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RECORD OF ACTION

Planning and Zoning Commission

Thursday, June 11, 2026 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

4. Rings Road Mixed-Residential
26-025INF **Informal Review**

Proposal:	Request for informal review and non-binding feedback for a future mixed-residential development. The approximately 137-acre site is zoned R, Rural District.
Location:	7495 Rings Road
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-025

RESULT: The Commission was generally supportive of the project. They suggested more information/consideration be given regarding:

- Reducing the density to be more consistent with the Southwest Area Plan
- Layout of uses
- Open space layout and continuity throughout the development
- Walkability and connectivity with surrounding areas
- Distinct identity/placemaking, and;
- Tuttle Crossing Boulevard extension

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Absent
Jamey Chinnock	Yes
Gary Alexander	Yes
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Signed by:
Zachary Hounshell
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Zach Hounshell
Planner II

Case #26-025INF
Rings Road Mixed Residential
Request for informal review and non-binding feedback for a future mixed-residential development. The approximately 137-acre site is zoned R, Rural District and is located at 7495 Rings Road and PID 274-001311.

Applicant Presentation
Aaron Underhill, Underhill and Hodge, 8000 Walton Parkway, New Albany, introduced the project on behalf of the applicant, Saxum Real Estate. He described the proposal as a mixed-residential development with a limited retail component, noting that the project represents an opportunity to plan in coordination with the city's ongoing Phase 3 study of the Tuttle Crossing Boulevard extension west of Cosgray Road. He noted that the density proposed, at approximately 4.29 units per acre, is well below the lower end of the 3-to-12-unit range called for in the community plan and significantly less dense than adjacent development in the City of Columbus.

Daniel Servideo, Saxum Real Estate, 359 Springfield Avenue, Summit, New Jersey, briefly introduced his firm, describing it as a national developer with approximately 13 million square feet of completed projects across multiple asset classes. He emphasized a partnership-based approach with municipalities and communities.

Blythe Price, landscape architect with MKSK, 462 South Ludlow Street, Columbus, presented the site context. The approximately 136-acre site is located in the emerging Cosgray corridor, with frontage on Rings Road to the north and Cosgray Road to the east. The site is within the Hilliard City School District. The site contains an existing overhead power line easement that bisects it, a FAA beacon in the northwest corner associated with Don Scott Field, and Hayden Run running through the northern portion and along the eastern edge. The proposed land use is residential mixed density, transitioning from higher density multifamily at the northern end of the site to lower-density single-family residential toward the south, with the intent to transition compatibly to adjacent Columbus development to the west and south and to existing residential properties along Cosgray to the east.

Tony Murry, MKSK, 462 South Ludlow Street, Columbus, presented the planning and design elements of the proposal. He noted that the city is currently undertaking a study of the Tuttle Crossing Boulevard extension alignment, which directly impacts how this site is planned. The applicant has been coordinating with city staff, including multiple desktop reviews, and has attempted to plan around the likely future alignment while acknowledging that it remains conceptual and subject to change. The plan as presented organizes the site with garden apartments at the northern end adjacent to the future commuter boulevard, transitioning through townhomes and condominiums to single-family residential lots of varying sizes in the southern portion. Over 30 percent of the site is proposed as open space, including areas along Hayden Run intended to function as a riparian corridor and potential trail connection. The plan proposes two primary connections to the adjacent Jameson Estates development to the south and west, as well as access to Rings Road and Cosgray Road. Neighborhood retail is proposed as a secondary supporting use but has not yet been fully defined or located within the plan.

Staff Presentation
Mr. Hounshell presented the staff analysis, emphasizing that this is a voluntary informal review with no binding decision. He noted that the site is currently zoned rural and that the Envision Dublin

future land use designation is residential mixed density, which contemplates a range of attached and detached residential building types at densities of 3 to 12 units per acre. The Southwest Area Plan, one of six special area plans within the city, identifies this area as primarily residential with a transition from the anticipated Amlan development to the west.
Mr. Hounshell highlighted the Tuttle Crossing Boulevard extension as a critical variable. While shown conceptually through the site on city plans, the alignment has not been thoroughly vetted and will continue to evolve as the city undertakes its study. The right-of-way for Tuttle Crossing is expected to be 180 feet. He noted that adjacent Columbus developments, Jameson Estates at approximately 7.5 units per acre and Hayden Place at approximately 8.5 units per acre, represent a significantly higher density than what Envision Dublin had originally contemplated for this area, creating a transition challenge that will need to be addressed as the site is planned. Staff identified four questions for Commission feedback: whether the proposal aligns with community plan recommendations in light of surrounding context, whether the residential mix is appropriate and integrated as called for in the mixed-density designation, whether open space is appropriately located and connected, and any additional considerations the Commission wished to raise.

Commission Questions
Mr. Chinnock asked about the vision for the neighborhood retail component and whether it was intended to serve only the development or the broader area. Mr. Murry acknowledged the question was still being worked through with staff and indicated a preference for retail integrated into the broader area context. Mr. Chinnock also asked why single-family homes were placed adjacent to the higher-density Columbus development to the south rather than using multifamily as a transition buffer. Mr. Murry explained that the design team used the east-west internal street as a dividing line, with multifamily to the north and single-family to the south, based in part on the character of the adjacent Columbus development, which includes some built-to-rent product that will present as lower-scale homes rather than apartment buildings. He confirmed the proposed apartment height at the northern end is four stories.

Ms. Damaser asked whether there was a single farmhouse across Rings Road to the north, which Mr. Hounshell confirmed. She asked whether consideration had been given to inverting the density layout, placing single-family homes along Rings Road and transitioning to higher density toward the Columbus development to the south. Mr. Murry indicated the Commission's feedback was welcome on that point and the applicant would consider it. Mr. Servideo noted that the multifamily at the northern end was intended in part to buffer future residents from the Tuttle Crossing commuter boulevard rather than placing single-family homes adjacent to that roadway.

Mr. Alexander asked about the triangular remnant parcels that would be created by the Tuttle Crossing extension as shown, and what land use those parcels carried in the future land use plan. Mr. Hounshell confirmed they are shown as medium-density residential in the plan and are within the city of Dublin, though no development contact has occurred with those property owners. Mr. Alexander asked the applicant whether they had reviewed the plans for Jameson Estates, specifically regarding the edge treatment where that development abuts the proposed site. The applicant confirmed they had seen a version of Jameson's plans but not the most recent, and noted that the most prominent multifamily buildings in that development are on the western edge. Mr. Alexander asked whether the location of stormwater retention ponds had been selected based on topography or with the intent to create amenity features. The applicant confirmed that civil engineering drove initial placement based on topography, with the landscape architect subsequently locating them near Hayden Run to support a future trail and riparian corridor.

Mr. Garvin asked about the intent to mix housing types at a finer grain rather than separating them into distinct zones, and whether that would pose a marketability challenge. Mr. Servideo indicated it may be possible to integrate townhomes more organically with smaller single-family lots and committed to considering that internally. Mr. Garvin noted his concern that a large block of townhomes in the center of the site could make the development feel like a continuation of the Columbus properties rather than a distinctively Dublin neighborhood. He also asked about the Tuttle Crossing alignment and whether a portion would run through Columbus jurisdiction; Mr. Hounshell noted that much of the shown alignment runs through city-owned land in Dublin, with coordination with Columbus and other jurisdictions to follow as part of the study.

Ms. Newell asked whether the city had acquired any land along the Tuttle Crossing alignment; Mr. Hounshell confirmed no acquisitions have been made. She noted it was difficult to provide meaningful feedback on the site layout without knowing the resolution of the Tuttle question. She confirmed the townhomes are envisioned as for-sale condominiums with shared walls.

Mr. Way asked about the possibility of aligning the Dublin Signature Trail through the site as a way of differentiating the development from surrounding Columbus properties. Mr. Hounshell noted that the current Signature Trail study does not contemplate extending the trail this far south, but acknowledged it was a worthy long-term consideration. Mr. Way also suggested that the neighborhood boulevard running east-west through the site presented an opportunity for place-making and activated street design, and that the community amenity space might be more effectively located along that corridor rather than at the northern end adjacent to the future commuter boulevard and industrial land across the street. He observed that the power line easement, while providing acreage toward the open space calculation, does not function as usable park space and should not be substituted for thoughtfully designed open space. He encouraged the applicant to think creatively and avoid replicating the rigid grid patterns seen in the surrounding Columbus developments.

Mr. Chinnock added that the Commission would likely face significant traffic concerns from future residents and encouraged the applicant to consider a truly walkable neighborhood retail component, such as a small grocery or community facility, that could reduce automobile dependence and serve as a defining amenity.

Ms. Newell noted Dublin's tradition of incorporating and celebrating historic farmsteads into new developments and suggested that the existing farmstead on the site could become a focal point and neighborhood park feature.

Public Comment

Mr. Way opened the floor for public comment.

Brian Gentile, 5275 Cosgray Road, Dublin, stated that his property abuts the proposed development and that a 60-foot-wide strip of land at the southeastern corner of the site, currently used as a farm access lane, is proposed as the location of the Cosgray access road. He expressed concern that a neighborhood boulevard with sidewalks and a multi-use path could not physically fit within 60 feet without eliminating all setbacks from his property line. He questioned why the access point needed to be located in that position given that other access points already exist on the plan, and suggested that an alternate southern connection through the Jameson Estates development might be more appropriate.

Jeff Briner, 7393 Rings Road, Dublin, stated that his family had owned a historic farmstead directly adjacent to the property for 25 years and had chosen the location specifically because it offered protection from high-density development. He expressed disappointment that industrial uses were now being proposed across the street and that multifamily residential was now being proposed immediately to his west. He noted that the illustrated alignment of Tuttle Crossing appeared to run through his farmhouse and stated that any such alignment would be unacceptable.

Todd Hemmert, 5824 Houchard Road, Dublin, raised concerns about the safety and health implications of placing residential development in proximity to proposed industrial uses across the road and adjacent to high-tension power line infrastructure. He questioned the overall density calculation and the market basis for additional multifamily units given the volume of similar development already under construction in the surrounding area. He also raised concerns about the 100-year versus 500-year floodplain standards and the adequacy of traffic access prior to the construction of Tuttle Crossing, noting that with only two access points, the traffic impact on Cosgray and Houchard roads would be severe.

Nate Watkins, 5237 Cosgray Road, Dublin, reiterated traffic concerns on Cosgray Road, noting that the Rings Road and Cosgray Road intersection is already identified as high risk by the City and that left turns from Cosgray Road are already significantly delayed. He expressed concern that the proposed Cosgray Road access point would create similar congestion.

Mr. Way closed the public comment period.

Commission Discussion

Mr. Alexander stated general support for the proposal at this conceptual stage.

Mr. Garvin noted that the proposal aligns somewhat more closely with the density of surrounding Columbus development than with the community plan's intent. He expressed a desire to see the development differentiated from adjacent Columbus properties through lower overall density and more integrated housing types. He noted concern that a significant portion of the open space is located under power lines, which limits its usability and attractiveness. He encouraged the applicant to continue communicating with adjacent residents throughout the process.

Ms. Newell agreed with Mr. Garvin's comments, stating that the density of surrounding Columbus development does not obligate Dublin to replicate it, and that she did not believe the proposal as presented fully aligns with the community plan. She reiterated that the Tuttle Crossing alignment makes it premature to render a firm opinion on the site layout.

Mr. Chinnock expressed that the general direction of the project is acceptable and heading in the right direction, but encouraged the applicant to think more creatively about street activation, place-making, and uniquely Dublin design elements rather than simply continuing the development patterns occurring across the property line. He acknowledged the difficulty of providing specific direction given the unresolved Tuttle Crossing alignment.

Ms. Damaser expressed that the presentation felt too preliminary and that both the applicant and the City needed to provide greater definition before meaningful feedback could be given. She

agreed the layout was as considered as it could be given current uncertainties but described it as too early for substantive direction.

Mr. Way encouraged the applicant to rethink the arrangement of the development to create something uniquely Dublin rather than a continuation of surrounding Columbus development. He identified specific concerns including the length and rigidity of the townhome rows, the distribution of open space, and the placement of the community amenity. He suggested the neighborhood boulevard could serve as a more central organizing and place-making element. He reiterated the opportunity to incorporate the existing farmstead as a neighborhood focal point and to connect the open space network along Hayden Run to Dublin's broader trail system in a meaningful way.

COMMUNICATIONS

Mr. Bitar reminded commissioners of a joint work session with City Council scheduled for the following Monday evening. The session would address the City's code audit and the Bridge Street Corridor. He encouraged commissioners who had not yet done so to watch a Jeff Speck presentation on walkability in advance of the work session to make the most of the two-hour session. The presentation had been posted to the OnBoard platform.

ADJOURNMENT

The meeting was adjourned at 11:03 pm.

Chair, Planning and Zoning Commission

Deputy Clerk of Council