

## H. Summit View/Sawmill Area

### *Existing Character*

The area located at the northwest corner of Summit View Road and Sawmill Road is comprised of several parcels totaling approximately 75 acres. It is bounded by the Maple Glen Subdivision to the west, Summit View Road to the south, Sawmill Road to the east, and the AEP substation to the north. The City of Columbus is directly adjacent to the east, across Sawmill Road. The study area is generally flat and gently slopes westward from a high point at Sawmill Road. The majority of the area is developed with large lot, single-family residences that front onto both Summit View and Sawmill Roads. A horse farm and stable near the interior of the area stretches north to the AEP substation.

The area is located at the northeastern limit of the City of Dublin, presenting opportunities for gateway treatments along Sawmill Road as redevelopment occurs. The high visibility of the Summit View and Sawmill Road intersection at the southeast corner of the area presents a redevelopment opportunity for existing residential uses. A mix

of two-story offices toward Sawmill Road, transitioning to one-story office buildings approaching the west and a mixed residential component would be an appropriate treatment for this area. The frontage treatment along Sawmill Road should incorporate 100-foot minimum setbacks at the southern end near the intersection of Summit View Road, expanding to 200-foot setbacks at the northern end. Setbacks along Summit View should also be held to 100 feet, consistent with existing setbacks in this area.

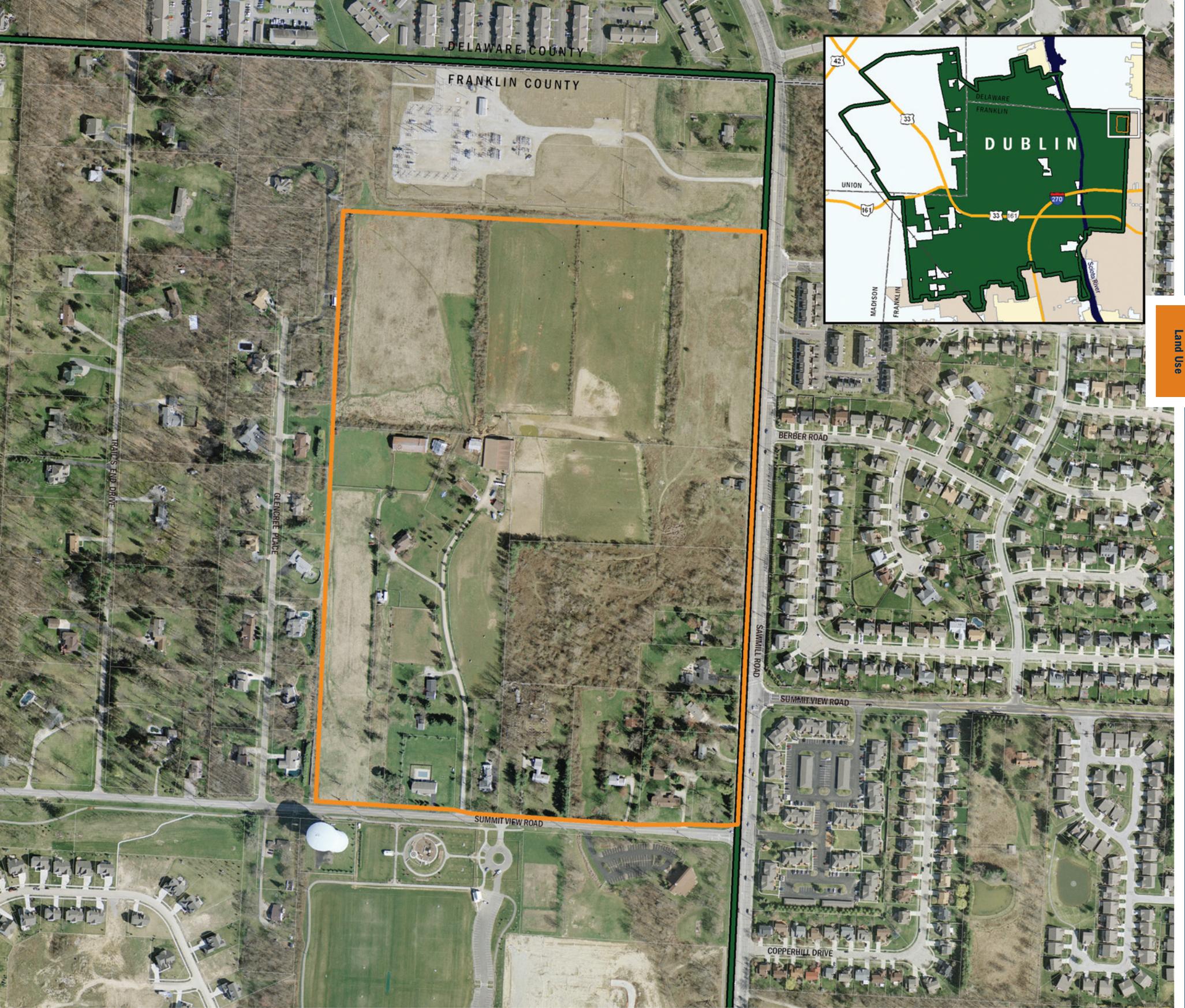
### *Planning Challenges and Issues*

#### ***Establish a clear gateway and identity***

The Summit View Area comprises the northeastern-most entry point into Dublin. With considerable commercial and high density residential development to the east along Sawmill Road, the area poses considerable opportunities and challenges to establish a defined gateway with significant contrast to development outside of the City. Dublin's efforts to maximize open space, emphasize landscaping and utilize setbacks provide clear opportunity to make a visual statement.

*The corner of Summit View Road and Sawmill Road is poised for development.*





Land Use

- Special Planning Area
- Parcel
- 100-Year Floodplain
- Stream
- Stream Corridor Protection Zone
- Land Use Planning Area



Map 3.12 Summit View/Sawmill Existing Conditions

***Protect the character of Summit View Road and existing residences***

Summit View Road and its many neighborhoods have a rural or pastoral appearance defined by split-level and ranch-style homes and large lot development. As a residential corridor, efforts must be made to minimize through traffic and to protect the existing context and design character of adjacent subdivisions constructed prior to annexation. Proper transition of uses and lot sizes, as well as comparable building setbacks, should be used for consistency.

***Provide effective greenway and pedestrian connections***

The adjacent Emerald Fields Park is a significant neighborhood asset that should be incorporated into future designs. Clear connections should be provided to the larger open space network with significant opportunity for pedestrian movement. Future open space opportunities can be integrated into development to provide maximum benefit and amenities, and quality connections to open space should be provided for existing residents along Summit View Road and to the north along Sawmill Road.

***Effectively incorporate natural features into development***

Areas along Summit View Road and Sawmill Road include substantial tree stands and hedgerows that create significant design opportunities. Existing vegetation should be utilized to screen utility structures and to provide a sense of space and enclosure, separation from major arterials and amenity for residents and businesses. Given the relative flatness of the area, trees form a major character element that complements other portions of Summit View Road.

***Minimize the impacts of man-made features***

Overhead high-tension power lines along the Maple Glen subdivision and the power substation site to the north pose significant design challenges. Efforts should be made to minimize visual impact and to adequately screen from future development.

***Planning Goals***

...To develop a high quality neighborhood with a mix of residential and office uses that transition from existing single-family residences west of the site toward the Sawmill commercial corridor.

*High quality housing options and greenways can improve the Sawmill corridor.*





**Small park spaces and unique site designs can create special places for people to live.**



## Design Recommendations

### Summit View/Sawmill Area Recommendations

- ① Additional buffering treatment (landscaping and mounding) to screen power substation
- ② Implementation of 300-foot gateway setback to provide “green” entry to Dublin
- ③ Option for pedestrian connection to Glenree Place through existing right-of-way
- ④ Incorporation of small parks and other unique open space areas with future development
- ⑤ Incorporation of alley systems to provide aesthetic streetscape appearance
- ⑥ Preservation of existing tree rows throughout the site
- ⑦ 200-foot setback for mixed residential uses along Sawmill Road
- ⑧ Orientation of architecture to provide “front-door” appearance from Sawmill Road and greenway
- ⑨ Use of green corridor and pedestrian paths as a common amenity for office and residential development
- ⑩ Additional landscaping to screen/buffer existing homes where necessary
- ⑪ Incorporation of larger lots along existing residential areas
- ⑫ Future path connection along Summit View Road
- ⑬ Utilization of wider lots to mimic existing residences and setbacks along Summit View Road
- ⑭ Creation of future greenway connection to Emerald Fields Park
- ⑮ Sensitive placement of office development and parking within the context of existing trees
- ⑯ 100-foot office setback along Sawmill and Summit View

#### *General Notes:*

Alternatives to incorporate existing horse farm into development should be considered as an option for the Summit View area.

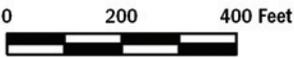


Greenway Concept (Sawmill and Summit View looking Southwest)



Land Use

Figure 3.12  
Summit View and Sawmill Plan



Area plan concepts are general guides to indicate potential development options. Plans are schematic only, and the actual mix of land uses, locations and configurations of buildings, parking areas and access points will be determined through the public review process. Properties retain all existing rights.