



PLANNING REPORT

Planning & Zoning Commission

Thursday, June 20, 2024

TOWNES AT TUTTLE 24-055INF

<https://dublinohiousa.gov/pzc/24-055/>

Case Summary

Address	PIDs: 273-005395 & 273-005397
Proposal	A development consisting of 126 single-family attached units and associated site improvements on three parcels.
Request	Request for Informal Review and non-binding feedback on a future development application.
Zoning	R-1, Restricted Suburban Residential District
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Concept Plan for formal review.
Applicant	Andy Gottesman, M/I Homes
Case Manager	Zach Hounshell, Planner II zhounshell@dublin.oh.us (614) 410-4652

Site Location Map

24-055INF | Townes at Tuttle



Site Features

- 1 Stream Protection Corridor
- 2 Dense Vegetation
- 3 Existing Mature Tree Row



1. Background

Site Summary

The combined +/-21.8-acre site is zoned R-1, Restricted Suburban Residential District, and is located southwest of the intersection of Tuttle Crossing Boulevard and Hirth Road. The site is currently undeveloped and features a row of existing trees along the southern parcel line, and a densely forested area along the north of the site, which the applicant intends to preserve. The site also features a Stream Protection Zone that provides a buffer for an existing ditch through the northern portion of the site. The site has approximately 475 feet of frontage along Hirth Rd. Properties to the east and west of the site are located within the City of Columbus.

Process

Although the site is zoned R-1 for single-family residential, the proposal would exceed the requirements for the district. The applicant is pursuing a Planned Development District to create their own zoning district. Development of the site is generally a three-step process with an optional Informal Review (INF) step prior to PZC review of formal development applications. An INF gives the Commission the opportunity to provide the applicant with non-binding feedback on a development concept. Following an INF, the applicant may submit a Concept Plan (CP) for formal review.

- 0) *Informal Review (INF)*
- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)

2. City Plans and Policies

Community Plan

<http://communityplan.dublinohiousa.gov/>

The Community Plan is a key policy document adopted by City Council to guide decision-making for the future of Dublin's natural and built environments. When a rezoning is under consideration it is important to consider the Community Plan recommendations. The Community Plan includes Future Land Use recommendations, Special Area Plans, and the Thoroughfare Plan. Details that are contemplated within the Community Plan include the appropriate location, density and intensity of residential and commercial uses; the general alignment, character and connectivity of roadways; and the general recommendations for parks and open space.

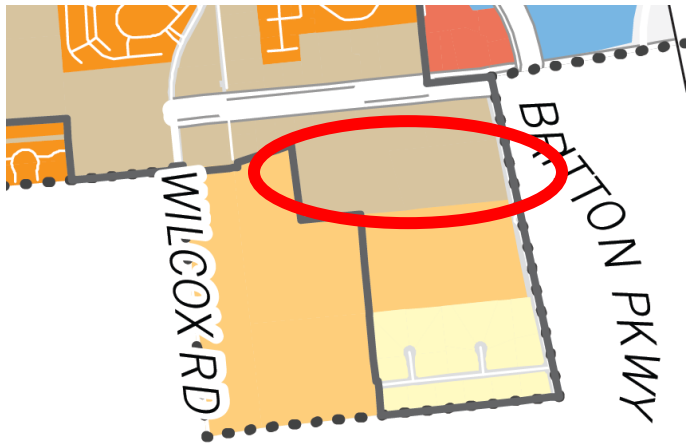
The policies and recommendations established within the Community Plan, which is adopted by City Council, are implemented over time, typically through rezonings and subsequent construction of public improvements by either the City or a developer. Recommendations within the Community Plan are based on careful consideration of existing conditions, future development scenarios including potential impacts on infrastructure, roadway, and critically the continued fiscal health of the City. Dublin's ability to maintain a high-quality of services and quality of life depends on a careful review of development proposals for conformance with the Community Plan.

Envision Dublin Community Plan Update

The Envision Dublin Community Plan Update is currently in the final stages of being completed. As part of the Envision Dublin Community Plan Update, six area plans are included: Historic

District, Bridge Street District, West Innovation District, Dublin Corporate Area Plan, Southwest Area and Emerald Corridor. This site is located within the Southwest Area Plan, which is outlined below.

The Special Area Plans have been drafted and, are anticipated to be reviewed in June and July by City Council before adoption. Planning Commission reviewed and recommended approval of the Community Plan Update in May 2024.

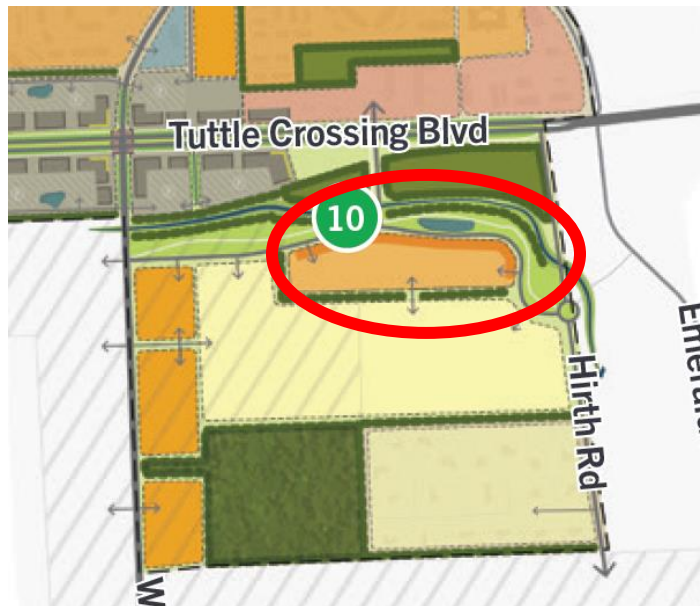


Draft Future Land Use Plan

The FLU plan designates the site for Mixed Use – Neighborhood, which is intended for neighborhood services located near existing and future residential neighborhoods that are walkable, auto-accessible, and scaled to neighborhoods. Anticipated uses include office, personal services, commercial, and retail. Single-family residential and multi-family residential are designated as supporting uses to the primary uses listed above.

Draft Special Area Plan – Southwest Area Plan

The Southwest Area comprises nearly 1,500 acres of mostly undeveloped land stretching from Emerald Parkway to Houchard Road and bordering the City of Columbus to the south. The future extension of Tuttle Crossing Boulevard will open much of this area to development, although some development may occur in advance of the Tuttle Crossing Boulevard extension where access from existing roadways and utilities is already available.



This site is highlighted in red on the adjacent map. Although the Future Land Use designation is Mixed Use -

Neighborhood, more specific recommendations are provided for this site in the area plan. The darker orange tones represent residential with an opportunity for more density. The updated Community Plan provides the following recommendation for the properties southwest of Hirth and Tuttle Crossing:

“This property features a major stand of trees and a protected stream corridor located along the southern edge of the tree stand. The tree stand should be preserved to the greatest potential by integrating into the neighborhood open spaces as residential development occurs

on adjacent land. Hirth Road is a low traffic corridor that primarily serves single-family residential properties on Olde Dublin Woods Drive. To maintain the character of Hirth Road, development should primarily be residential. Development should include a mix of residential, varying from traditional single-family homes to townhomes, and utilize the stream as a primary open space feature. (pg. 195)”

Interim Land Use Principles

As Envision Dublin, the City’s new Community Plan, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. These policies were not established to supersede Zoning Code requirements, but 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. Some principles that are applicable for this Informal Review are:

- **Think comprehensively. Plan for the Bigger Picture.** Ensure that each individual development contributes in a complementary manner to the larger district vision and plan by using a guiding framework and vision for land use patterns, activity nodes, open spaces, parking and connectivity.
- **Start with the Public Realm.** Ensure development incorporates thoughtful and purposeful public spaces for all people to gather, socialize and recreate that reinforce the public realm.
- **Protect Natural Resources and Ecological Systems.** Protect and enhance environmentally important and sensitive areas, including large tree stands and landmark trees, wildlife habitat and corridors, waterways and watersheds.
- **Encourage Walkability.** Encourage human centric design that makes it easier to walk and bike in our community, provide routes for pedestrians and cyclists and destinations along routes.

3. Project

The applicant is proposing 126 attached single-family units on an approximately 21.8-acre site. The buildings provide 4-6 residential units through the development. The proposal also includes the dedication of 10 acres of open space.



4. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a Concept Plan under the review and approval process as outlined in the Planned Development District (PD) Code Section. Discussion questions are framed for PZC to deliver feedback to the applicant.

Planning Recommendation: The Commission review and provide non-binding feedback regarding the conceptual uses and rezoning.

Discussion Questions

1) Is the Commission supportive of a rezoning for the proposed attached single-family residential development?

The applicant is proposing 126 attached single-family units on the 21.8-acre site. The proposal provides a density of approximately 5.8 units per acre, and approximately 10 acres of open space. Each building would be comprised of a variety of unit types and sizes.

The updated Southwest Area Plan recommendations identify this site as a key development opportunity in the area. To maintain the character of Hirth Road, the Area Plan recommends that development should primarily be residential. Development should include a mix of residential, varying from traditional single-family homes to townhomes.

Given the recommendations of the updated Southwest Area Plan, the Commission should consider whether an attached single-family residential development would be appropriate at this site.

2) Is the Commission supportive the proposed layout of the site?

The development is generally linear with a single access point along Hirth Road. The 126 units are split among 23 buildings which are served by primary streets in a gridded layout. The development features 4 open spaces: the densely-wooded stream corridor to the north of the development, an open area to the south of the Hirth Road entrance, a water entry features west of the Hirth Road entrance, and a dog park in the western portion of the site. Buildings are designed with driveways and private garages, with separate visitor parking spaces located in the western half of the site. A street stub is provided to the property to the south of the site.

The Southwest Area Plan provides recommendations regarding site layout and the accommodation of open spaces within the design. The area plan recommends that the tree stand and stream corridor located north of the development should be preserved to the greatest potential by integrating into the neighborhood open spaces as residential development occurs on adjacent land. Currently, the tree stand is located at the rear of the development and is not incorporated into the design of the neighborhood. Planning Staff would recommend that the layout of the site be altered to make these natural features more prominent and integrated with the neighborhood. This could be accommodated by framing the natural features with a public street and/or the front facades of homes.

Additionally, Staff has concerns regarding the proposal for private streets throughout the entire development. The Southwest Area Plan recommends a public street connecting Hirth Road to Wilcox Road, with a potential northern connection to Tuttle Crossing Boulevard. To align with these recommendations, Staff would recommend an E/W public street through the development, with future stub opportunities to the north and west of the site. Private roads will need further study and discussion with the Engineering department to determine whether they are appropriate.

Finally, the project currently does not offer sidewalks throughout the entire neighborhood. A primary reasoning for this is due to the nature of private streets and the amount of curb cuts necessary for the 126 front-loaded garages. Planning Staff would recommend sidewalks along both sides of each street to promote walkability and pedestrian connectivity for this development, and future development adjacent to the site.

The applicant is pursuing a Planned Development, which would trigger the requirements of the Neighborhood Design Guidelines (NDG). The Guidelines are intended to provide additional guidance to encourage creativity in the formulation of future PD developments to achieve higher-quality residential projects within the City of Dublin. Should the applicant proceed with a Concept Plan, an analysis of the NDG would be required to show how both the public and private realm of the development are accommodated, and how open space is being preserved and integrated into the design of the development.

The Commission should consider the recommendations of the Southwest Area Plan when reviewing this proposal, and determine whether the current site layout aligns with those recommendations.

3) Is the Commission supportive of the conceptual massing and architecture of the residential buildings?

The applicant has provided examples of the proposed residential buildings that have been built in other communities. The proposal features 2-story buildings with front-facing 2-car garages for each unit. The example images have modern farmhouse architecture, with a variety of front and side gables. The primary entrances for the units are setback from the front garage facades.

Planning Staff has expressed concerns regarding the number and prominence of the garages on the buildings. The NDG provides several recommendations regarding the location and orientation of garages for several single-family lot types, including attached single-family. The NDG recommends that attached, front-loaded garages should be located a minimum of 20 feet behind the primary façade of the dwelling, which would be the façade containing the front door. Planning Staff would recommend the buildings be modified to emphasize the front doors of the units, and provide less emphasis on the garages. Additionally, the NDG recommends architectural diversity throughout a neighborhood through the means of massing and articulation of the front façade, entry design, cladding materials, entrance locations, window locations, and roof forms. Should the applicant proceed with a Concept Plan, they will be required to show how the residential buildings meet the recommendations of the NDG.

The Commission should consider whether this product type is appropriate for this property, and how the development could align with the intent and recommendations of the NDG.

4) Any additional considerations by the Commission.