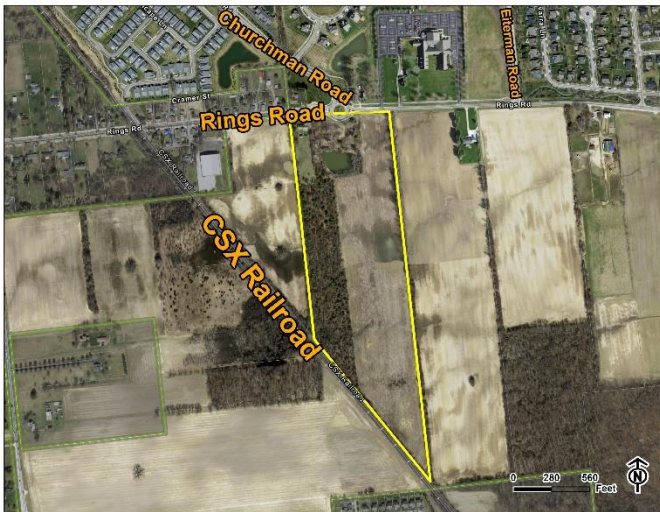


6789 RINGS ROAD PARCEL #274-000026

PROPERTY INFORMATION

Address: N/A (PID #274-000026)
Owner: Alexis S. Gosetto
Acres: 34.578 acres
Current Use: Vacant
Future Land Use: Residential Mixed Density



ZONING

Current

R: Rural is intended to support rural-scale land uses within the city. Rural zoning ensures that important low-density environments and uses can exist within the city's southwestern and northwestern edges.

Permitted Uses

- Agriculture (including storage and processing), low-density single-family, parks, schools

Please see the City of Dublin Codified Ordinances for a full list of permitted and conditional uses, and development standards.

https://codelibrary.amlegal.com/codes/dublin/latest/dublin_oh/0-0-0-95213

Future

A rezoning is required for proposed uses other than those currently permitted, and the Planning and Zoning

Commission and City Council must approve it. Residential PUDs would be subject to the Neighborhood Design Guidelines.

[Neighborhood Design Guidelines](#)

COMMUNITY PLAN

[View the full Community Plan Online](#)

Special Area Plan

The site is identified within the [Southwest Area Plan, available online.](#)

The SAP provides a more specific guide for potential development options.

Future Land Use (FLU)

The site is classified as Residential Mixed Density: walkable residential neighborhoods marketable to all age groups, with a variety of housing types integrated with adjacent entertainment, employment, and other services. Principal uses: SFR, MF and supporting uses including schools, parks, assisted-living facilities, and small-scale neighborhood commercial. Density should be 3-12 du/acre, and buildings should be 1-3 stories oriented towards the street or open space.

PRELIMINARY SITE ANALYSIS

The following Preliminary Site Inventory and Analysis is intended to provide a high-level summary of the property's existing conditions and planned infrastructure improvements relevant to its future development.

Jurisdictional Context

This property and adjacent properties to the east, west and north are within the City of Dublin and the Hilliard City School District.

Significant Natural Features

Farm hedgerows along the east and south property lines and a significant tree stand in the westernmost third of the site are present and should be preserved. Historic aerial imagery suggests wetland pockets. An existing pond in the north portion appears to be man-made and may require reconfiguration due to planned transportation improvements.

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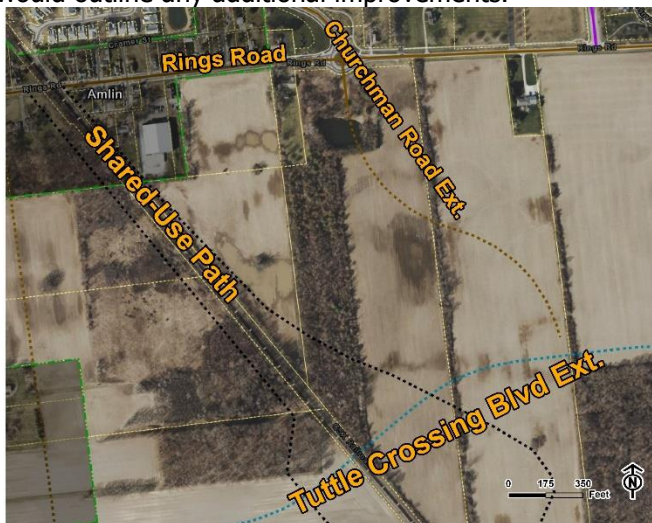
Elements of Historical or Cultural Significance

A house and barn were formerly located on the property, but they were demolished in 2011 and 2013, respectively. There are no remaining structures on the property.

Transportation & Mobility

The property fronts Rings Road, a 2-lane road designated as a Neighborhood Boulevard, with a 60' right-of-way (ROW). Other relevant planned improvements are the extension of Tuttle Crossing Boulevard as a Planned Commuter Boulevard/Minor Arterial, 180' ROW, to cross the tapered portion of the property. Also, the extension of Churchman Road as the southern leg of the roundabout at Rings Road as a Planned Neighborhood Boulevard/Collector, 72' ROW, traversing to intersect with the Tuttle Crossing Boulevard extension.

Primary access would be from the Churchman Road extension south of the roundabout. Direct access from Tuttle Crossing Boulevard is restricted. The southwest corner has approximately 1,340 feet of frontage on the CSX RR ROW. Envision Dublin recommends min. 150' setback from ROW. Tuttle Crossing Boulevard is proposed to cross the railroad ROW at an overpass on this frontage. At the time of rezoning, the developer is required to complete a Traffic Impact Study (TIS), which would outline any additional improvements.



The Multi-Modal Transportation Plan [can be viewed online](#), on page 118 of the linked document.

Public Utility Service

No public water, sanitary sewers or storm sewers are currently available to the property. It is within the Cramer South Sanitary Sewer Shed. It is split between the Cramer Creek Watershed for the northernmost ± 6 acres and the Hirth-Woolpert Creek Watershed for the remaining ± 28.5 acres.

The developer is responsible for extending all public utilities to serve any property development, including on-site stormwater management facilities.

Preliminary Summary of Development Potential

The key considerations for development in the northern portion of the property are the extension and alignment of Churchman Road and the preservation of significant natural features into the layout of the neighborhood. In the southern portion the required railroad setbacks, Tuttle Crossing overpass improvements, and the tapering of the property may present challenges to the development potential in this area. Based on these existing and future site conditions, providing the recommended variety of housing types may be impractical if the property is developed in isolation. Development of the property in coordination with adjacent properties may facilitate a wider range of opportunities to provide a variety of housing types.

The site conditions do not lend themselves to the strict application of Conservation Design Principles in the layout of the neighborhood. However, the existing tree stand is a significant natural feature worthy of preservation, and sensitively sited improvements could create a publicly accessible passive open space and amenity. Other smaller formal open spaces are encouraged within the layout of the neighborhood as part of the Open Space Framework process outlined in the Neighborhood Design Guidelines.

For any further inquiries, please contact Planner Sarah Tresouthick Holt, AICP, ASLA at (614) 410-4662 or sholt@dublin.oh.us