



Engineers, Surveyors, Planners, Scientists

MEMO

Date: September 6, 2023
To: City of Dublin
From: EMH&T
Subject: Towns on the Parkway – Section 3 Preliminary Plat 23-091 PP

Towns on the Parkway - Section 3 – Preliminary Plat Statement

The Towns on the Parkway Section 3 Plat is being prepared and submitted to establish the proposed public right of way for one (1) road (McCune Avenue) and two (2) lots (Lots 3&4, Block C&D) within the Towns on the Parkway project. The public right of way will area will provide associated public and private infrastructure improvements and site access to Lots 3 and 4 (Block C & Block D) private site to support as needed within the overall improvements. The site falls within the BSD-SCN, Bridge Street District Sawmill Center Neighborhood district.

The proposed private site development is anticipating that Lot 3 (Block C) will consist of 34 attached single-family residential units across the 6 proposed buildings that fall within Lot 3 (Block C) and that Lot 4 (Block D) will consist of 32 attached single-family residential units across the proposed 7 proposed buildings that fall within Lot 4 (Block D). Each building will vary in size, the smallest building having only 4 units being attached to one single building structure to the biggest building consisting of 8 total units. The Section 3 plat will also be responsible to dedicate the necessary utility, sidewalk, and public access easements to facilitate this development project.

The overall project area falls within the Bridge Street District and is located directly to the east of a multi-family development referred to as the Tuller Flats Apartment Site. This proposed development is yet another extension of the urban development projects that are within the Bridge Street District, creating a very high density living environment. The overall development will follow the Dublin's standards which will be consistent with the character and visualization of the area to align with the City's Community Plan.