PLANNING REPORT

Planning and Zoning Commission

Thursday, November 12, 2026

Rings Road Mixed-Residential
26-069CP

www.dublinohiousa.gov/PZC/26-069

Case Summary

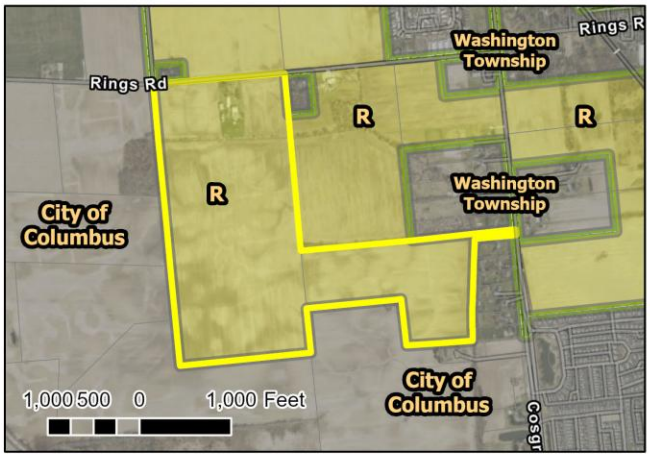
Address	7495 Rings Road (PIDs: 273-001310 and 273-001311)
Proposal	Request for conceptual review and non-binding feedback for a future mixed-residential development.
Request	Conceptual review and non-binding feedback on a future Planned Unit Development under the provisions of Zoning Code Section 153.053.
Zoning	R, Rural District
Planning Recommendation	Consideration of the discussion questions
Next Steps	Upon receiving feedback from the Planning and Zoning Commission (PZC), the applicant may incorporate the feedback and submit for a Preliminary Development Plan (PDP) and Rezoning (Z).
Applicant	Blythe Price, MKSK
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

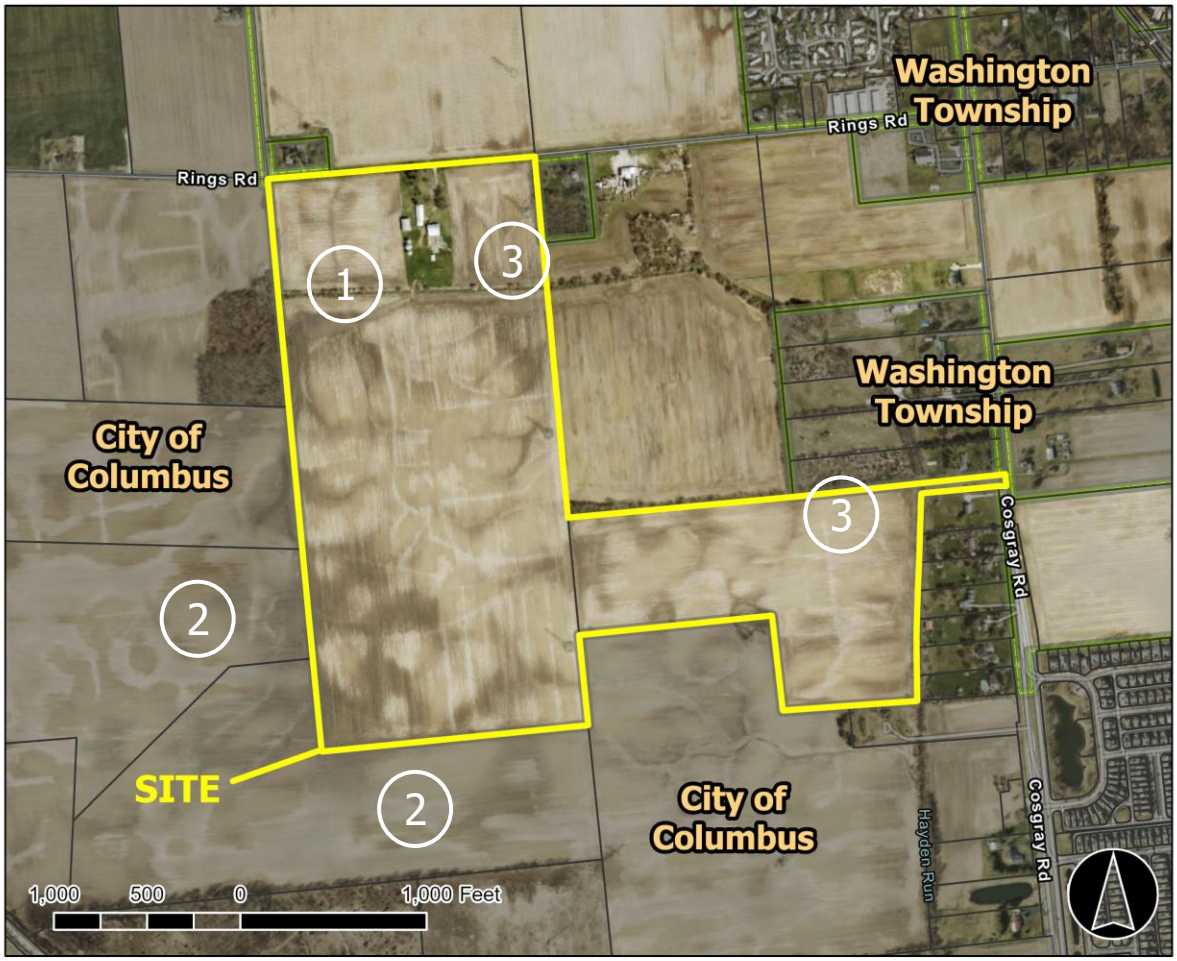
Site Location Map

26-069CP – 7495 Rings Road

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 a Concept Plan (CP) application for a future mixed-residential development including single-family, townhomes, neighborhood retail, community amenity, and garden apartments. Rezoning to a Planned Unit Development (PUD) District would be necessary to accommodate the project.

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*

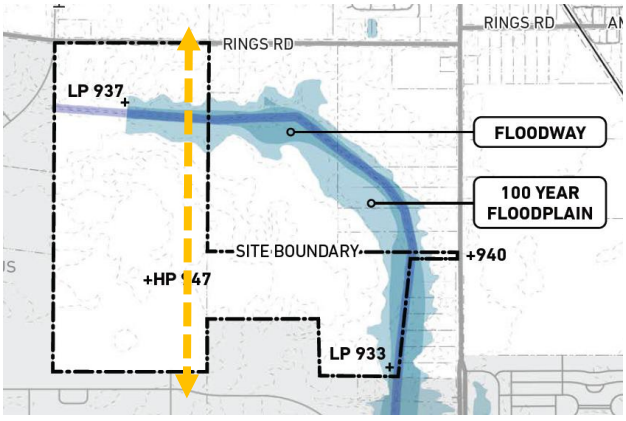
2. Background

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 shall avoid both the floodway and 100-year floodplain. 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 orange dashed line, overhead electrical transmission lines go through the center of the site.

Case History

June 2026, Case 26-025INF

PZC reviewed and provided non-binding feedback on the previous Informal Review application (INF) . Commissioners commented: proposal moving in right direction but was too preliminary for firm support; emphasized that Tuttle Crossing alignment needed to be resolved; encouraged

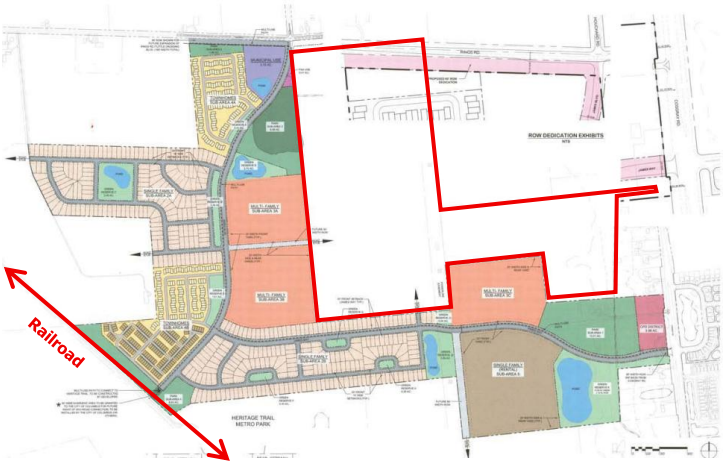
applicant to reduce/ better transition density with surrounding development; improve housing mix; create more useful open space; design stronger neighborhood identity. Additionally: incorporate existing farmstead, improving trail connections, locate amenities along main boulevard, and create walkable retail or community area.

Public comment included: traffic, access, density, and compatibility with nearby properties. Residents questioned proposed Cosgray Road connection, congestion on surrounding roads, and if development could function before Tuttle Crossing Boulevard construction.

Future Adjacent Development

Jameson Estates

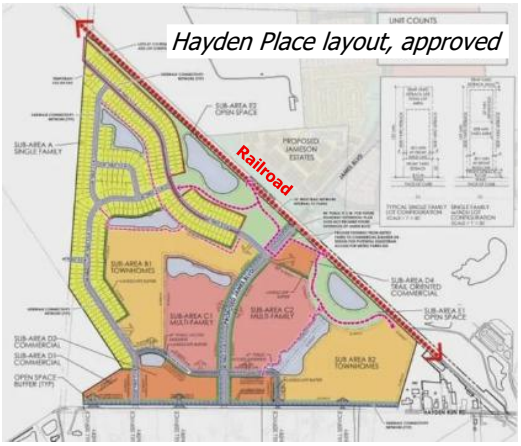
South and west of the proposed development is an approved residential development within the City of Columbus. The 264-acre development named Jameson Estates is anticipated to include approximately 2,000 residential units within a mixed-residential project. The development will feature a variety of single-family 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 this project is expected to be multifamily buildings (shown in orange above), with some single-family lots near the southwest corner of the Dublin site (shown in peach). The rezoning of the development was approved by Columbus in November 2024.



Jameson Estates layout, approved

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.



Hayden Place layout, approved

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 to service the site.

3. City Plans and Policies

Envision Dublin Community Plan

The Community Plan, *Envision Dublin,* 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)
Envision Dublin's FLU 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)
This site is within the Southwest Area SAP, which 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."



Southwest Area Plan
Illustrative Plan

Envision Dublin Multimodal Thoroughfare Plan

Tuttle Crossing Blvd. is a Planned Commuter Boulevard with an 180-foot ROW. The street serves as a minor arterial 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 alignment based on development interest in the area. Phase 3 is currently being studied and will consider the appropriate alignment for the road, which will have impacts on the layout and design of this site as it intersects the northern and eastern portions of the site. Iams Rd. is a Planned Neighborhood Boulevard with an 80-foot ROW. It will serve as a collector street that would connect to Iams Rd's current termination at Amity Pike to the west.

The Multimodal Thoroughfare Plan makes recommendations that show road 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 (NDG)

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. The proposal has contemplated different single-family lot types including zero lot line lot types, 55-foot to 65-foot-wide court lot types, and alternative lot types for the cottage-style homes. The CP also includes detailed information about preservation of open spaces and incorporation of public spaces throughout the development. Additional information and review would occur with the Preliminary Development Plan should the applicant proceed.

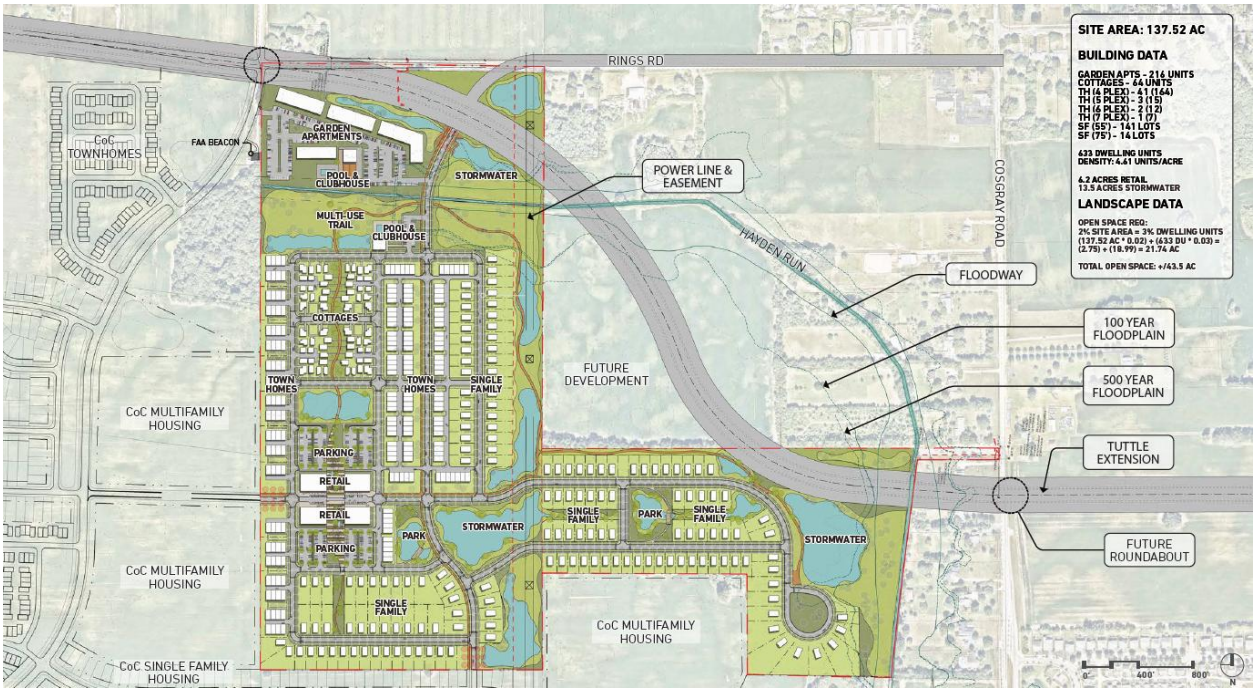
4. Project

The development includes approximately 633 residential units, 6.2 acres of neighborhood retail, 43.5 acres of open space, and additional community amenity 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.

Updates

Following the previous Informal Review application, the applicant has made the following updates to the proposal:

- Full site plan reconfiguration
- Open space types and organization
- Additional residential unit types
- Updated retail location and design
- Updated Tuttle Crossing Boulevard location
- Included architectural and open space inspiration images



Concept Plan – Site Plan

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 Commission support the general layout of the proposal?

Streets

A major contributor to the updated layout of the development is the preliminary alignment of Tuttle Crossing Blvd. and how it intersects with the primary north/south neighborhood boulevard intersecting with Rings Road. Tuttle Crossing Blvd. has been shifted southwest from the previous proposed location following preliminary study of the Tuttle Crossing Blvd. Phase 3 Study being conducted by the City. This alignment is conceptual but is more closely aligned with the expected direction for this segment of Tuttle Crossing Blvd. Additionally, Staff requested that the north/south boulevard be aligned with the termination of Rings Rd. to the north of the development. This alignment resulted in the boulevard shifting west into the site. The applicant is also proposing connections to adjacent developments to the south and west, as well as shared and public services streets throughout the development in a gridded pattern for access to residential lots.

The *Envision Dublin* Multimodal Thoroughfare Plan recommends an additional connection to Tuttle Crossing through the center of the development. Additional study would be required with a Traffic Impact Study to determine whether the connection is not required. The proposal removed the previously-proposed connection to Cosgray Rd. but is not showing a current connection to Tuttle Crossing Blvd. in the southeast corner of the site.

Open Space
The proposal also significantly altered the location and layout of open spaces within the development. The proposal now features several long stretches of open space that are spread east-to-west and north-to-south throughout the site, connecting the furthest portions of the development with winding shared use pathways and passive green spaces and retention ponds. Smaller, more purposeful open spaces are provided in selected locations around the residential neighborhoods with very active open spaces adjacent to retail. The plan highlights a hierarchy of different open space types utilized throughout the development that provide different purposes to the neighborhoods and surrounding development. Programming of these spaces will be determined at PDP as envisioned in the NDGs.

A significant portion of the open space is centered around stormwater management as the flat site will require a large quantity of retention ponds throughout. The applicant will need to continue to work through the open space plan to determine how the ponds will be activated differently throughout the development, also as a part of the NDG's goals.

2) Does the Commission support the density of the proposal?
Per the FLU Plan and Southwest Special Area Plan, the site is intended for Residential Mixed Density 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 4.61 du/ac, which is an increase from 4.29 du/ac proposed at Informal Review. More dense multi-family units are proposed in the northern portion of the site adjacent to future flex innovation land along Rings Road, similar to the Informal Review. Single family. townhome, and cottage-style 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 only contemplate proposed residential and do not take into account additional non-residential development. *Envision Dublin* provides recommended densities and land uses for land outside the Dublin corporate limits as part of the FLU Plan. The densities for the adjacent developments are significantly higher than what was contemplated in *Envision Dublin*, which showed low density residential transitioning to more rural land.

Additionally, the applicant has relocated 6.2 acres of retail development from the northeast corner of the project to be more centralized to the development and closer to adjacent residential development in Columbus. The retail area is intended to focus on providing a neighborhood-scale commercial area and would be intended for smaller tenant spaces. Small-scale neighborhood commercial is contemplated as a supporting use for Residential Mixed Density development.

Although the proposal is slightly more dense than recommended per the Southwest Area Plan, staff is generally in favor of this increase in density as a way to transition the development appropriately to the future multi-family development to the south and west in the City of Columbus. The Commission should consider whether the proposal makes an appropriate transition away from Amlin Village and towards the southwest boundary of the City, while taking into consideration the adjacent development in Columbus.

3) **Does the Commission support the types and distribution of residential?**
   Following recommendations from the Commission, the applicant has introduced a variety of housing types to the development. The proposal includes townhomes with a variety of building sizes (4-7 plex units), two sizes of single-family detached lots (55 and 75 feet wide), multifamily units, and cottage units. The cottage units are clustered north of the retail area and surrounded by townhomes and shows smaller homes around shared parking areas and a central open space. The cottages are detached units with a variety of possible designs as shown herein. The remaining single-family attached and detached lots are integrated throughout the development, with townhomes largely along the western portion of the site and single-family detached lots towards the eastern portion of the site.

   The Commission should consider whether the proposed residential types are appropriate for the site, consistent with the recommendations of *Envision Dublin*, and properly integrated with each other throughout the site.

4) **Does the Commission support architectural inspiration for the development?**
   The applicant has provided updated architectural inspiration images for each of the building types throughout the development. The inspirational images for each type are generally complementary of each other with a variety of building materials and architectural elements. Massing of the buildings ranges from 2-3 stories for townhome products to 1-2 stories for community retail and single-family homes. No additional information has been provided for the multifamily units.

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