



## PLANNING REPORT

# PLANNING AND ZONING COMMISSION

Thursday, April 6, 2023

## TOWNS ON THE PARKWAY, SECTION 2 23-023PP/23-024FP

[www.dublinohiousa.gov/pzc/23-023](http://www.dublinohiousa.gov/pzc/23-023)

[www.dublinohiousa.gov/pzc/23-024](http://www.dublinohiousa.gov/pzc/23-024)

### Case Summary

Address	PID: 273-013211
Proposal	Preliminary Plat (PP) and Final Plat (FP) for a 3.41-acre site to create a 49-unit, single-family attached, residential development in Section 2.
Request	Review and recommendation of approval to City Council for a PP and FP under the provisions of the Subdivision Regulations.
Zoning	BSD-SCN: Bridge Street District - Sawmill Center Neighborhood
Planning Recommendation	<u><a href="#">Recommendation of Approval to City Council for a Preliminary Plat and Final Plat with Conditions.</a></u>
Next Steps	City Council is the final reviewing body for the PP and FP. Upon recommendation of approval to City Council from the Planning and Zoning Commission (PZC) for the PP and FP, the application will be eligible for review by Council for acceptance.
Applicant	Adam Pychewicz, Pulte Group Joe Lamparyk, Pulte Group Joshua Cummings, EMH&T Kyle T. Kungle, EMH&T
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Site Location Map

**23-023PP/23-024FP**  
**Towns on the Parkway, Section 2**



- Site Features**
- 1 Section 2 site
  - 2 Section 1 site
  - 3 Future McCune Ave, Section 1
  - 4 Future Holcomb St
  - 5 Future Seville St



## 1. Overview

### Background

The site is located southwest of Tuller Road and Village Parkway and is zoned Bridge Street District (BSD) – Sawmill Center Neighborhood. The Towns on the Parkway development consists of a total of 154 single-family townhomes across four blocks: Block A, B, C, and D, including Section 2. The site is surrounded by existing development including AMC Theatre to the east, Greystone Mews to the south, Tuller Flats to the west, and Spectrum office building to the north.

On May 20, 2021, the PZC made a recommendation of approval to City Council for a Final Plat for the entire development site. However, following that recommendation the applicant identified the need to construct and occupy the buildings within the development in sections and phases. The developer also requested to construct adjacent infrastructure concurrent with the section being constructed. This results in a revised Preliminary Plats for each new section. This also allows the Engineering Division to receive performance bonds for the associated public improvements and conditionally accept these in sections. The development contains four blocks; therefore, the platting of each section will be done for each block as the buildings are constructed. The block letters and section numbers correspond: Block A is Section 1, Block B is Section 2, etc.

### Case History

*October 2022 – Preliminary Plat, Final Plat, and Amended Final Development Plan*  
PZC approved a PP/FP for Section 1 and an AFDP which included four Waivers.

*November 2021 - Amended Final Development Plan*  
PZC approved an AFDP to permit roof terraces on select front-facing and end units.

*May 2021 – Final Development Plan and Final Plat*  
PZC approved a FDP including four Administrative Departures (AD), ten Waivers, and sixteen conditions, and made a recommendation of approval to City Council for the FP.

*December 2020 – Preliminary Development Plan and Preliminary Plat*  
PZC approved a PDP including two ADs, a parking plan, and four Waivers.

### Process

The PZC is the recommending body for both PPs and FPs. The PP establishes public streets, easements, and blocks in accordance with the PDP and applicable Code requirements. The FP further refines this information and includes items such as public access easements.

## 2. Community Plan & Zoning Code

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to fulfill the objectives identified in the BSD Special Area Plan within the Community Plan. The Code also provides a hierarchy of requirements for establishing a gridded street network which provides the framework for development within the BSD. This site resides in the BSD-SCN: BSD – Sawmill Center Neighborhood District.

### 3. Project

#### Project Summary

This is a request to subdivide 11 acres into 3.41-acres Section 2/Block B to establish Lot 2, the developable area with 49 townhome units in eight buildings; dedicate two public rights-of-way (Holcomb Street and Seville Street); and easements. The proposed acreage breakdown for Section 2 includes the following:

- Lot 2 acreage: ±2.84-acres
- Right-of-way: ±0.57-acres
- Public open spaces (B1, B2, & B3): ±0.405-acres
- Total acreage: ±3.41-acres

Subsequent PP and FPs for Section 3/Block C and Section 4/Block D will be brought forward with future applications.

#### Preliminary Plat and Final Plat Details

The entire project is surrounded by John Shields Parkway, Village Parkway, and Tuller Road, which are Principal Frontage Streets and District Connector Streets. Section 2, specifically, has frontage along Tuller Road. Future frontage for this section is proposed on interior streets: Seville Street, Holcomb Street, and McCune Avenue. All existing and future streets are public and have a right-of-way width of 50 feet and include pedestrian facilities. On-street parking is on the north side of McCune Avenue and the west side of Holcomb Street.

The BSD Code requires a minimum of 200 SF of publicly accessible open space for each residential dwelling unit. There are 154 dwelling units across the entire development; therefore, 30,800 SF (0.71-acres) is required cumulatively. Open space was determined at the FDP by PZC, but it was later determined that the then-presented open space configurations were not physically possible. Within this section, open space B3 was added for a new total 0.405 acres, which now meets Code requirements.

A sidewalk easement is needed on the Tuller Flats PL 1, LLC (adjacent owner to the west) property to accommodate the Holcomb Street roadway section. The applicant will need to dedicate necessary easements on the Tuller Flats PL 1, LLC property to the west of the Towns on the Parkway development to the City no later than conditional acceptance of the Section 2 public improvements to the satisfaction of the City Engineer. The adjacent property owner, Tuller Flats PL 1, LLC, has agreed to dedicate the necessary easements outside the platted area on their land and is a co-signer on the final plat.

### 4. Plan Review

#### Preliminary Plat/Final Plat Criteria

Criteria	Review
1. Plat Information, Zoning Code, and Construction Requirements	<b>Criteria Met:</b> The proposal is consistent with the requirements of the Subdivision Regulations.
2. Lots, Street, Sidewalk, and Bike Path Standards	<b>Criteria Met with Conditions:</b> This proposal is consistent with the lot, street, sidewalk, and bike path

Criteria	Review
	standards of the Subdivision Regulations. A standard condition of approval is recommended for technical adjustments prior to City Council review. Additionally, the applicant will need to dedicate necessary easements on the Tuller Flats PL 1, LLC property to the west of this development to the City no later than conditional acceptance of the Section 2 public improvements, to the satisfaction of the City Engineer.
3. Utilities	<b>Criteria Met:</b> Proposed and existing utility easements are shown on the PP and FP.
4. Open Space Requirements	<b>Criteria Met:</b> Within the BSD, publically accessible open space designations defer to the BSD Code requirements. Per the Code, approved FDP, and the addition of open space B3, all criteria are met.

**5. Recommendation**

**Planning Recommendation:** Approval of the Preliminary Plat and Final Plat with conditions:

- 1) The applicant make any minor technical adjustments to the plats prior to submission for acceptance to City Council; and
- 2) The applicant dedicates necessary easements on the Tuller Flats PL 1, LLC property to the west of the Towns on the Parkway development to the City no later than conditional acceptance of the Section 2 public improvements to the satisfaction of the City Engineer.