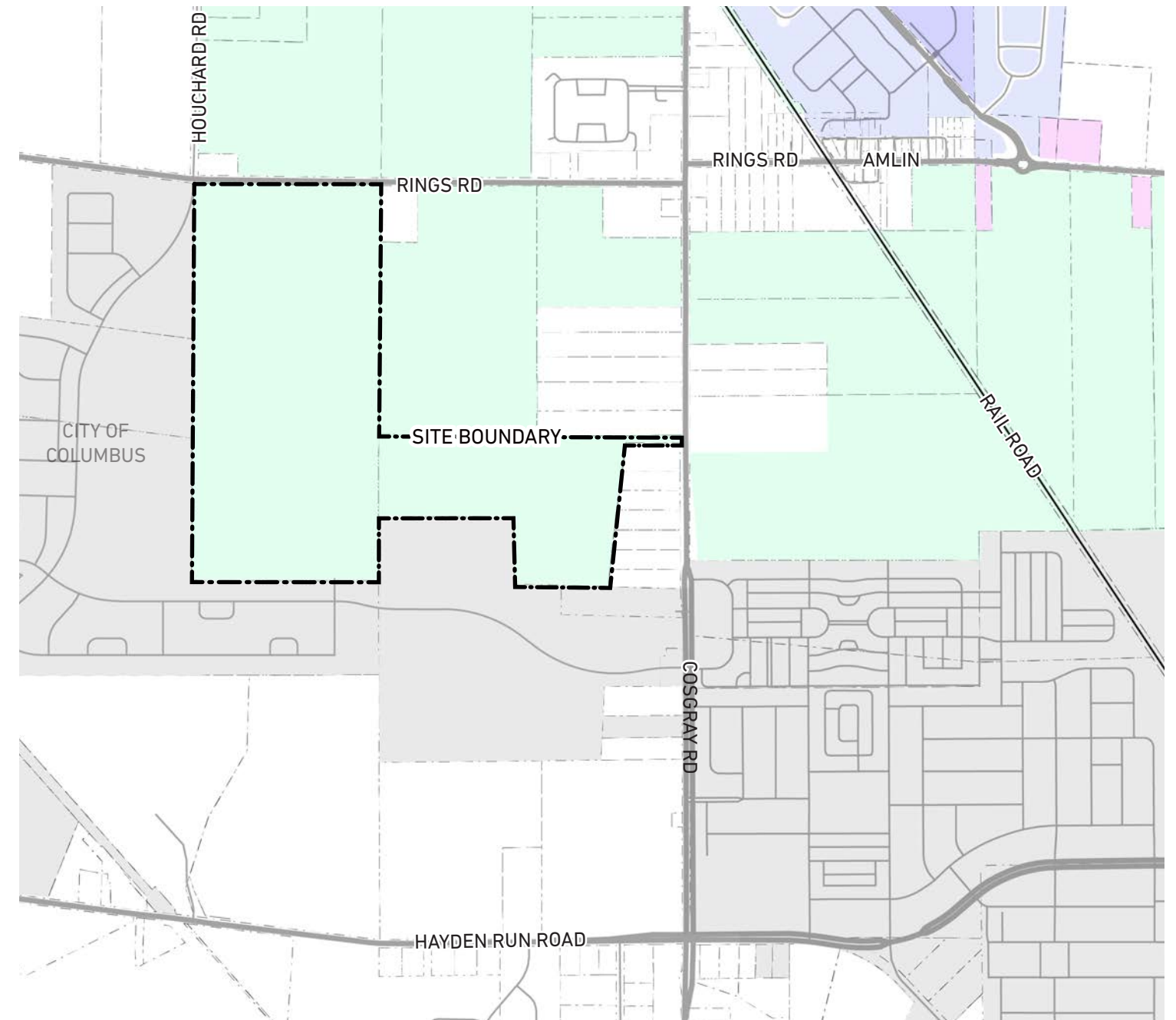
RINGS ROAD DEVELOPMENT PLAN

EXISTING SITE CONDITIONS



TOTAL SITE AREA: 147 ACRES

CURRENT ZONING

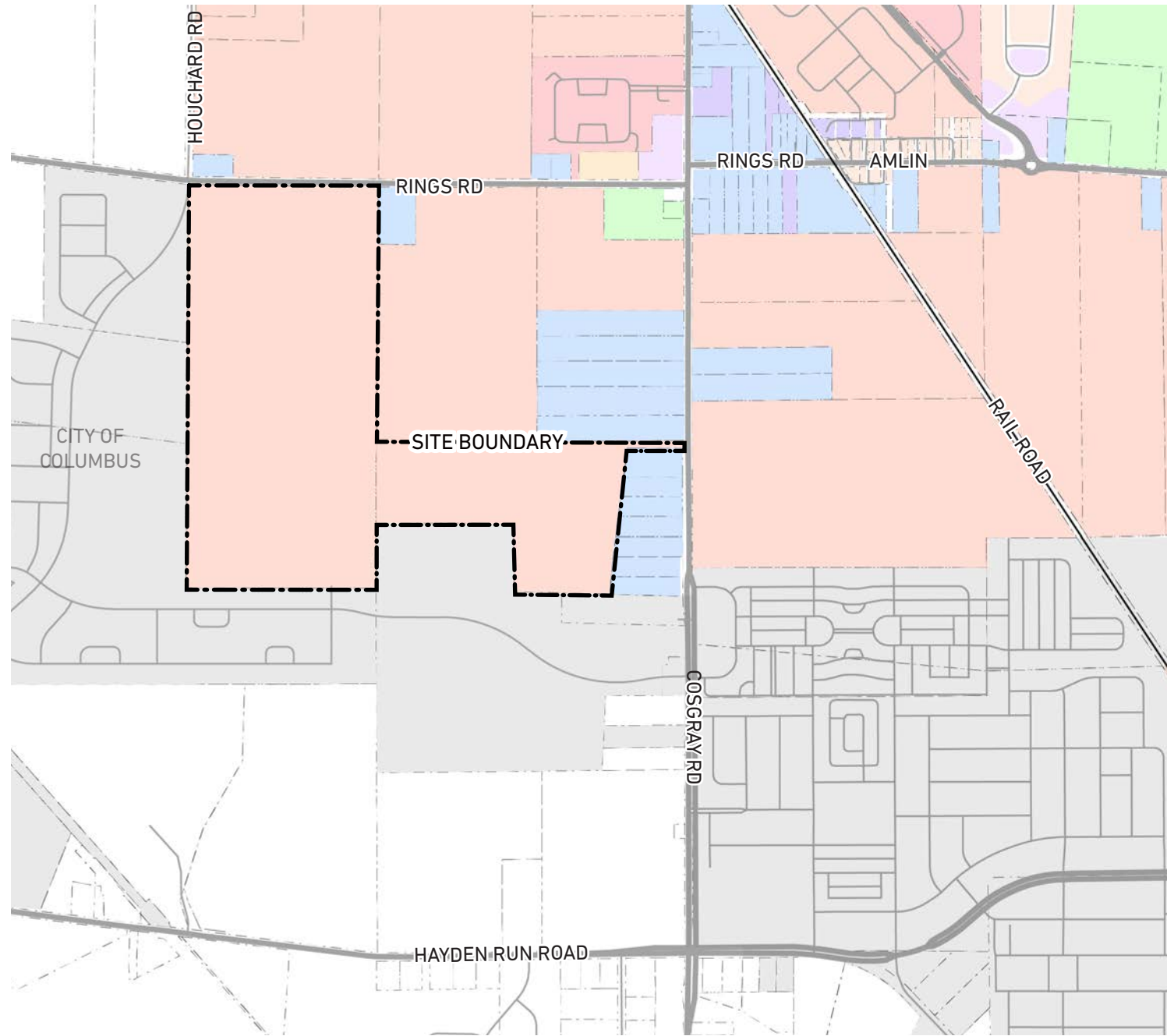


LEGEND

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

RINGS ROAD DEVELOPMENT PLAN

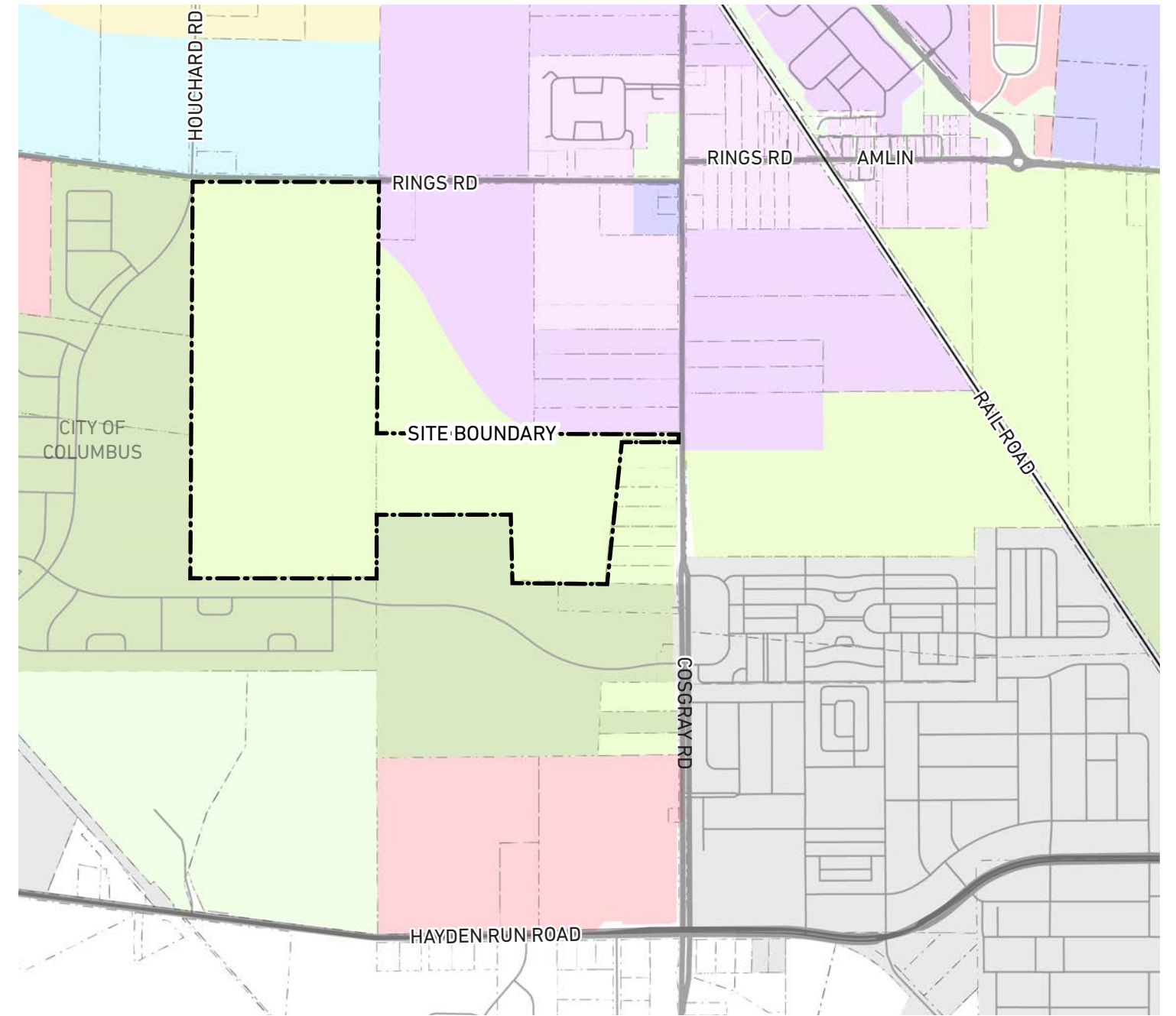
EXISTING LAND USE



LEGEND

- | | | |
|--|--|---|
| ■ CIVIC / PUBLIC ASSEMBLY | ■ PARKS / OPEN SPACE | ■ SUBURBAN RESIDENTIAL MEDIUM DENSITY |
| ■ GENERAL INDUSTRIAL | ■ RURAL RESIDENTIAL / AGRICULTURAL | ■ SUBURBAN / RURAL RESIDENTIAL |
| ■ NEIGHBORHOOD OFFICE/INSTITUTIONAL | ■ SUBURBAN RESIDENTIAL LOW DENSITY | ■ VACANT / UNDEVELOPED |

PROPOSED LAND USE



LEGEND

- | | | |
|---|--|--|
| ■ CIVIC COMMUNITY | ■ MIXED USE NEIGHBORHOOD | ■ RESIDENTIAL MIXED DENSITY |
| ■ PARK / OPEN SPACE | ■ FLEX INNOVATION | ■ RESIDENTIAL MEDIUM DENSITY |
| ■ INDUSTRIAL | ■ RESIDENTIAL SUBURBAN DENSITY | |

RINGS ROAD DEVELOPMENT PLAN

RMX RESIDENTIAL MIXED DENSITY

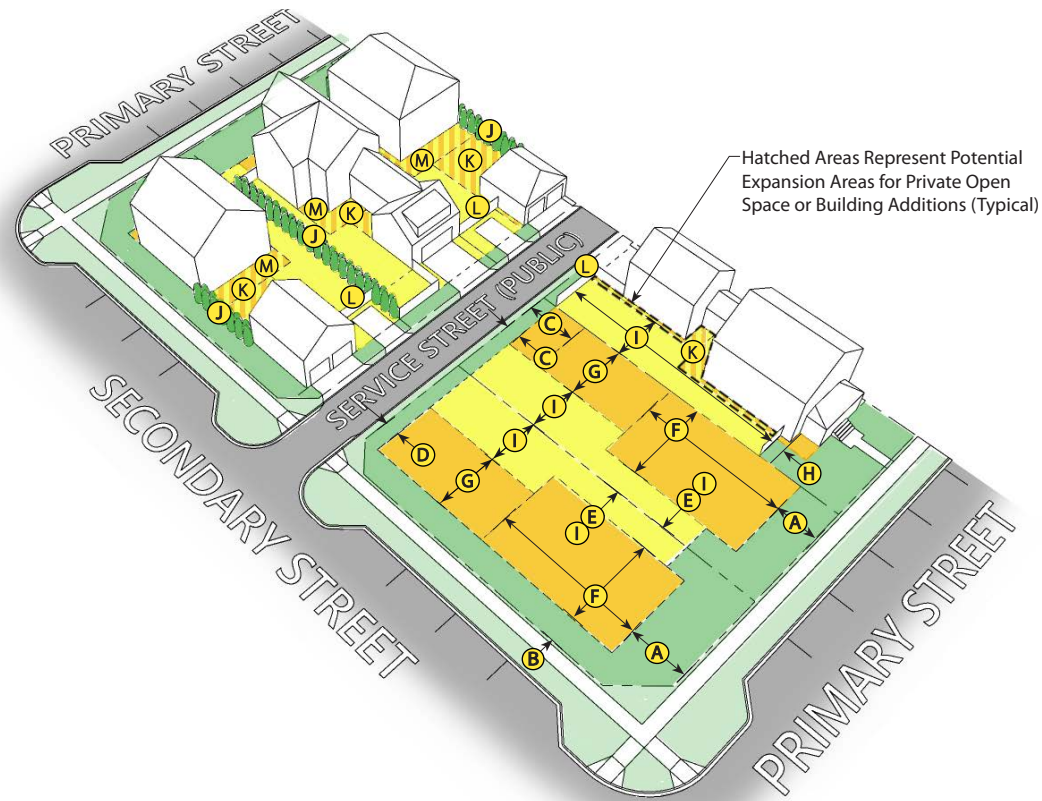
INTENT

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.

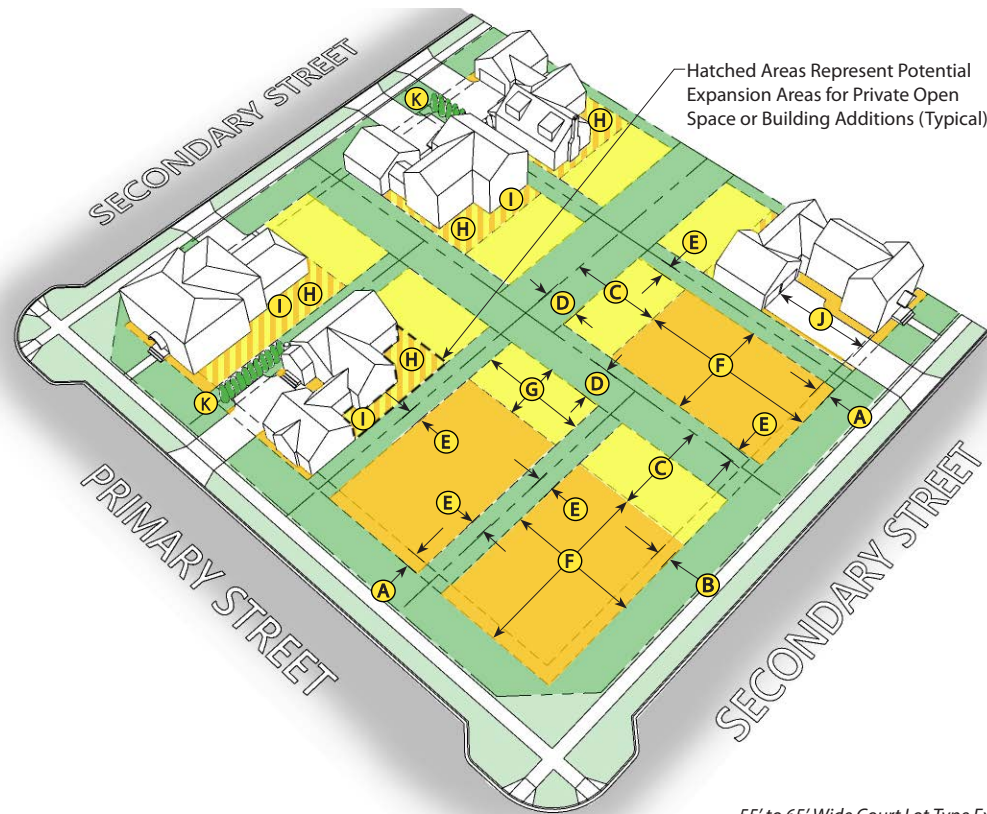
CHARACTERISTICS

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
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
Open Space	Formalized, active and passive open space connected by shared use path systems and sidewalks, centralized open spaces, maintained small private lots, neighborhood greens
Sustainability	Building-mounted solar, alternative building materials, bioswales, permeable pavement, rain gardens
Streetscape	A higher degree of street connectivity with short walkable blocks, street trees, sidewalks, shared-use paths, tree lawns
Parking	On-street and private off-street parking, individual garages and carports, tuck-under parking

CHARACTER IMAGES



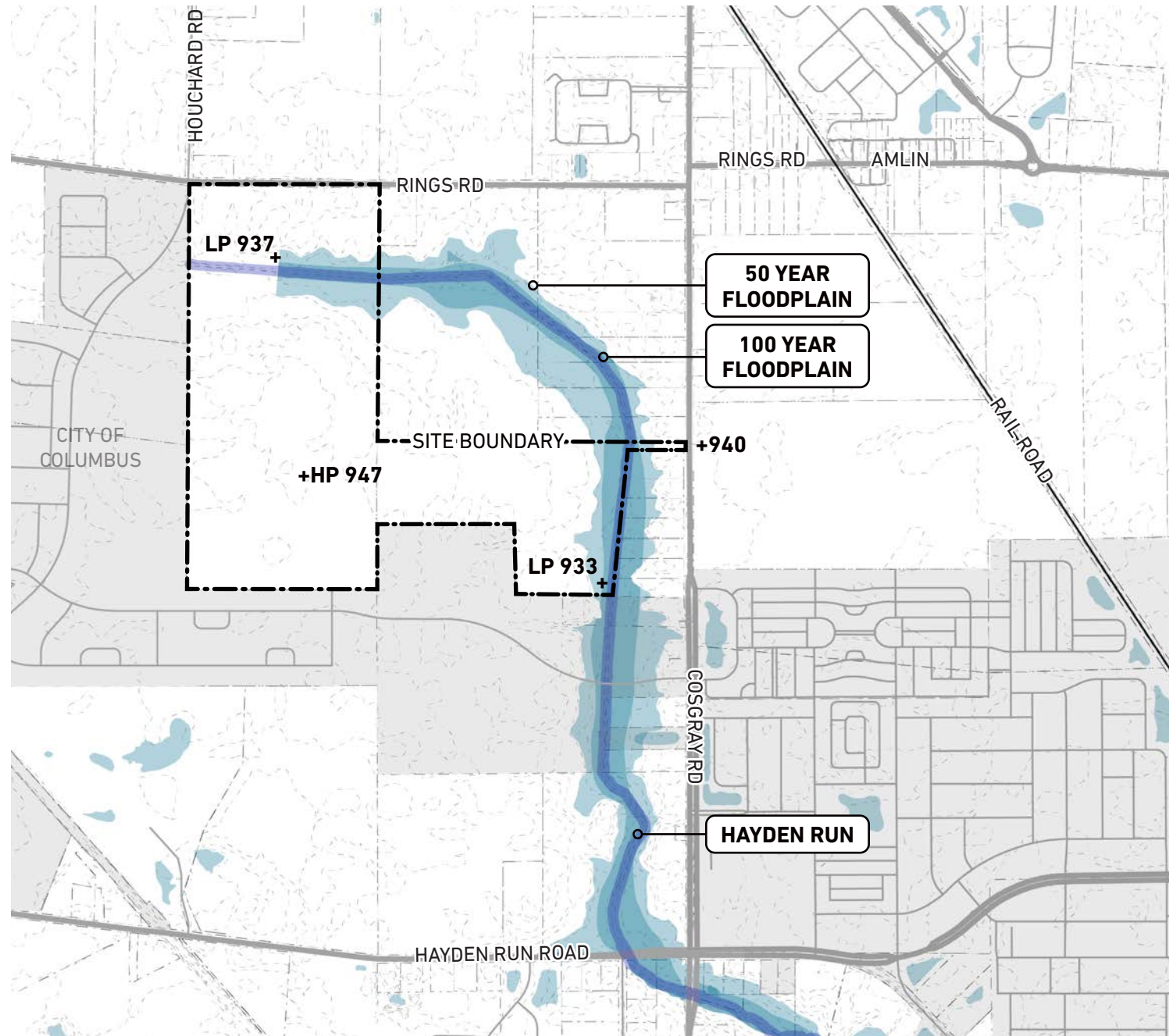
Zero Lot Line Lot Type Exhibit



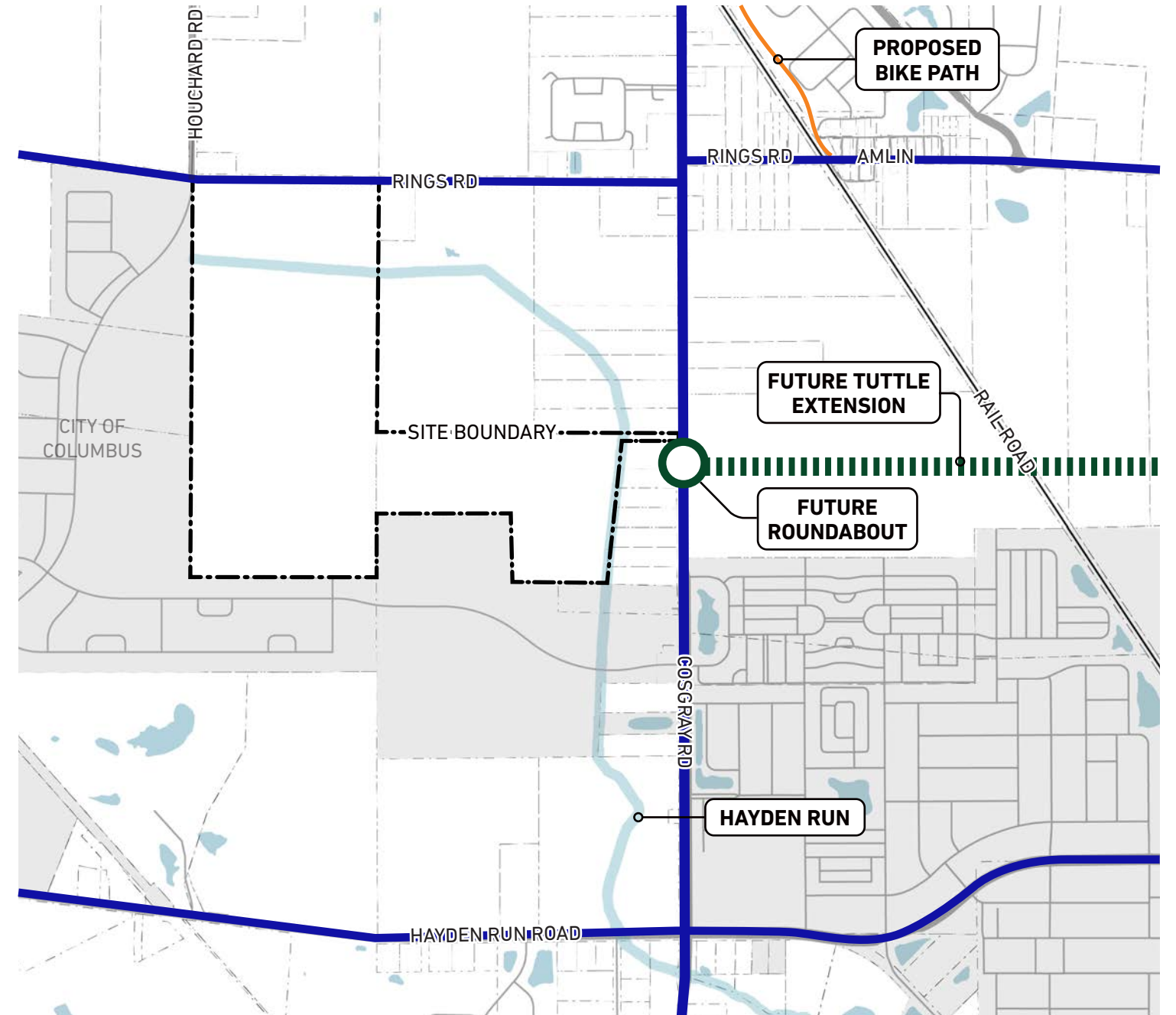
55' to 65' Wide Court Lot Type Exhibit

RINGS ROAD DEVELOPMENT PLAN

HYDROLOGY + NATURAL FEATURES

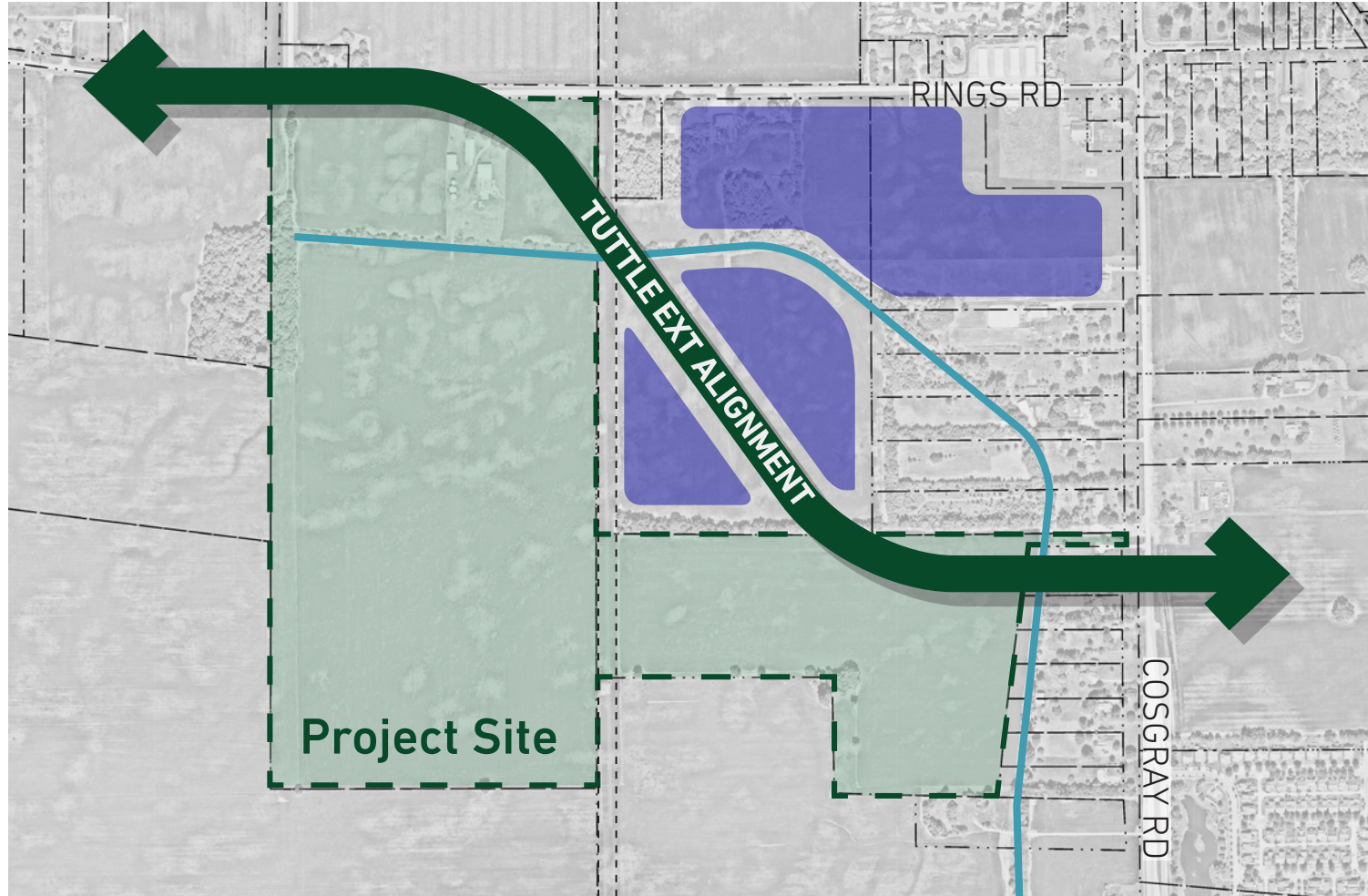


CIRCULATION

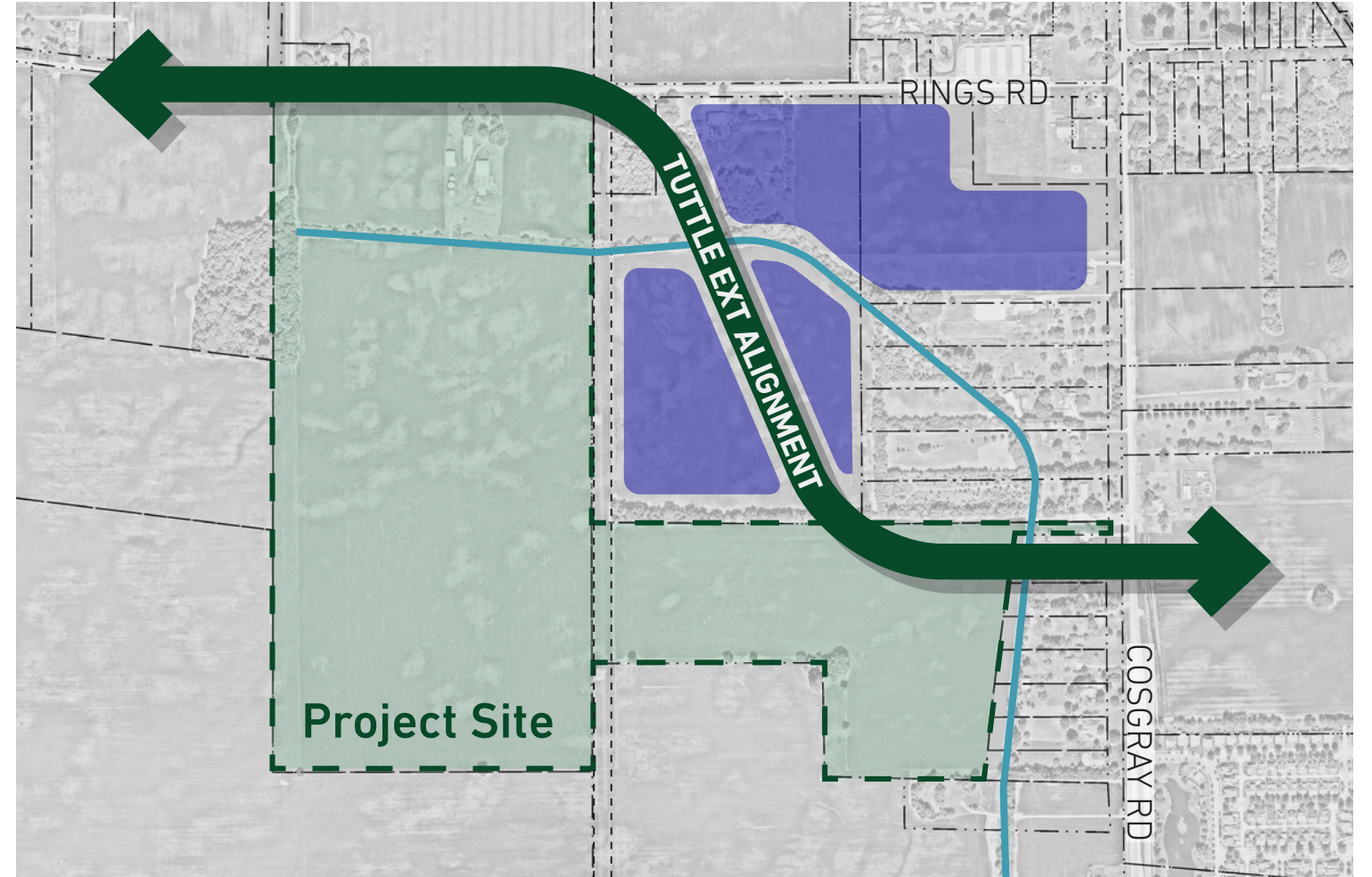


TUTTLE EXTENSION ALIGNMENT

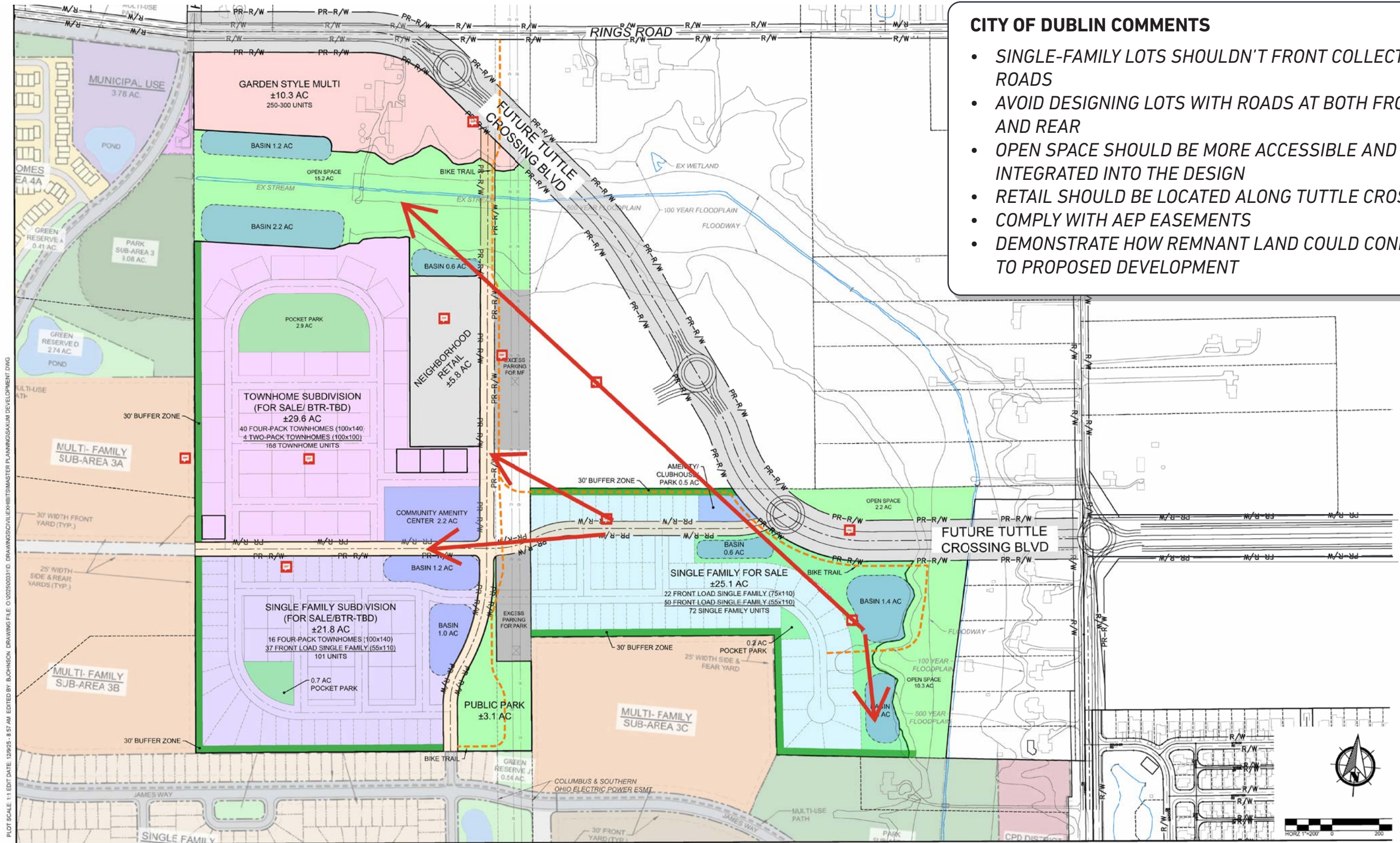
CURRENT PROPOSED ALIGNMENT



ALTERNATE ALIGNMENT



PREVIOUS DEVELOPMENT CONCEPT

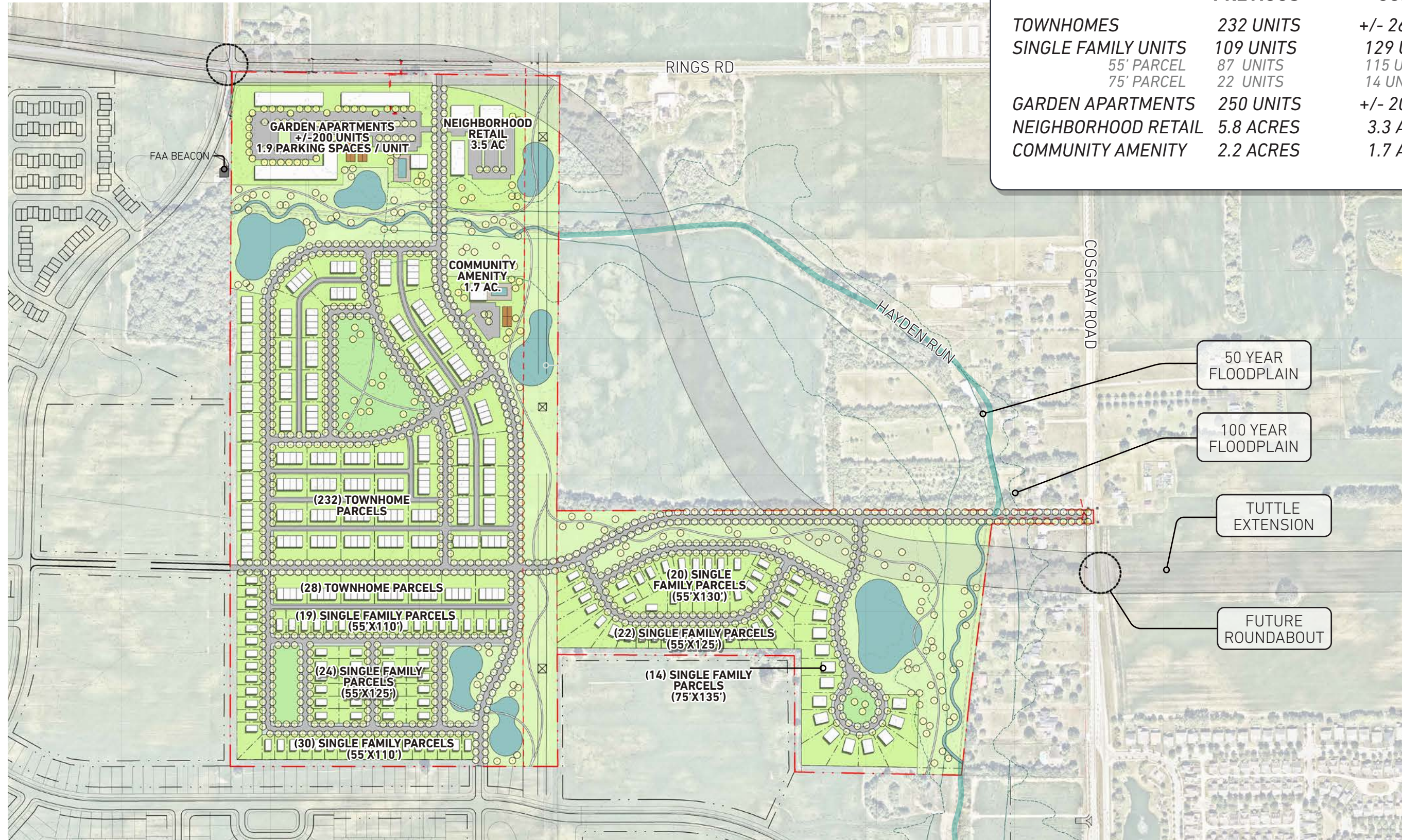


CITY OF DUBLIN COMMENTS

- SINGLE-FAMILY LOTS SHOULDN'T FRONT COLLECTOR ROADS
- AVOID DESIGNING LOTS WITH ROADS AT BOTH FRONT AND REAR
- OPEN SPACE SHOULD BE MORE ACCESSIBLE AND INTEGRATED INTO THE DESIGN
- RETAIL SHOULD BE LOCATED ALONG TUTTLE CROSSING
- COMPLY WITH AEP EASEMENTS
- DEMONSTRATE HOW REMNANT LAND COULD CONNECT TO PROPOSED DEVELOPMENT

PLOT SCALE: 1" = 110' DATE: 12/29/25 - 8:57 AM EDITED BY: BOHNSON DRAWING FILE: 0:0020000310 DRAWINGS: 0:0020000310:MASTER PLANNING: 0:0020000310:DEVELOPMENT DWG

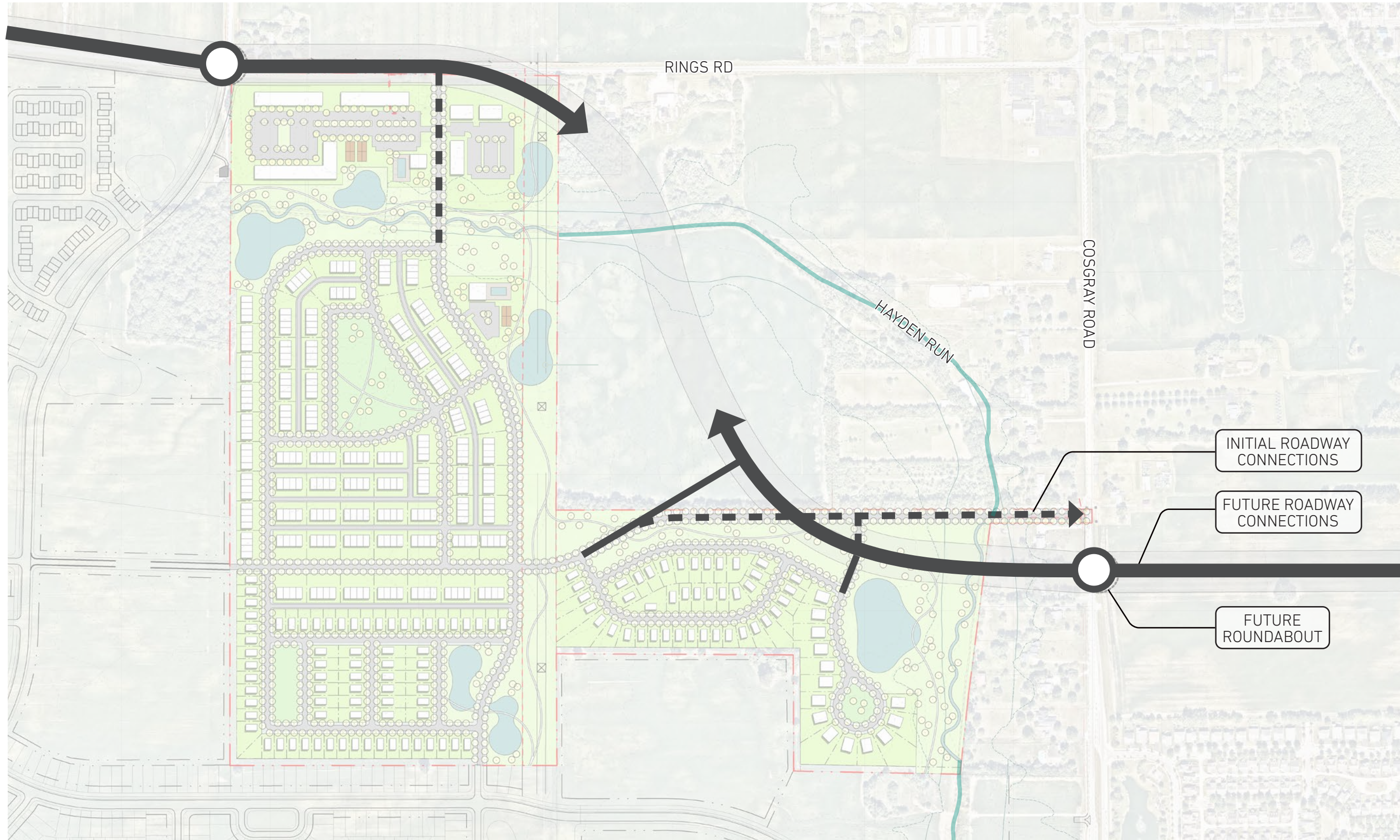
PROPOSED DEVELOPMENT CONCEPT



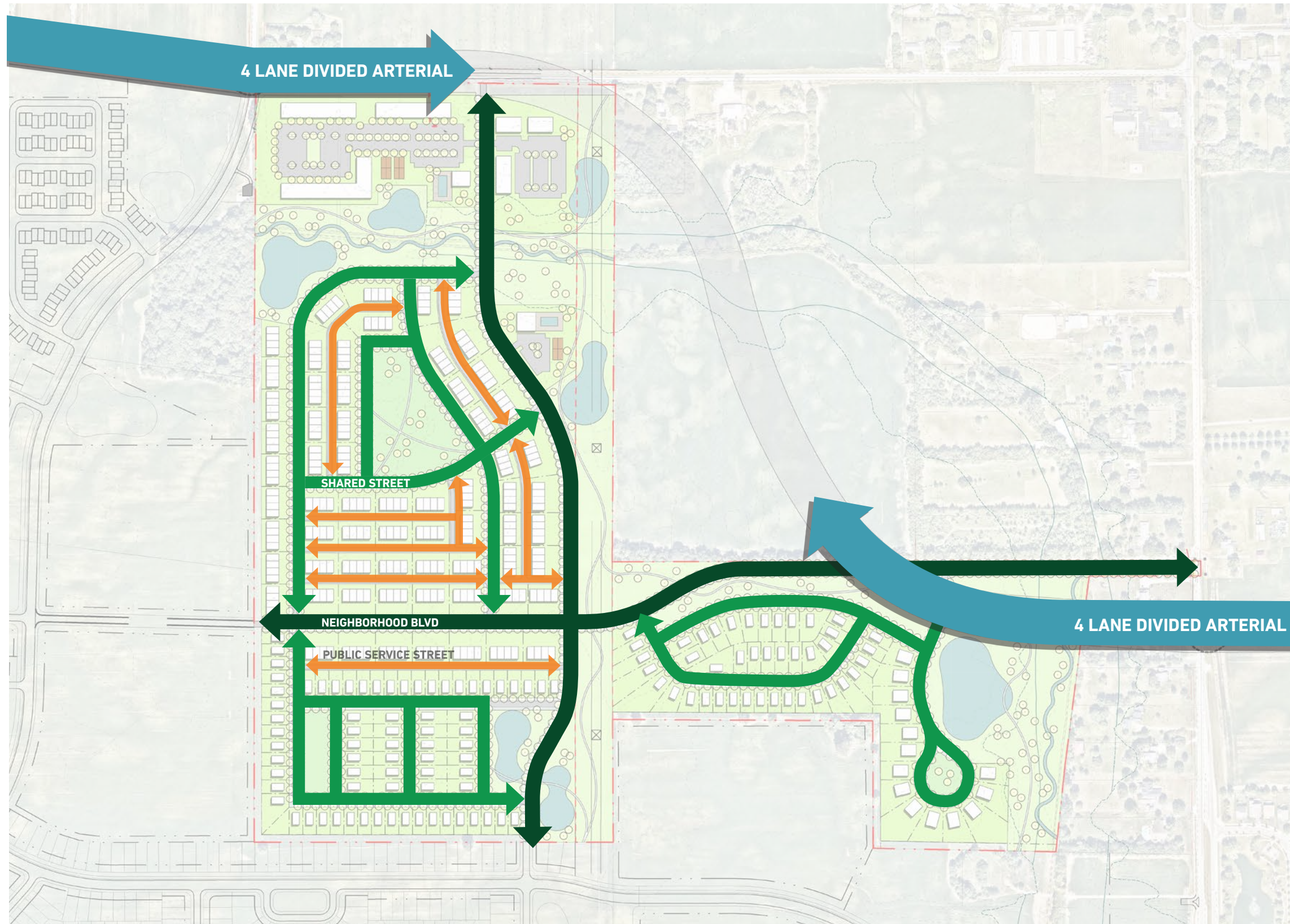
	PREVIOUS	CURRENT
TOWNHOMES	232 UNITS	+/- 260 UNITS
SINGLE FAMILY UNITS	109 UNITS	129 UNITS
55' PARCEL	87 UNITS	115 UNITS
75' PARCEL	22 UNITS	14 UNITS
GARDEN APARTMENTS	250 UNITS	+/- 200 UNITS
NEIGHBORHOOD RETAIL	5.8 ACRES	3.3 ACRES
COMMUNITY AMENITY	2.2 ACRES	1.7 ACRES

PROPOSED DEVELOPMENT CONCEPT

FUTURE INTERSECTIONS



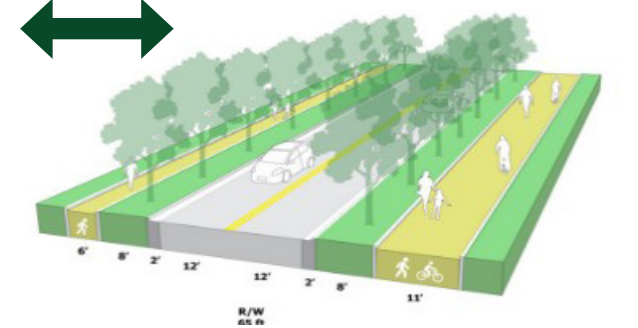
STREET TYPOLOGIES PLAN



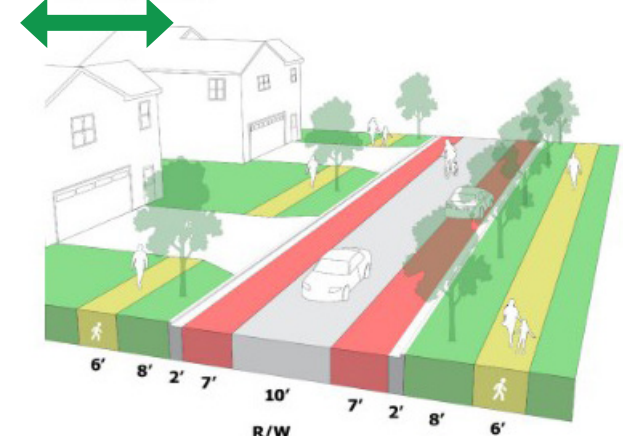
Four-Lane Divided (4D) Arterial, Commuter Boulevard, Connector Boulevard



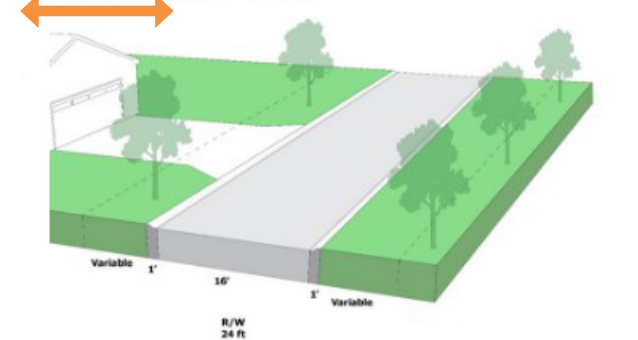
Neighborhood Boulevard



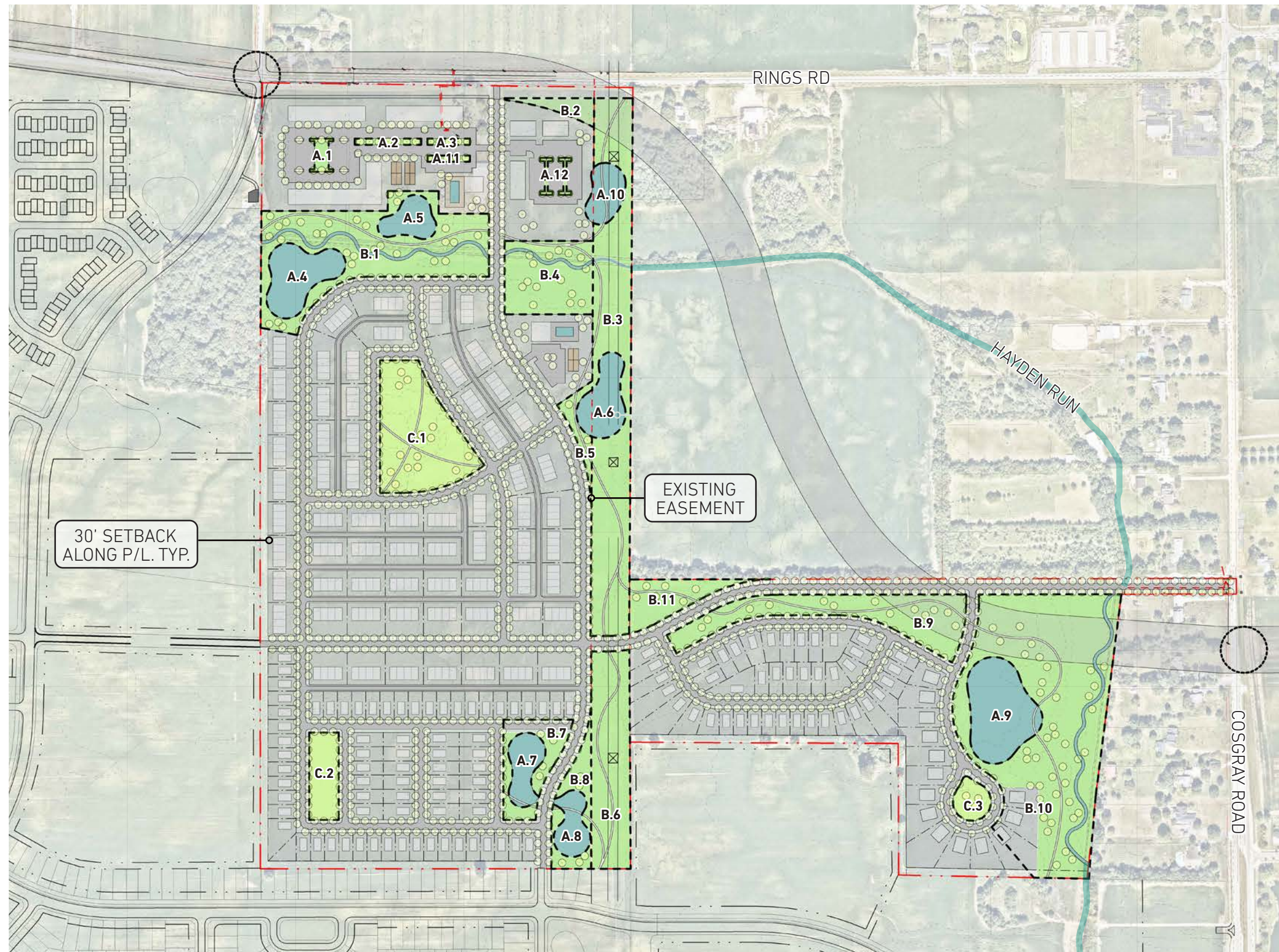
Shared Street



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

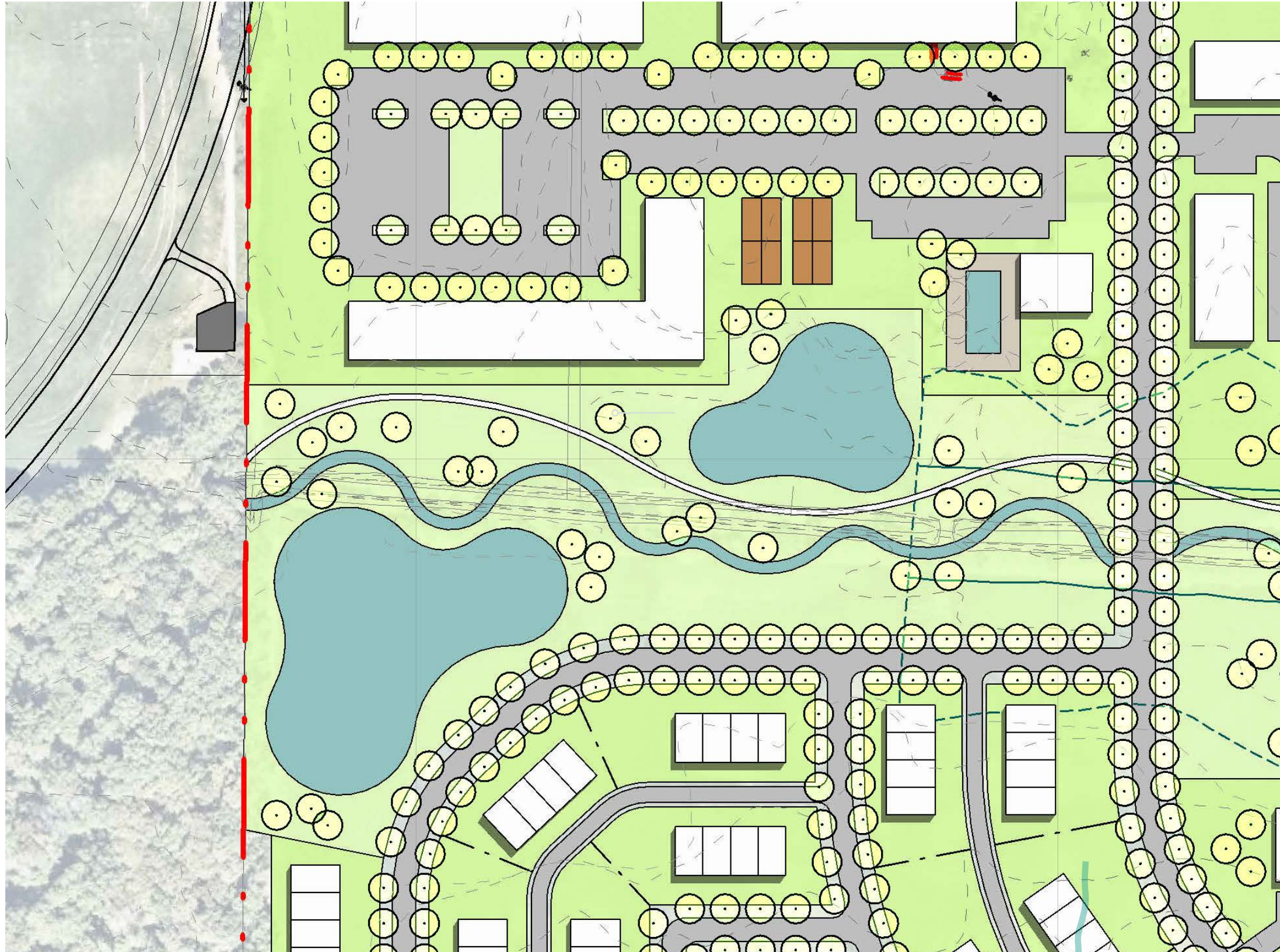


COMMUNITY MOVIES



PLAYGROUND

STORMWATER GARDENS



DETENTION PONDS



RAIN GARDEN



NATIVE WET MEADOW