

PLANNING REPORT

Planning and Zoning Commission

Thursday, June 11, 2026

Rings Road Mixed-Residential 26-025INF

www.dublinohiousa.gov/PZC/26-025

Case Summary

Address	7495 Rings Road (PIDs: 273-001310 and 273-001311)
Proposal	Request for informal review and non-binding feedback for a future mixed-residential development.
Request	Informal review and non-binding feedback on a future development concept under the provisions of Zoning Code Section 153.053.
Zoning	R, Rural District
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 Concept Plan (CP).
Applicant	Blythe Price, MKSK
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us



Community Planning and Development



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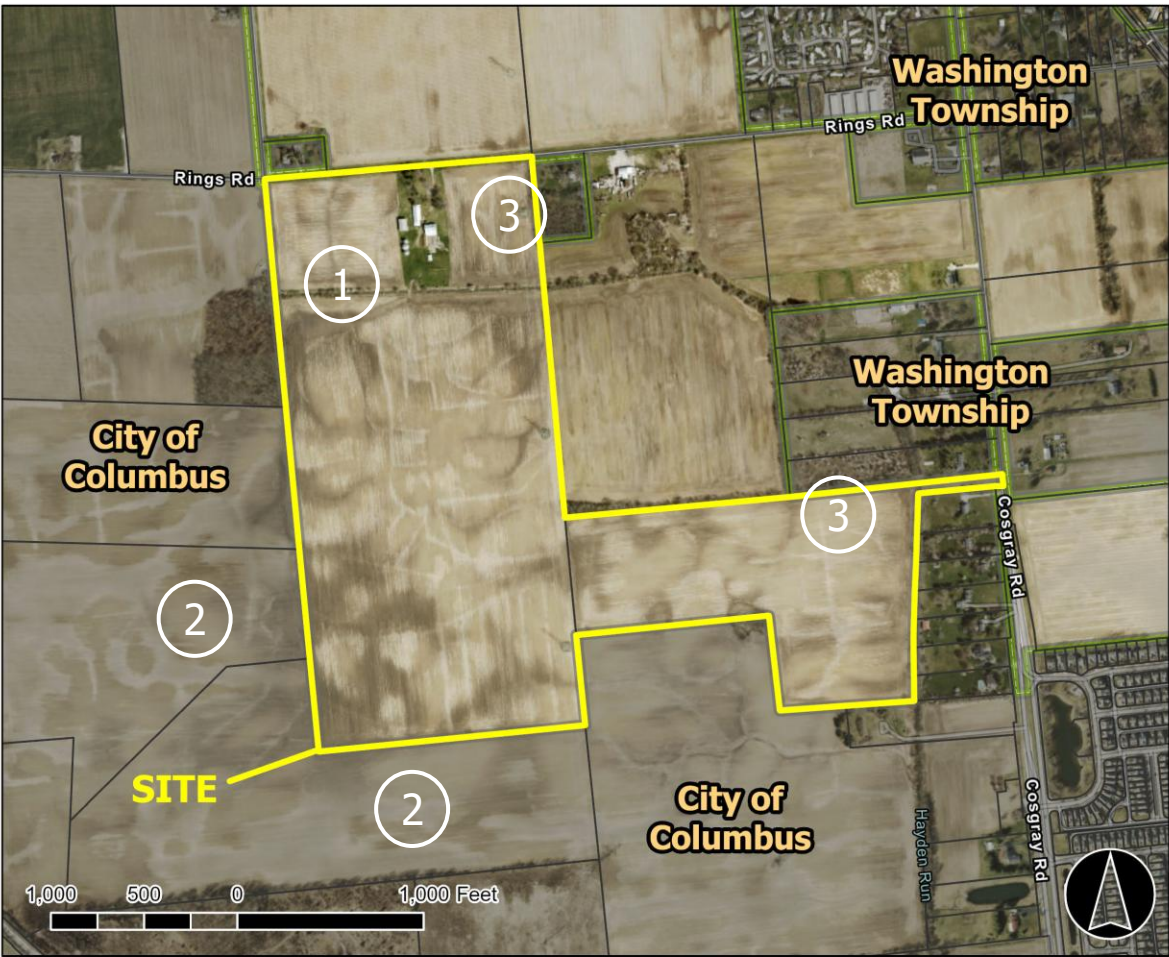
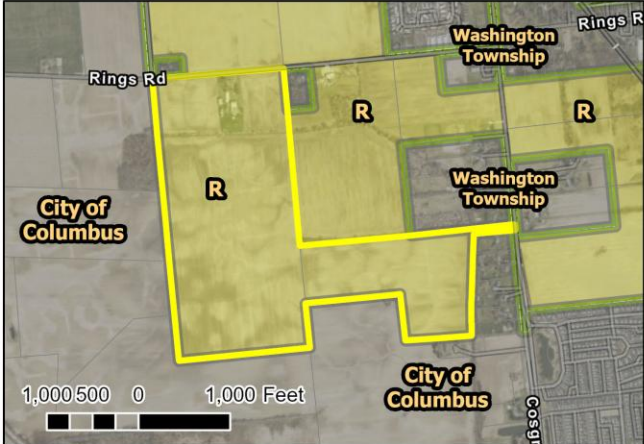
Sustainable | Connected | Resilient

Site Location Map

26-025INF - Rings Road Mixed Residential



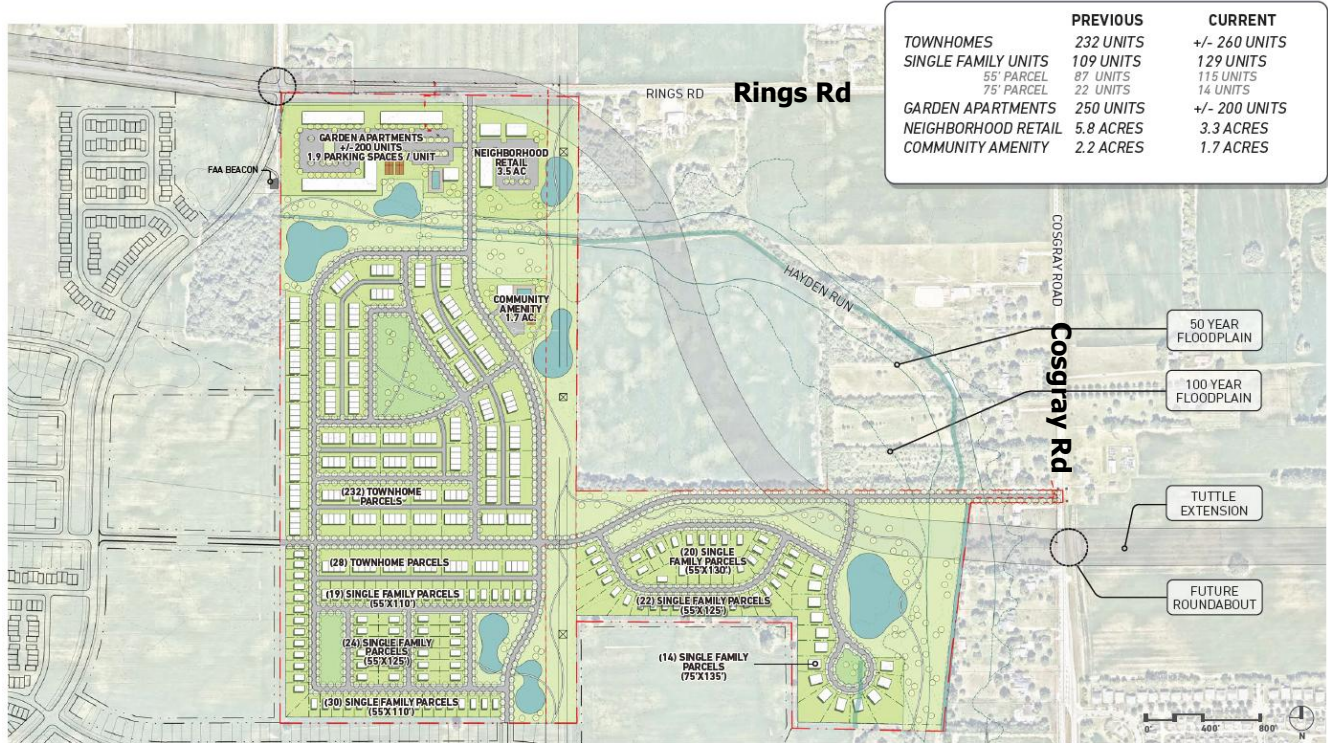
- Site Features**
- 1 Hayden Run
 - 2 Future Jamison Estates Columbus development
 - 3 Future Tuttle Crossing Blvd. locations



1. Request and Process

Request

The applicant requests review and feedback on an Informal Review (INF) application for a future mixed-residential development including single-family, townhomes, neighborhood retail, community amenity, and garden apartments. Rezoning to a Planned Unit Development District would be necessary to accommodate the project.



Proposed Site Plan

Process

1. Informal Request (INF) – Optional PZC Consideration (non-binding feedback)
2. Concept Plan (CP) – PZC Consideration (non-binding feedback)
3. Rezoning/Preliminary Development Plan (PDP) – PZC Recommendation, City Council Determination
4. Final Development Plan (FDP) - PZC Determination

2. Background

Site Summary

The development site contains 2 parcels forming an L. The western parcel includes a farmstead along Rings Road and the Hayden Run extending east-west south of the farmstead structures. The southeast parcel is vacant with limited frontage on Cosgray Road and includes the Hayden Run running along a majority of its eastern boundary. Together, the site totals approximately 137 acres. The site is zoned: R-Rural District.

Site Features

Hayden Run is a small stream that traverses through several properties south of Rings Road. A floodplain map is provided on the right to show the protections around the stream. The blue represents the floodway, the red represents the 100-year floodplain, and the yellow represents the 500-year floodplain. Development is generally required to avoid building within these zones, primarily within the 100-year floodplain and floodway. Additional study of the floodplain boundaries would need completed should the development proposal move forward.

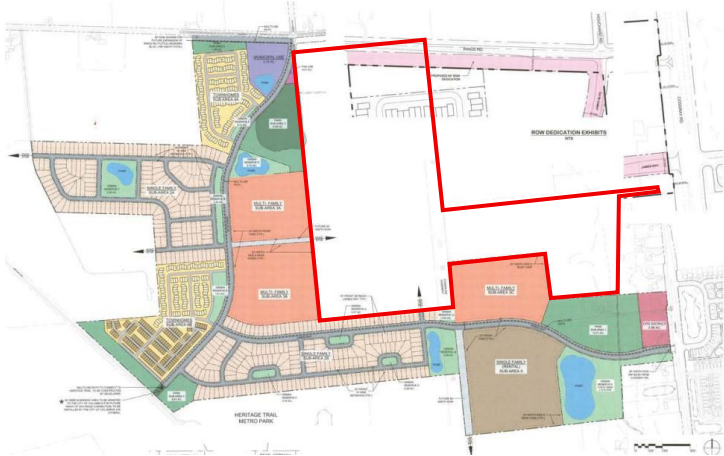


Aside from the creek, the site is generally flat and does not include a significant amount of mature vegetation. As indicated by the blue dashed line, overhead electrical transmission lines go through the center of the site.

Future Adjacent Development

Jameson Estates

South and West of the proposed development is an approved residential development within the City of Columbus. The 264-acre development named Jameson Estates is anticipated to include approximately 2,000 residential units within a mixed-residential project. The development will feature a variety of single-family homes, townhomes, multifamily, 55 acres of green and open space, and additional civic/municipal land for a police station. A majority of the land adjacent to the proposed Dublin development is expected to be multifamily buildings, with some single-family lots near the southwest corner of the Dublin site. The rezoning of the development was approved by Columbus in November 2024.



Hayden Place

Southwest of Jameson Estates, Hayden Place is proposed on approximately 140 acres and includes approximately 1,200 units within a mixed-use development. The development is proposed to include a variety of single-family, townhome, multifamily, commercial, and open space. Although this development is not immediately adjacent to the Dublin site, it would feed into the same streets being built for each project. The rezoning was approved by Columbus in July 2025.



Utilities

The site currently does not have access to public utilities. Off site utilities are currently located southeast of the site. The applicant will need to continue to work with Staff and the City of Columbus to determine the details for the extension and location of utilities on the site.

3. City Plans and Policies

Envision Dublin Community Plan

The Community Plan is a key policy document used to guide decision-making regarding the future of Dublin's natural and built environment. It assists in evaluating development proposals and helps ensure that proposed development supports the community's long-term objectives. The Plan includes recommendations for land use and transportation, as well as special area recommendations where development and redevelopment are most likely to occur.

Future Land Use Plan (FLU)

The Future Land Use Plan recommends Residential Mixed Density (RMX) which is intended for walkable neighborhoods that are marketable to all age groups with a variety of housing types and styles integrated with adjacent entertainment, employment, and appropriate services. Principal uses within this designation are single-family and multi-family residential, with senior living, schools, parks, residential clubhouses, and small-scale neighborhood commercial considered supporting uses. The general density is between 3-12 units per acre, with buildings not exceeding 3 stories in height.

Southwest Area Special Area Plan (SAP)

The Southwest Area comprises nearly 1,500 acres of mostly undeveloped land stretching from Emerald Parkway to Houchard Road and bordering the City of Columbus to the south. The future extension of Tuttle Crossing Boulevard will open much of this area to development, although some development may occur in advance of the Tuttle Crossing Boulevard extension where access from existing roadways and utilities is already available. The Southwest Area is intended to provide 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 also preserving the rural character of the area.

The SAP provides the following recommendations for land located between Cosgray Road and the Madison County line:

“This portion of the Southwest Area includes large, open farmlands; the meandering headwaters of Hayden Run; a transition to Heritage Trail Park in Hilliard; and the future extension of Tuttle Crossing Boulevard. This area is expected to include a suburban residential character moving southwest from Amlin, but creating opportunities for single-family, multi-family and mixed-residential neighborhoods adjacent to Amlin. The density of development should continue to increase as development gets closer to Amlin but not exceed three stories (two stories adjacent to Tuttle Crossing Boulevard).

Protecting the headwaters and riparian corridor of Amlin with appropriate buffering and low-impact land uses that manage runoff is important for the overall quality of the stream corridor. This requires a balance between the environment and development to adequately protect features that will serve as an important amenity to future residents. Future development should provide for the opportunity to connect to the Heritage Trail via sidewalks, greenways and shared use paths.”



Envision Dublin Multimodal Thoroughfare Plan

The Thoroughfare Plan recommends the extension of Two primary corridors through the development. Tuttle Crossing Boulevard is a Planned Commuter Boulevard with a 180-foot right-of-way. The street serves as a minor arterial street that will connect from its current termination at Wilcox Rd. to St. Rt. 161 to the northwest. This section of Tuttle Crossing Blvd. is

referenced as Phase 3 of the street. Phase 2 has been studied with a preliminary street alignment based on development interest in the area. Phase 3 is planned for study starting in 2026. The study will consider the appropriate alignment for the street, which will have impacts on the layout and design of this site as it intersects the northern and eastern portions of the site. Iams Road is a Planned Neighborhood Boulevard with an 80-foot right-of-way. The street will serve as a collector street that would connect to the street's current termination at Amity Pike to the west.

The Thoroughfare Plan makes street recommendations that show alignments through unincorporated land and adjacent jurisdictions. All alignments of major thoroughfares will require additional coordination with regional partners to assure cohesive road networks in the area.

Neighborhood Design Guidelines

The NDGs were adopted to ensure that residential PUD projects achieve the intent outlined by Code. The NDGs provide recommendations for open space, lots and layout, and development theme for new single-family residential planned developments. A conceptual review of the NDG would be required with a Concept Plan application.

4. Project

The development includes a total of approximately 589 residential units, 1.7 acres of community amenity, 5.8 acres of neighborhood retail, and 44.8 acres of open space on the 137-acre site. The development includes the future extension of Tuttle Crossing Blvd. and the preservation of all natural features throughout the site.

5. Questions for Discussion

The following discussion questions are framed for the Commission to facilitate non-binding feedback for the applicant. Staff ask the Commission to also provide feedback on other elements of the proposed development not framed with the questions below.

1) Does the proposal align with the recommendations of the Community Plan?

Per the Future Land Use Plan and Southwest Special Area Plan (SAP), the site is intended for Residential Mixed Density (FLU) that transitions from a higher, village center density at Amlin to a lower density at the southwest limits of the City, which are currently agricultural lands.

The proposed development is shown at a density of 4.29 residential units per acre. More dense multi-family units are proposed in the northern portion of the site adjacent to future flex innovation land along Rings Road. Single family and townhome lots are provided to the south for most of the site. This density is significantly lower than adjacent future development in Columbus (7.57 du/ac for Jameson Estates; 8.57 du/ac for Hayden Place). These densities do not contemplate additional land uses proposed in any of the developments. The Envision Dublin Community Plan provides recommended densities and land uses for land outside the Dublin corporate limits as part of the Future Land Use Plan. The densities for the adjacent developments are significantly higher than what was contemplated in the Envision Dublin Community Plan, which showed low density residential transitioning to more rural land.

The Commission should consider whether the proposal makes an appropriate transition away from Amlin Village and towards the southwest boundary of the City, consistent with the recommendations of the Southwest Area Plan, while taking into consideration the adjacent development in Columbus.

2) Does the proposal incorporate an appropriate mix of residential?

The proposal includes 4 different single-family lot types, ranging from 6,050 square feet to 10,125 square feet. The development also would include attached townhomes throughout the center of the site, and garden apartment buildings along Rings Road to the north. The smaller single-family lots are in close proximity to the townhome units but are not fully integrated together throughout the development.

The residential building types align with the recommendations of the FLU plan, but additional opportunities to integrate the different unit types together throughout the site should be considered. The Commission should consider whether the proposed residential types are appropriate for the site, consistent with the recommendations of the Community Plan, and properly integrated with each other throughout the site.

3) Does the Commission support the general layout of the site?

The development is generally separated into 3 sections. The northern section of the site features the densest uses along Rings Road and the future Tuttle Crossing Blvd. (garden apartments and neighborhood retail). The western and southwestern portions of the site are dedicated to smaller-scale residential lots and townhome units, as well as a community amenity space east of the townhomes. The southeastern section of the development is dedicated to a variety of medium-to-larger lot single-family parcels. The sections are connected by both public open spaces along the overhead electric transmission lines and the Hayden Run. The applicant has provided neighborhood boulevard streets as the north/south and east/west spines of the development, both of which would connect the development to adjacent development, as well as Rings Rd. and Tuttle Crossing Blvd. Shared street typologies are proposed as frontage for both the single-family and townhome units throughout the development, with public service streets providing rear access to the townhome units in the development.

With the additional study of Tuttle Crossing Blvd. proceeding this year, the applicant will need to work with Staff to assure the development coordinates with any updated alignments for the street. The applicant would need to work with Staff to determine which portions of Tuttle Crossing Blvd. will need constructed as part of the development. This will include where streets are anticipated to intersect with the corridor, and where development occurs in proximity to the street. The layout of Tuttle Crossing Blvd. will also impact the developability of a portion of the adjacent site east of the proposed development and west of Tuttle Crossing. The applicant will need to consider how this development can connect to surrounding property to create a cohesive neighborhood.

The Commission should consider whether the conceptual layout of the site appropriately contemplates the future extension of Tuttle Crossing Blvd. and whether the general layout of the site allows for integration with adjacent properties.

4) Does the Commission support the location and layout of open space on the site?

The proposal consists of 44.8 acres of open space, which accounts for approximately 33 percent of the total site area. Open space is largely concentrated to existing natural features and the overhead transmission lines that bisect significant portions of the site. This creates a continuous open space corridor that connects the northwest and southeast corners of the development. The proposal also includes 3 plaza/park spaces integrated within the residential areas, ranging from 3 acres to 0.4 acres. Stormwater basins are also spread throughout the development and are anticipated to be activated within open spaces. All the open space within the development is accessible and located either along a street or accessible to the fronts of units.

The Commission should consider whether the proposed open space types are appropriate for the development, and whether the proposal adequately connects the open spaces with each other and throughout the development.

5) Any other considerations by the Commission.