

*The Townes at Tuttle is a proposed subdivision of 126 attached for-sale townhome units at the southwest corner of Tuttle Parkway and Hirth Rd, west of Britton Parkway. Most of the existing natural features on the site are to be preserved and maintained – in total over 45% of the site is to be dedicated open space. Throughout the site there is pedestrian connectivity leading residents to the benches around the pond, playground, and dog park. Additional pedestrian connectivity is provided along the frontage of Hirth Rd. to be connected to by others in the future. All four elevations on the buildings will feature all natural materials through use of HardiePlank siding and brick or stone accents. The proposed use is consistent with the classification provided in the Future Land Use Map, Mixed Residential – Medium Density. The seller of the property is retaining approximately 6 acres directly north of the project area (southwest corner of Tuttle Parkway and Hirth Rd.) with the intention of a commercial user(s) rezoning it in the future.*

*The site is uniquely situated at one of the southernmost points of the City limits, straddled by the City of Columbus, near to big-box retail on Britton Parkway, and not adjacent to any other developments in the City. The general feel of the location is distinctly different than other parts of the City's core and focus areas and the proposal feels appropriate given those factors.*

*The 2023 Housing Study & Strategy for the City of Dublin highlighted the need to build a diverse set of housing to keep up with the estimated 230 to 330 annual housing units that are needed by 2040. During the 5-year study period, just .2% of the transactions in the City were townhomes. The proposed floorplan lineup will offer a plan that provides the opportunity for quality senior owner-occupied housing by providing first floor owner's suite, low-maintenance living, and community amenities. The housing provided will also provide much needed housing opportunities.*