



PLANNING REPORT

PLANNING AND ZONING COMMISSION

Thursday, November 9, 2023

TOWNS ON THE PARKWAY, SECTION 3 23-091PP/23-092FP

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Case Summary

Address	PID: 273-008811
Proposal	Preliminary Plat (PP) and Final Plat (FP) for a 4.21-acre site to establish 66 attached single-family residential units across Blocks C and D in Section 3.
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>Recommendation of Approval to City Council for a Preliminary Plat and Final Plat with Condition.</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

23-091PP/23-092FP |
 Towns on the Parkway, Section 3



Site Features

- 1 1A: Section 1 site
1B: Section 2 site
- 2 2A: Section 3, Block C
2B: Section 3, Block D
- 3 Future McCune Ave
- 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 3. 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 FP 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 revised PP and FPs for each new section. It 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 as the buildings are constructed. The block letters and section numbers generally correspond: Block A is Section 1 and Block B is Section 2. Section 3 contains Blocks C and D and provides access to these lots through previously established rights-of-way. Development of Section 3, Blocks C and D, will occur concurrently.

Case History

April 2023 – Preliminary Plat and Final Plat

City Council accepted the Section 1 PP/FP.

April 2023 – Preliminary Plat and Final Plat

PZC made a recommendation of approval for Section 2 PP/FP to City Council.

October 2022 – Preliminary Plat, Final Plat, and Amended Final Development Plan

PZC made a recommendation of approval for Section 1 PP/FP to City Council and approved 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 for a FP to City Council.

May 2021– Preliminary Plat

City Council accepted a PP to establish four lots and dedicate three public rights-of-way.

- The FP did not proceed to City Council for acceptance due to the developer's decision to construct and occupy the buildings, and construct adjacent infrastructure in sections and phases. The plats were later sectioned out into three sections.

December 2020 – Preliminary Development Plan and Preliminary Plat

PZC approved a PDP including two ADs, a parking plan, and four Waivers, and made a recommendation of approval for a PP to City Council.

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. City Plans and Policies

Interim Land Use Principles

As Envision Dublin, the City’s Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not established to supersede Zoning Code requirements. The proposed project aligns with all Interim Land Use Principles.

BSD 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 4.21-acres, Section 3 to establish Lots 3 (Block C) and 4 (Block D); dedicate a public right-of-way (east side of McCune Avenue); and easements. The public right-of-way will provide associated public and private infrastructure improvements and site access. The developable area in Block C will contain 34 townhome units across six buildings, and Block D will contain 32 townhome units across seven buildings. The proposed acreage breakdown for Section 3 includes the following:

Lot 3 (Block C):	±1.726-acres	
Lot 4 (Block D):	±1.986-acres	
Public Open Spaces:	C1: ± 0.124-acres C2: ±0.031-acres	D1: ±0.045-acres
Total Right of Way:	±0.494-acres	
Total Lot 3 and 4:	±3.712-acres	
Total Section 3:	±4.206-acres	

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 3, specifically, has frontage along each of these streets. Additional future frontage for this section is proposed on

new interior streets: Seville Street and McCune Avenue. All existing and future neighborhood streets are public and have a right-of-way width of 50 feet and include pedestrian facilities. On-street parking is provided on the north side of McCune Avenue and north and south sides of John Shields Parkway.

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. Within Section 3, two open spaces are provided in Lot 3 (Block C): C1 at ± 0.124-acres and C2 at ±0.031-acres, and one open space in Lot 4 (Block D): D1 at ±0.045-acres. Public access easements for open spaces and mid-block pedestrianways, and sidewalk easements are provided.

Section 3 currently has existing utility easements in place for the sanitary sewer service for Blocks C and D. A public water main has been extended through McCune Avenue to serve the development and is currently under an easement which will be within public right of way once the extension of McCune to Village Parkway is complete. All easements for utilities are depicted on the PP and FP.

4. Plan Review

Preliminary Plat/Final Plat Criteria

Criteria	Review
1. Plat Information, Zoning Code, and Construction Requirements	Criteria Met: The proposal is consistent with the requirements of the Subdivision regulations.
2. Lots, Street, Sidewalk, and Bike Path Standards	Criteria met with Condition: The proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision regulations. A standard condition of approval is recommended to allow for technical adjustments prior to City Council review.
3. Utilities	Criteria Met: Proposed and existing utilities easements are shown on the PP and FP.
4. Open Space Requirements	Criteria Met: Within the BSD, publically accessible open space designations defer to the BSD Code requirements. Per the Code and the approved FDP, all criteria are met.

Recommendation

Planning Recommendation: Approval of the Preliminary Plat and Final Plat with condition:
 1) The applicant make any minor technical adjustments to the plats prior to submission for acceptance to City Council.