

Concept Plan Application

5274 COSGRAY ROAD

Dublin, Ohio

Applicant:

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*Land Planning/
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Development Consultant:

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Submittal for Approval: Dublin Planning and Zoning Commission, September 13, 2021

The applicant, Schottenstein Homes, is in contract to purchase three parcels of real property totaling 104.73+/- acres located in southwest Dublin. The parcels are bounded by Cosgray Road on the west, the City of Columbus corporate boundary line on the south, and railroad tracks on the east. The subject site is adjacent to an existing single-family residential subdivision in Columbus that is known as Hayden Farms.

The property is within the City of Dublin's Southwest Area Plan. This Area Plan recommends development of these parcels as **Mixed Residential – Medium Density**. This recommended land use includes areas where greater walkability and pedestrian orientation at a village scale are desired, at a typical density of 5.0 units/acre. Areas are intended for integration around mixed use developments, which in this location are expected to occur in the future to the north of and adjacent to the site. In this category, buildings are recommended to be placed closer to the street to form a street edge with residential appearance.

Also contemplated in the Area Plan is the future extension of Tuttle Crossing Boulevard westward through this site to Cosgray Road and beyond. This street is not yet in the City's capital budget, but is anticipated as an important street extension in the future. It is likely to be at least four lanes in width with a significantly sized right-of-way.

The Concept Plan that accompanies this summary seeks to accomplish the Area Plan's goals by providing a mix of housing types at the desired scale while balancing the need to accommodate the future construction of an extension of Tuttle Crossing Boulevard. Given the relatively dense single-family development that exists adjacent to the site in Columbus, the applicant proposes a mix of attached single-family homes and detached single-family homes with condominium forms of ownership. The attached product is likely to include townhomes. The higher density for the project is best suited for the southern portion of the site given existing development patterns, the close proximity of the property to the railroad tracks, and the future construction of a major street along its northern edge.

To the north of the proposed future location of Tuttle Crossing Boulevard, a large wooded area is being preserved. This also provides for a buffer between the new street and proposed detached single-family homes on the north side of the site and presents itself as a central green space element. The vision for the area to the north of the woodland includes single-family homes on fee simple lots and/or single-family homes with a condominium form of ownership. The applicant is mindful of the City's long-range vision for some mixed use development to the north, so plans for the northern part of its site will look to incorporate a Village feel promoting walkability and pedestrian circulation.

The concept plan provides more than adequate space for the City to construct an extension of Tuttle Crossing Boulevard in the future, while allowing for development of the parcels to occur in the interim in accordance with the City's future land use recommendation. It provides for approximately 4.0 acres of right-of-way for the future street and contemplates future access points along this roadway. The plan also accommodates large setbacks from the future right-of-way.

The applicant has provided character images along with this application which demonstrate potential designs for homes. These images are intended to provide an early look at design concepts, with the applicant seeking to receive input from the Planning Commission which can be incorporated into designs as the project moves to the preliminary development plan review stage.

PART 2

Exhibits

Exhibit A - Regional Context Map



PLANNING INFORMATION

Included Parcels: Franklin County ID	Ac.	Owner
274001307	18.80	Cosgray Road II LLC
274001004	24.09	Cosgray Road II LLC
274001218	61.83	Floyd & Joyce Miller
TOTAL	104.73 Ac.	
PLANNING AREA	101.10 Ac.	

Planning Documents: City of Dublin, OH Dubscovery
 FEMA.gov
 Franklin County Auditor GIS
 National Wetlands Inventory

Existing Zoning District: R - Rural District

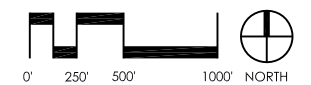
Existing Land Use: Rural Residential, Agricultural

Recommended Land Use: Mixed Residential Medium Density

Flood Hazard Area: Zone X - minimal hazard

Ballantrae Woods/
Cottages at Ballantrae

SITE
+/-101.1 AC.



NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

CONCEPT PLAN
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Exhibit B2 - Existing Conditions



View 1: Southern Boundary Looking East



View 2: Southern Boundary Looking East



View 1: Southern Boundary Looking West



View 4: Southern Boundary Looking North



View 5: Center of Site Looking North



View 6: Center of Site Looking North-East

Exhibit C - Land Use Diagram

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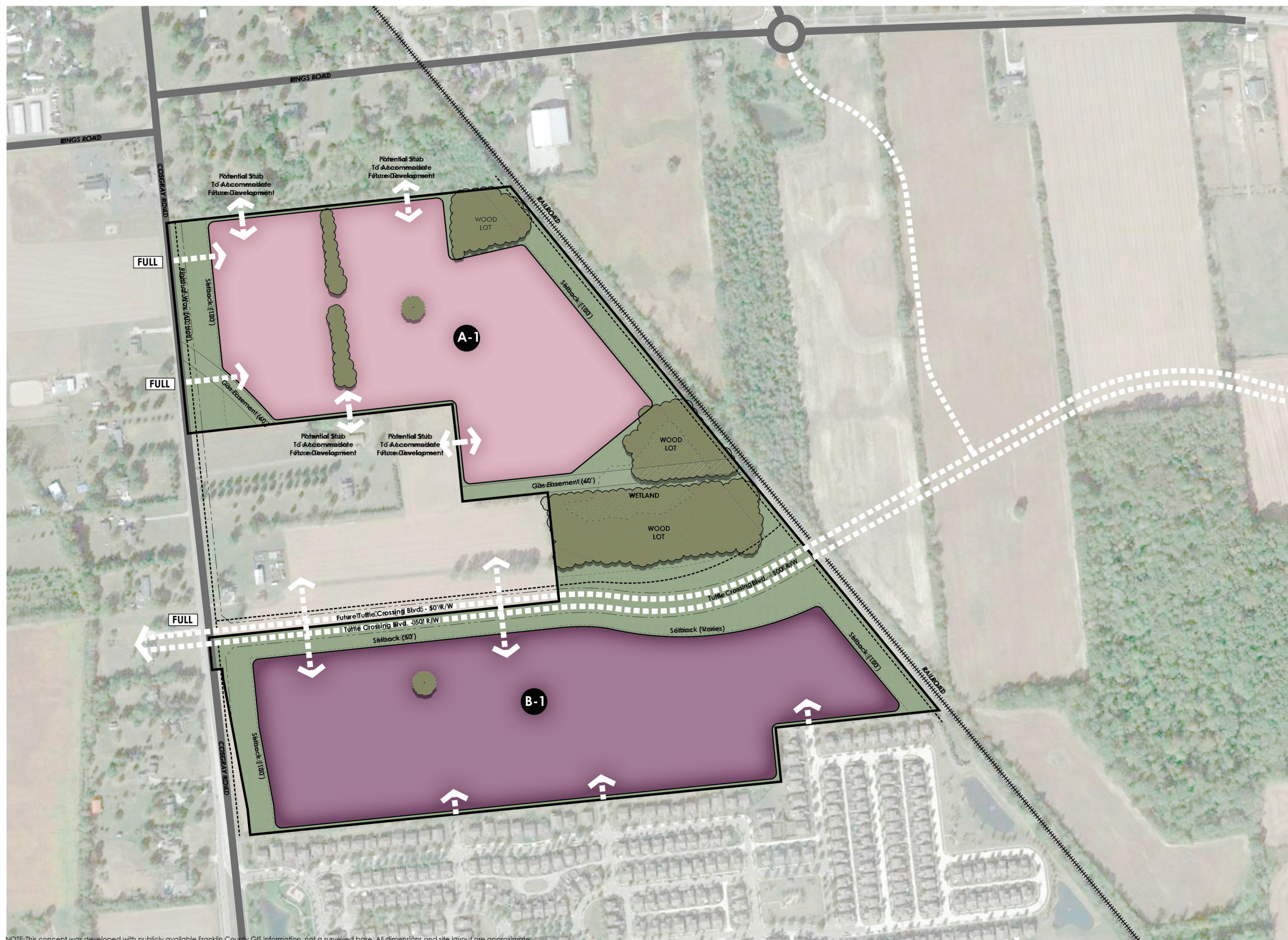
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DEVELOPMENT DATA

Gross Area:	+/-101.1 AC.
Net Developable Area:	+/-68.8 Ac.
Residential North:	+/-31.4 Ac.
Residential South:	+/-37.4 Ac.
Net Non-developable Area:	+/-32.3 Ac.
Cosgray Rd. R/W:	+/-1.5 Ac.
Tuttle Crossing Blvd. R/W:	+/-4.0 Ac.
Cosgray Setback (100):	+/-3.8 Ac.
Tuttle Crossing Blvd. Setback (Varies):	+/-4.5 Ac.
Railroad Setback (100):	+/-5.7 Ac.
Woodlots, Wetlands, Easements:	+/-12.8 Ac.
Total Units:	505 Units
Gross Density:	5.0 D.U./AC.
Open Space Provided:	+/-25.0 AC. (25%)

LAND USE KEY

A-1	Use: RESIDENTIAL Type: Single-Family Detached (Fee Simple) Single-Family Detached (Condominium) Area: +/-31.4 Acres Units: 160 Units Density: 5.0 D.U./Acre
B-1	Use: RESIDENTIAL Type: Single-Family Detached (Fee Simple) Single-Family Detached (Condominium) Single-Family Attached (Condominium) Townhomes (Fee Simple) Area: +/-37.4 Acres Units: 345 Units Density: 9.2 D.U./Acre





Sample Product 1: Single Family Detached (Condominium)

Sample Product 2: Single Family Detached (Fee Simple)

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Sample Product 3: Single Family Attached (Condominium)

Sample Product 4: Townhome (Fee Simple)