

*Concept Plan Application*

# AMLIN CROSSING

Dublin, Ohio

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*Applicant:*

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*Development Consultant:*

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*Submittal for Approval: Dublin Planning and Zoning Commission, September 24, 2021*  
*Resubmittal for Approval: Dublin Planning and Zoning Commission, March 31, 2022*  
*Resubmittal for Approval: Dublin Planning and Zoning Commission, July 18, 2022*

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# **PART 1**

## Development Overview

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General

Schottenstein Homes is rethinking the way Dublin residents will live in the Amlin Crossing neighborhoods, challenging traditional ideas of home floorplans, outdoor living areas and community green spaces. This fresh look at neighborhood development will create a unique and distinctive residential development in the Southwest Area of Dublin.

The planning goals for Amlin Crossing are threefold:

1. Facilitate the planned extension of Tuttle Crossing Boulevard in a manner that provides regional greenway connectivity and pedestrian access.
2. Provide a range of housing options that coordinates with existing residential developments and considers future development potential.
3. Re-envision neighborhoods based on traditional forms and scale, advancing the notion of common open space and pedestrian infrastructure as the prominent organizing element.

Development Program

Programming includes the following:

1. Dedicated and reserved right-of-way for Tuttle Crossing Boulevard (116’).
2. Dedicated land to accommodate a 120’ total right-of-way for Cosgray Road.
3. Reserved land to accommodate a 100’ wide buffer and greenway along the railroad.
4. Preservation of landmark trees and their use as site organizing elements.
5. Preservation of existing tree rows and wood lots and their use as site organizing elements.
6. 425 residential units, including detached and attached single family homes targeting families and empty nester buyers.
7. Utilization of parks, greens and greenways as the prominent site organizing element.

Development Data

Gross Area:	+/-101.1 ac.
Total Units:	425 units
<i>The Village – SF detached, rear garage</i>	140 units
<i>The Cottages – SF detached, rear garage</i>	50 units
<i>The Towns – SF attached, rear garage</i>	180 units
<i>The Towns – SF attached, front garage</i>	55 units
Gross Density:	4.2 d.u./ac.
Open Space Provided:	+/- 45.7 ac. (45%)

Community Plan Recommendations

The community plan recommends development of these parcels as Mixed Residential – Medium Density. Greater walkability and pedestrian orientation at a village scale are desired, at a typical density of 5.0 du/ac. 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.

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. The applicant will seek a PUD, Planned unit Development zoning designation for the subject property.

**PART 2**

Exhibits

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# 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
<b>PARCEL TOTAL</b>	<b>104.73 Ac.</b>	
<b>OWNER RETAINED</b>	<b>3.63 Ac.</b>	
<b>TOTAL</b>	<b>101.1 Ac.</b>	

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



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



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# Exhibit B1 Existing Conditions Map

## PLANNING INFORMATION

Included Parcels:	Ac.	Owner
Franklin County ID		
274001307	18.80	Cosgray Road II LLC
274001004	24.09	Cosgray Road II LLC
274001218	61.83	Floyd & Joyce Miller
PARCEL TOTAL	104.73 Ac.	
OWNER RETAINED	3.63 Ac.	
TOTAL	101.1 Ac.	

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

Existing Zoning District: R - Rural District

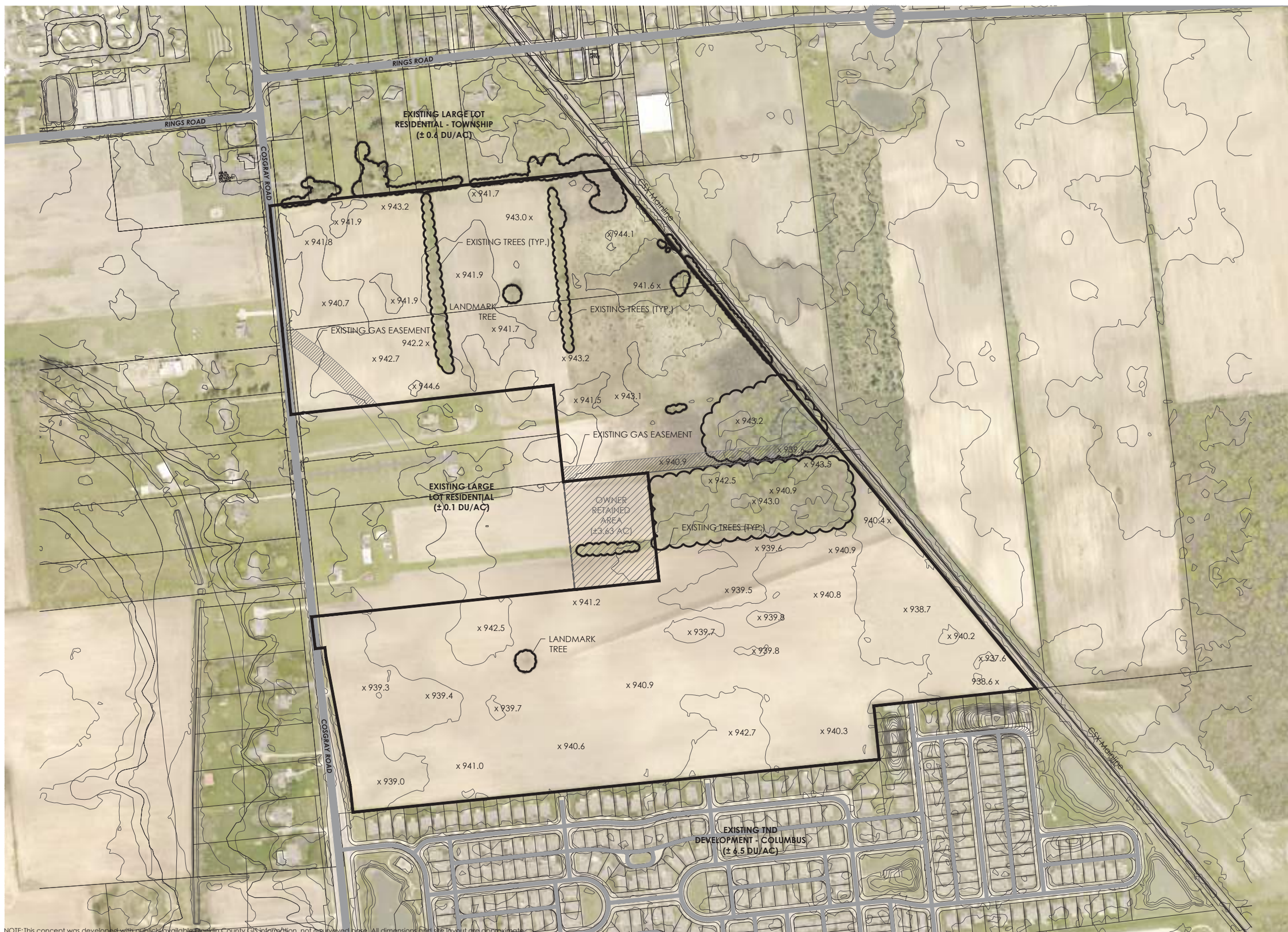
Existing Land Use: Rural Residential, Agricultural

Recommended Land Use: Mixed Residential Medium Density

Flood Hazard Area: Zone X - minimal hazard



Owner Retained Area - Not in rezoning



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



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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-West



View 6: Center of Site Looking North-East



# Exhibit C - Land Use Plan

## 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
<b>PARCEL TOTAL</b>	<b>104.73 Ac.</b>	
<b>OWNER RETAINED</b>	<b>3.63 Ac.</b>	
<b>TOTAL</b>	<b>101.1 Ac.</b>	

Planning Documents: City of Dublin, OH Dubscovery  
PDMA.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



Owner Retained Area - Not in rezoning

## DEVELOPMENT DATA

Gross Area:	+/-101.1 AC.
Total Units:	425 Units
Gross Density:	4.2 D.U./AC.
Open Space Provided:	+/-45.77 AC. (45%)

## LAND USE KEY

- A-1** **The Village of Amlin Crossing**  
Use: RESIDENTIAL  
Type: Single Family Detached  
Area: +/-30.0 Acres  
Units: 140 Units
- B-1** **The Cottages of Amlin Crossing**  
Use: RESIDENTIAL  
Type: Single Family Detached  
Area: +/-10.0 Acres  
Units: 50 Units
- B-2** **The Towns of Amlin Crossing**  
Use: RESIDENTIAL  
Type: Single Family Attached - Rear Load Garage  
Single Family Attached - Front Load Garage  
Area: +/-20.0 Acres  
Units: 235 Units



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



# Exhibit D - Site Plan

## PLANNING INFORMATION

Included Parcel:	Ac.	Owner
Franklin County ID		
274001307	18.80	Cosgray Road II LLC
274001004	24.09	Cosgray Road II LLC
274001218	61.83	Floyd & Joyce Miller
<b>PARCEL TOTAL</b>	<b>104.73 Ac.</b>	
<b>OWNER RETAINED</b>	<b>3.63 Ac.</b>	
<b>TOTAL</b>	<b>101.1 Ac.</b>	

Planning Documents: City of Dublin, OH Dubscovery  
 PDMA.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



Owner Retained Area - Not in rezoning

## DEVELOPMENT DATA

Gross Area:	+/- 101.1 AC.
Total Units:	425 Units
Gross Density:	4.2 D.U./AC.
Open Space Provided:	+/- 45.77 AC. (45%)

## LAND USE KEY

- A-1** **The Village of Amlin Crossing**  
 Use: RESIDENTIAL  
 Type: Single Family Detached  
 Area: +/- 30.0 Acres  
 Units: 140 Units
- B-1** **The Cottages of Amlin Crossing**  
 Use: RESIDENTIAL  
 Type: Single Family Detached  
 Area: +/- 10.0 Acres  
 Units: 50 Units
- B-2** **The Towns of Amlin Crossing**  
 Use: RESIDENTIAL  
 Type: Single Family Attached - Rear Load Garage  
 Single Family Attached - Front Load Garage  
 Area: +/- 20.0 Acres  
 Units: 235 Units



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



# Exhibit E Open Space Plan

## Legend

-  PERIMETER OPEN SPACES:
-  GREENWAY OPEN SPACES:
-  VILLAGE GREENS:
-  REGIONAL PARKS:
-  OTHER OPEN SPACES:
-  R.O.W. RESERVE:

## Open Space Data

TYPE	AREA
Perimeter Open Space	±11.12 AC.
Greenway Open Spaces	±8.25 AC.
Village Greens	±11.39 AC.
Regional Parks	±10.32 AC.
Other Open Spaces	±1.97 AC.
R.O.W. Reserve	±2.72 AC.
<b>Total Open Space</b>	<b>±45.77 AC (±45.27%)</b>



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





# Exhibit F1 - Circulation Plan (Pedestrian)

## Legend

- Public Sidewalk
- Public Multi-Use Path
- Future Public Multi-Use Path
- Existing Streets



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





# Exhibit F2 - Circulation Plan (Vehicular)

## Regional Roadways

- Minor Arterial (Public)
- Minor Arterial - Future (Public)
- Existing Streets

## Local Roadways

- Local Street (Public)
- Local Lane (Private)

\* NOTE: MODIFICATION OR ESTABLISHMENT OF NEW DESIGN STANDARDS MAY BE REQUIRED TO ACCOMMODATE A UNIQUE APPROACH TO VEHICULAR ACCESS.



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



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ACOCK  
 ASSOCIATES  
 ARCHITECTS

**EDGE**  
 www.EDGEA.com

Schottenstein  
 Homes





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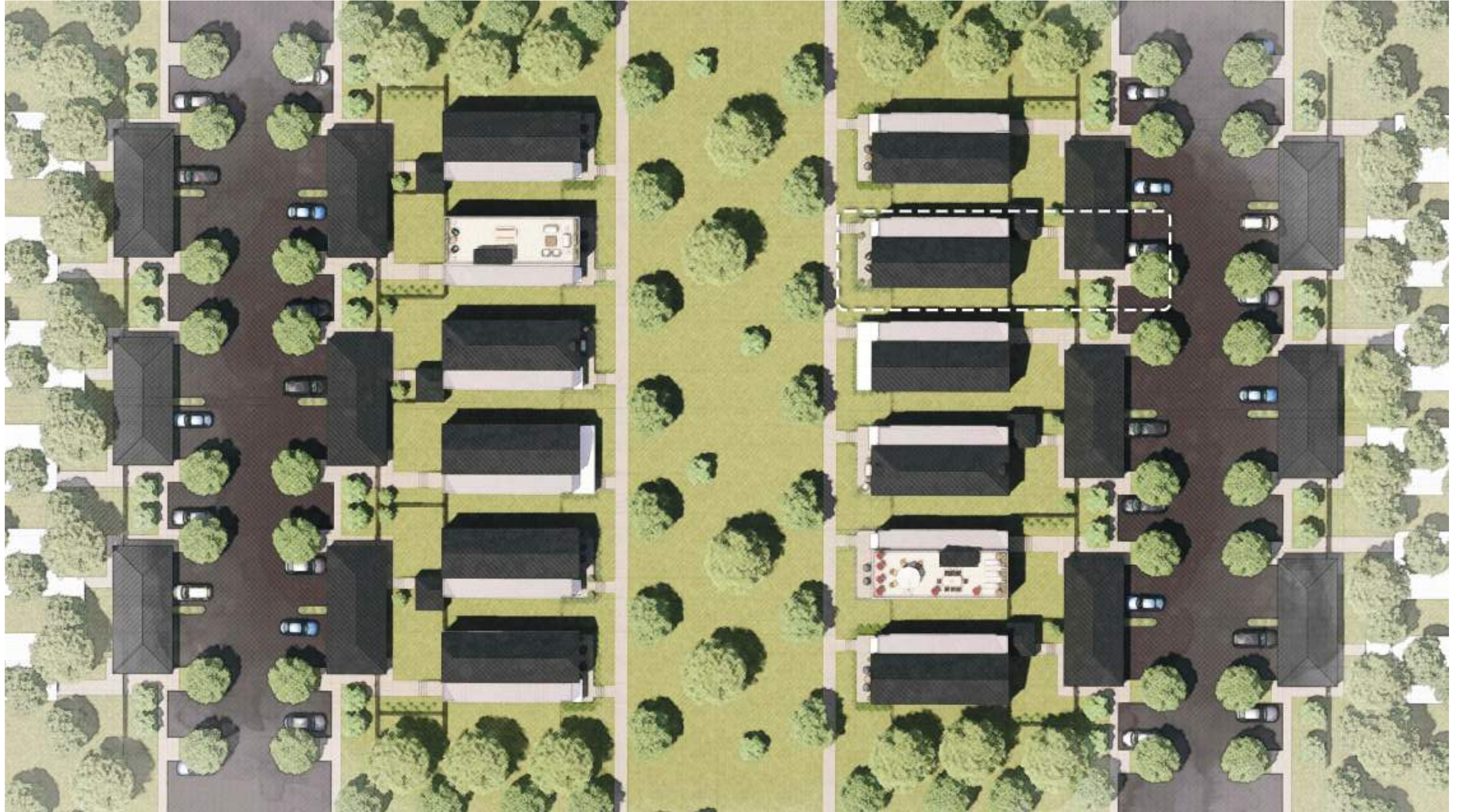
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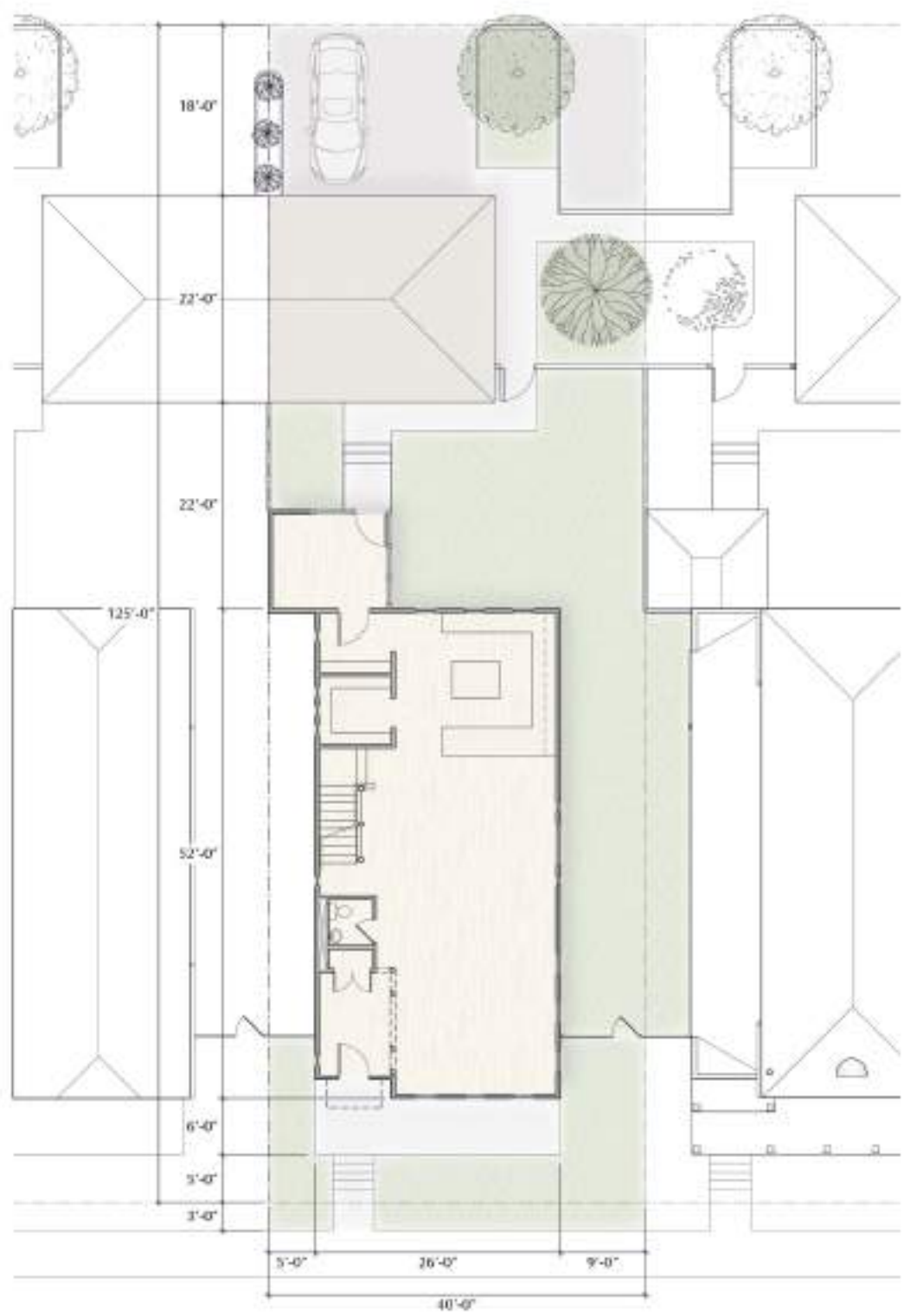
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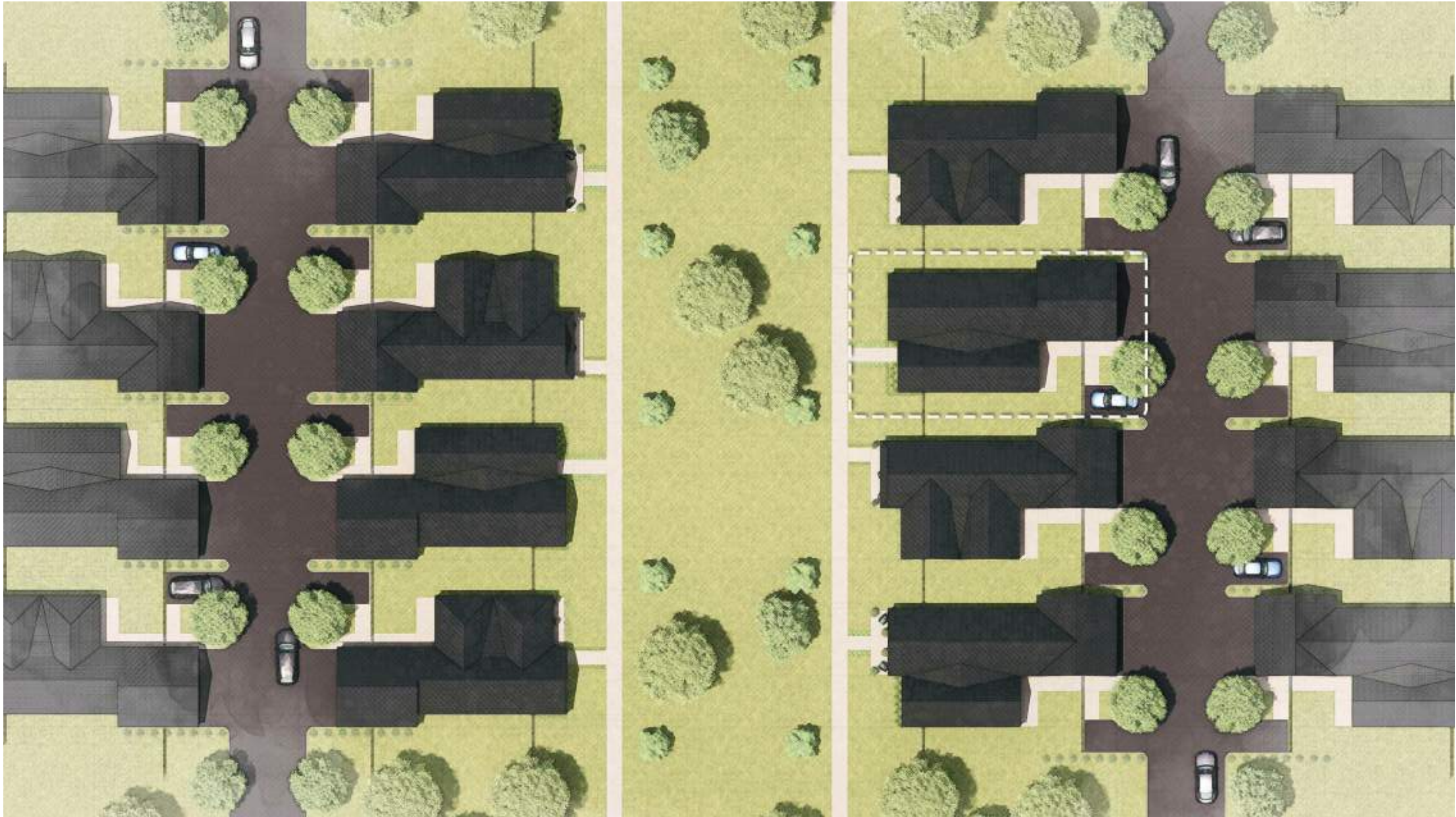
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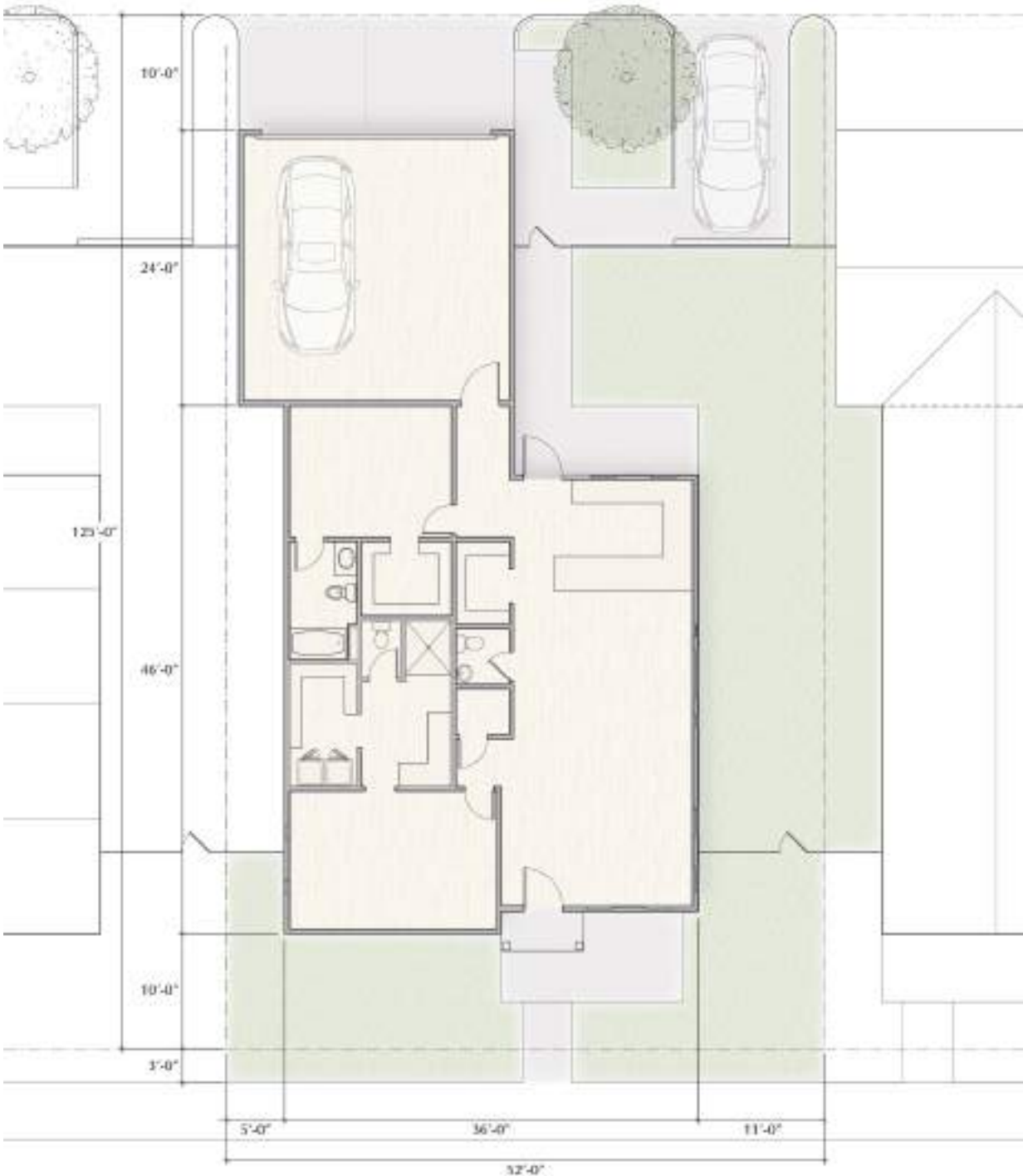




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**Exhibit G2.4 - Residential Product Samples**  
**The Cottages at Amlin Crossing**



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Exhibit G3.1 - Residential Product Samples  
 The Towns at Amlin Crossing



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**Exhibit G3.2 - Residential Product Samples  
The Towns at Amlin Crossing**



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Exhibit G3.3 - Residential Product Samples  
The Towns at Amlin Crossing



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Exhibit G3.5 - Residential Product Samples  
The Towns at Amlin Crossing







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*Typical Left Elevation*



*Typical Right Elevation*





*Typical Rear Elevation*





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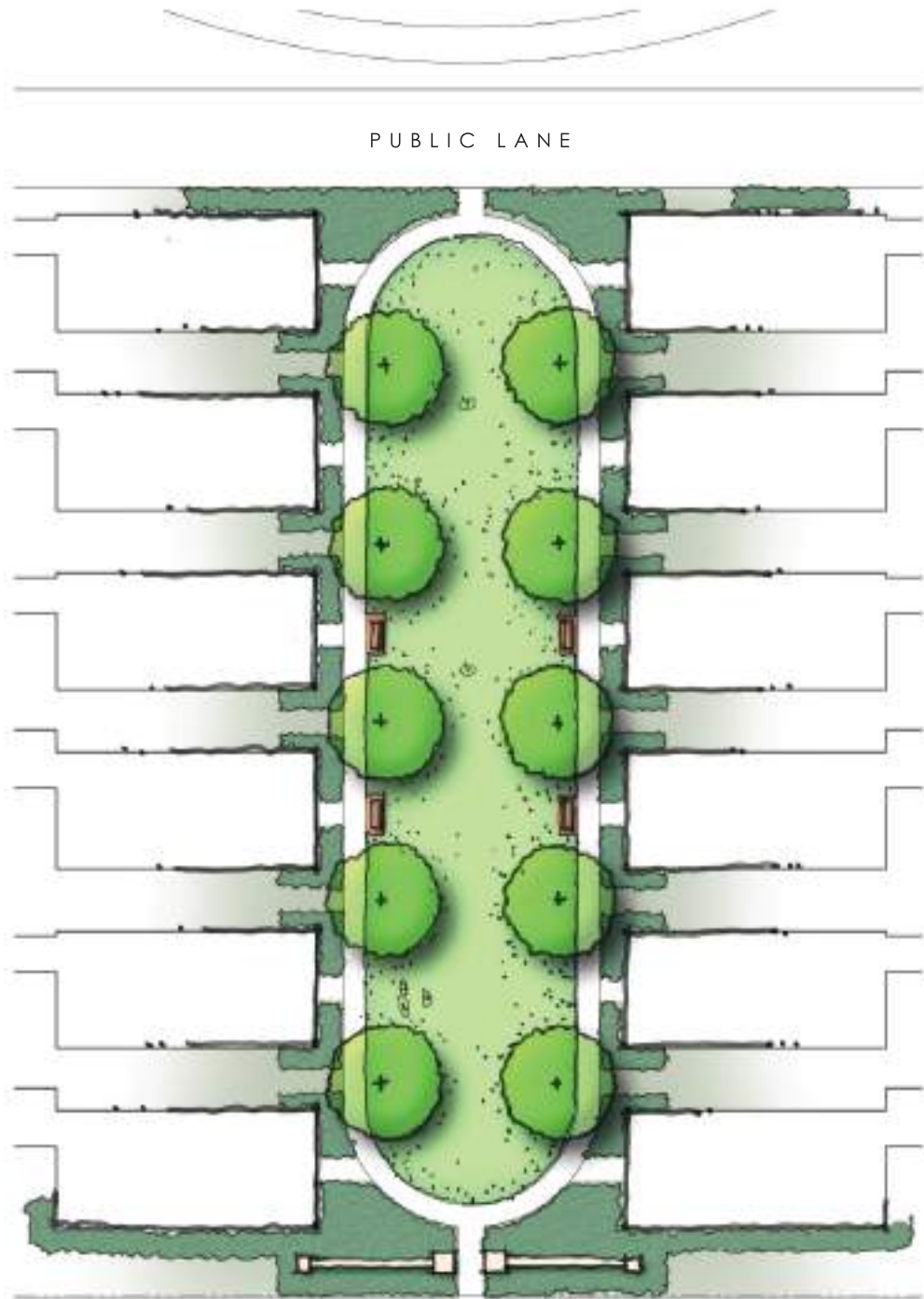
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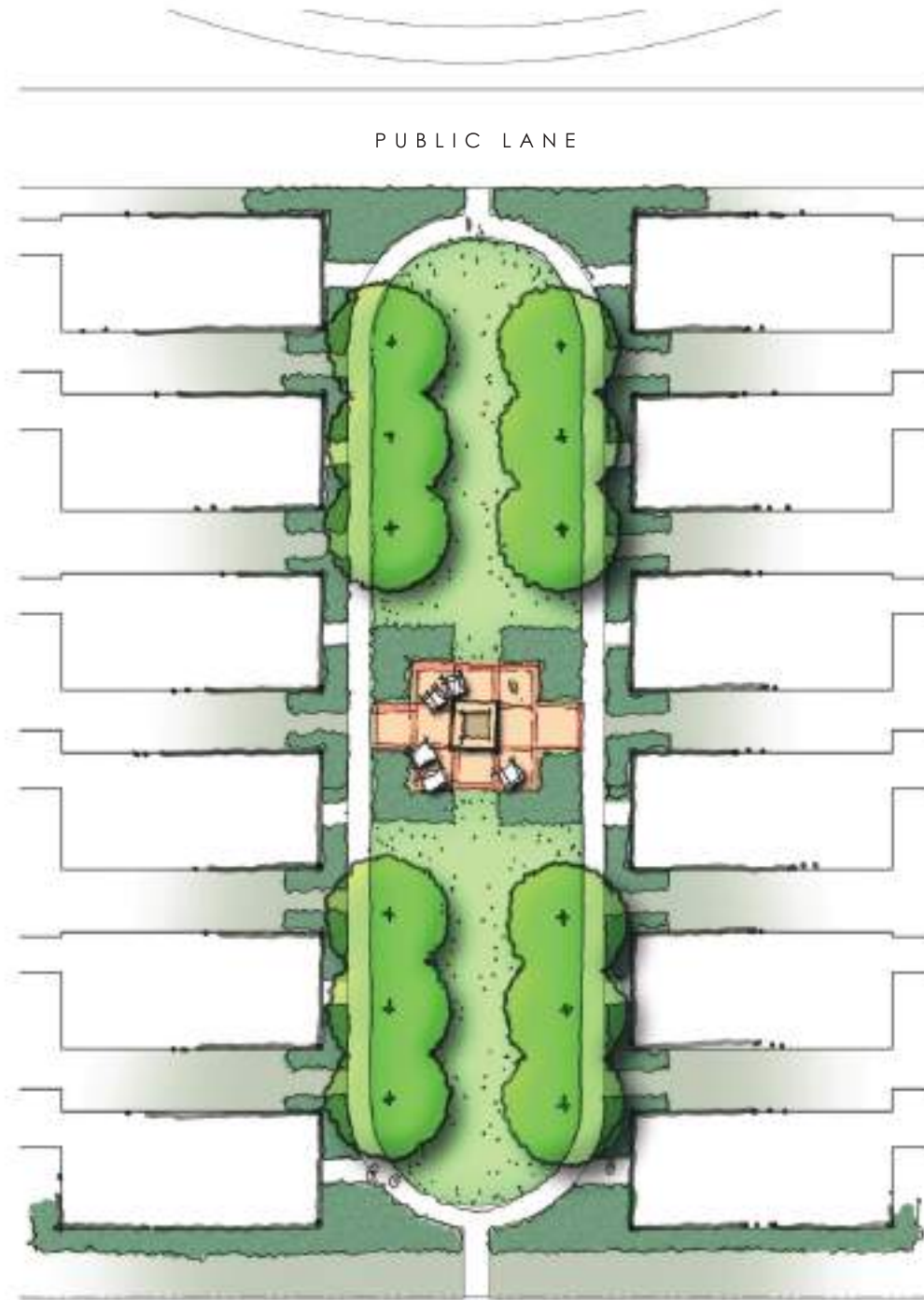


PUBLIC STREET

1 VILLAGE GREEN DESIGN: A

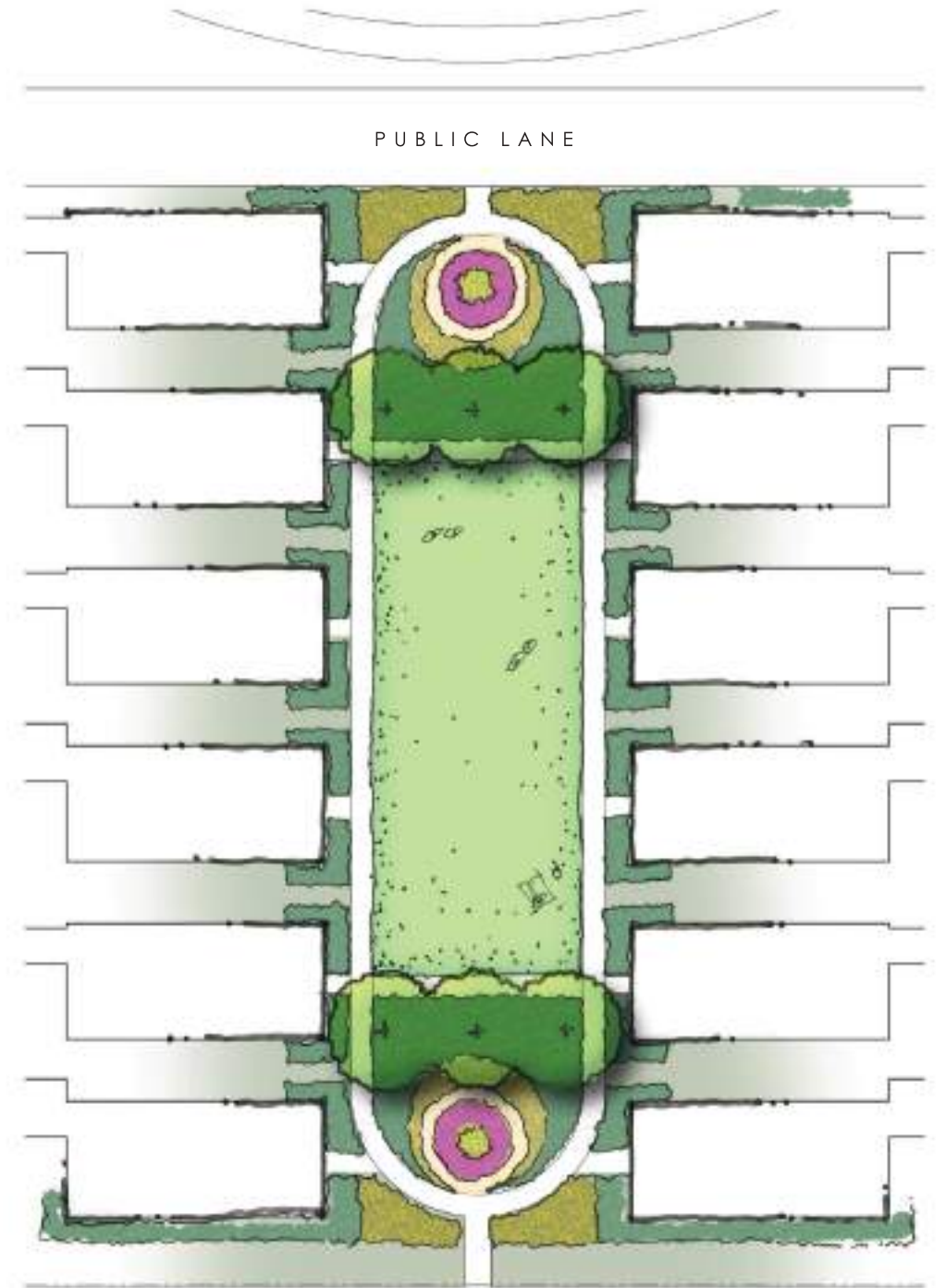


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PUBLIC STREET

2 VILLAGE GREEN DESIGN: B



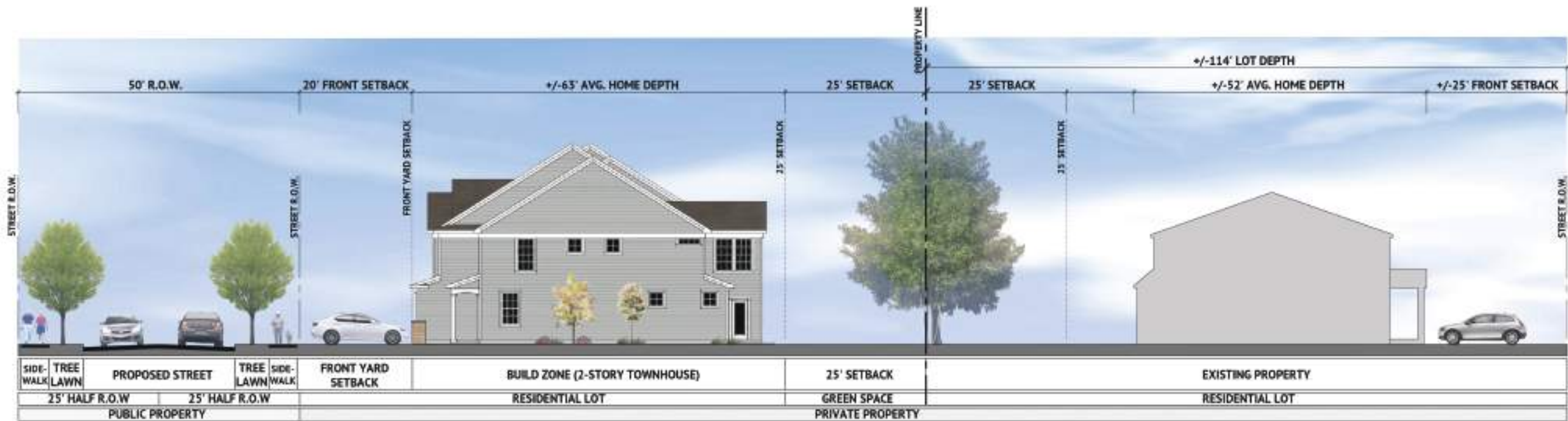
PUBLIC STREET

3 VILLAGE GREEN DESIGN: C





# Exhibit J - Development Edge Conditions



1 SECTION: 2-STORY TOWNHOUSE ADJACENT TO EXISTING DEVELOPMENT AS PROPOSED

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





# Exhibit K.1 - Identification of Development Zones

## Legend

-  NATURAL FEATURES
-  UTILITY EASEMENTS
-  THOROUGHFARE R.O.W. DEDICATION
-  SETBACKS
-  BUILDABLE AREA



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# Exhibit K.2 - Identification of Development Zones

## Legend

-  NATURAL FEATURES
-  UTILITY EASEMENTS
-  THOROUGHFARE R.O.W. DEDICATION
-  SETBACKS
-  BUILDABLE AREA



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# Exhibit K.3 - Identification of Development Zones

## Legend

-  NATURAL FEATURES
-  UTILITY EASEMENTS
-  THOROUGHFARE R.O.W. DEDICATION
-  SETBACKS
-  BUILDABLE AREA



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# Exhibit K.4 - Identification of Development Zones

## Legend

-  NATURAL FEATURES
-  UTILITY EASEMENTS
-  THOROUGHFARE R.O.W. DEDICATION
-  SETBACKS
-  BUILDABLE AREA



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# Exhibit K.5 - Identification of Development Zones

## Legend

-  NATURAL FEATURES
-  UTILITY EASEMENTS
-  THOROUGHFARE R.O.W. DEDICATION
-  SETBACKS
-  BUILDABLE AREA

## Data

GROSS AREA:	±101.1 AC
BUILDABLE AREA:	±51.2 AC (50.6%)
NATURAL FEATURES:	±5.90 AC
UTILITY EASEMENTS:	±2.22 AC
R.O.W. DEDICATION:	±7.98 AC
SETBACKS:	±33.80 AC



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# Exhibit L.1 Schematic Area Plan

## Legend

-  NATURAL FEATURES
-  UTILITY EASEMENTS
-  THOROUGHFARE R.O.W. DEDICATION
-  SETBACKS
-  BUILDABLE AREA

## Data

GROSS AREA:	±101.1 AC
BUILDABLE AREA:	±59.37 AC (58.72%)
NATURAL FEATURES:	±5.90 AC
UTILITY EASEMENTS:	±2.22 AC
R.O.W. DEDICATION:	±7.98 AC
SETBACKS:	±25.63 AC

