



# PLANNING REPORT

## Planning & Zoning Commission

Thursday, October 10, 2024

# Townes at Tuttle

## 24-125CP

<https://dublinohiousa.gov/pzc/24-125/>

### Case Summary

Address	PIDs: 273-005395 & 273-005397
Proposal	A development consisting of 148 single-family attached units and associated site improvements.
Request	Request for Concept Plan review and non-binding feedback.
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 Preliminary Development Plan and Rezoning for formal review.
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### Community Planning and Development



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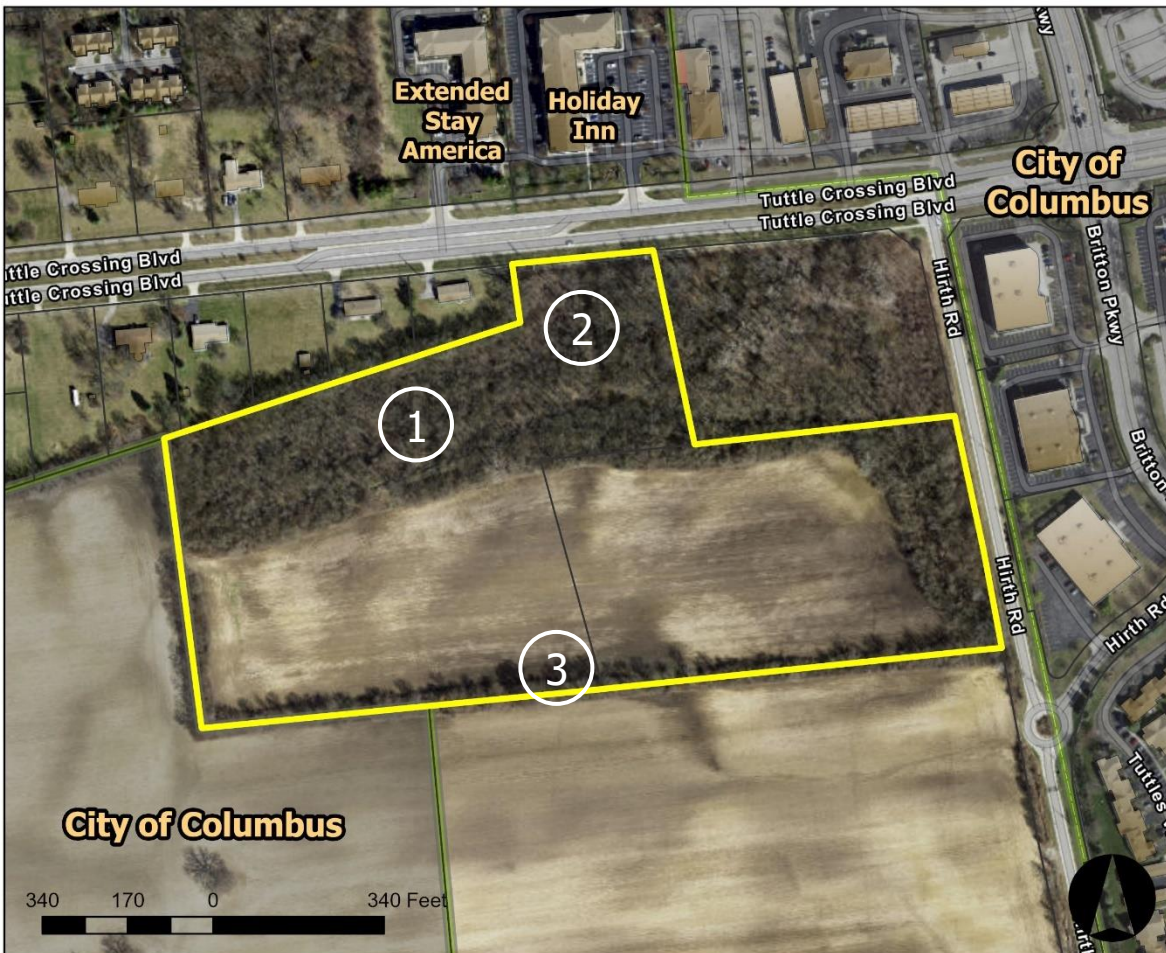
Site Location Map

# 24-125 CP - 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, located southwest 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 in the northern half of the site. The forested area contains a Stream Protection Zone that provides a buffer for an existing ditch. 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.

## Case History

June 2024

The Planning and Zoning Commission (PZC) reviewed an informal submission for the Townes at Tuttle, providing non-binding feedback on the project. The project included 126 front-loaded townhome units and 10 acres of open space. It was accessed entirely by private streets, with limited opportunities to connect to adjacent properties.

Commission members recognized the site's development opportunity but expressed concerns about the proposal. They did not support the proposed layout and architecture, indicating it lacked creativity and did not consider the area. Members indicated that the applicant should consider this site with the parcel to the north to understand how the larger site could develop comprehensively as outlined in the Community Plan. The Commission recommended incorporating the public street connection through the site to Tuttle Crossing Blvd., as shown in the Southwest Area Plan. The members stated that the proposal needs to fit into the larger picture and not be treated like an island. They indicated that the proposal included too many units, creating a rigid plan that did not relate to the open space. The proposal should take advantage of the open space and integrate it into the development. The members stated that the proposed architecture and building type were inappropriate, and the proposed development was too garage door-centric, which should not be the focal point of the design. Streetscape design and the design of the rear open spaces need to be carefully considered and thoughtfully designed. The Commission recommended that the applicant meet with the surrounding residents to understand their feedback.



## Process

Although the site is zoned R-1, Restricted Suburban Residential, the proposal would not meet the district's requirements. The applicant is pursuing a Planned Unit Development District to create their own zoning district. Approval of a PUD is generally a three-step process with an optional Informal Review (INF) step before the PZC review of formal development applications. A Concept Plan is a required submittal intended to allow the Commission to provide non-binding feedback for the project. A formal Preliminary Development Plan and Rezoning application would be required following the Concept Plan.

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

### Neighborhood Engagement

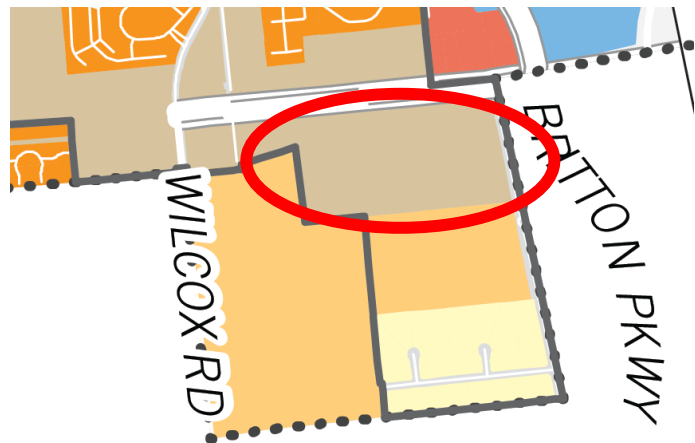
Planning Staff met with representatives of the Olde Dublin Woods Neighborhood on October 2 to discuss the updates to the Community Plan and how it impacted their neighborhood. The residents expressed concerns regarding traffic impacts and potential densities recommended by the plan. The applicant has reached out to the neighborhood to schedule a meeting, but this has not occurred at the time of this report.

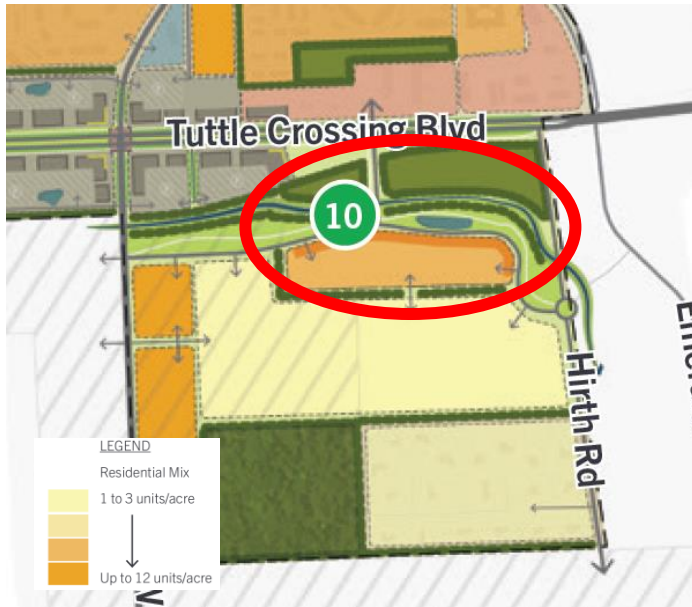
## 2. City Plans and Policies

### Community Plan

#### *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.





*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 (up to 12 units / acre), while lighter yellow tones offer more traditional suburban residential densities (1-3 units /acre). This site is projected to be more dense than adjacent properties to the south, offering a residential transition between Tuttle Crossing Boulevard and the existing Olde Dublin Woods neighborhood to the south. The Community Plan provides the following recommendations for the properties southwest of Hirth Road and Tuttle Crossing Boulevard:

“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)”

*Neighborhood Design Guidelines*

The Neighborhood Design Guidelines (NDG) are applicable to all new attached and detached single-family residential PUDs. The NDGs are intended to provide additional guidance to encourage creativity in the formation of future PUD developments, while ensuring that all proposed development standards work together with the remaining applicable Code requirements in a unified manner to achieve higher-quality residential projects within the City of Dublin.

The Concept Plan stage is intended to show the conceptual design of open space areas and how they connect, conceptual street networks and the expected streetscape character of each street, and the building/dwelling types proposed. The applicant has provided this information to show the public realm of the development through the interaction of buildings on public streets,

and open spaces adjacent to buildings. Further considerations for the specific details of the public realm and the private realm with a Preliminary Development Plan.

### 3. Project

The applicant proposes 148 attached single-family units and 14.5 acres of open space on an approximately 21.8-acre site. The proposed development has changed significantly, including improvements to building types, street types, and the site layout. The alterations addressed the Commission's previous concerns and the Community Plan's recommendations.

#### Updates

The applicant has made the following updates to the development:

- Changed the unit type from front-loaded townhomes to rear-loaded townhomes
- Increased the proposed units from 126 to 148 (5.8 d/ac -> 6.8 du/ac)
- Updated the site layout due to public street additions and future street expansion to the north, west, and south
- Modified locations of open spaces and parks
- Included public sidewalks throughout the development
- Changed the height of the units from 2 stories to 3 stories



### 4. Plan Review

The applicant is requesting non-binding feedback on a Concept Plan before submitting a Preliminary Development Plan and Rezoning under the review and approval process as outlined in the Planned Unit Development District (PUD) Code Section. Discussion questions are framed so that PZC can 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 rezoning the property to permit a proposed attached single-family residential development?**

The applicant is proposing a rear-loaded attached townhome product for the development as opposed to the front-loaded product previously shown. The applicant has increased the number of units from 126 to 148, which results in a density increase from 5.8 units per acre to 6.8 units per acre. The attached rear-loaded townhome product would feature buildings between 4 and 6 units.

The Southwest Area Plan recommendations identify this site as a key development opportunity. To maintain the character of Hirth Road, the Area Plan recommends that the development should primarily be residential. Development should include a mix of residential, varying from traditional single-family homes to townhomes. Additionally, the Area Plan establishes recommended densities throughout the area. This site is intended for a medium density while offering a transition to more suburban-style residential to the south.

The Commission should consider whether the attached single-family residential development and the proposed density generally align with the recommendations of the Southwest Area Plan.

### **2) If the Commission supports the rezoning, does the Commission support the proposed site layout?**

The site is primarily framed by a public street that extends from Hirth Road to the western property line. An additional public street is shown to stub to the north and south for future connections to Tuttle Crossing Boulevard (north) and the vacant land (south). Public sidewalks have been added throughout the development. Residential units are accessed from public service streets and are located at the rear of the units. A public open space is provided northwest of the intersection of the two new public streets, with a retention basin near the entrance off Hirth Road.

The change from private streets to public streets brings the development closer to the recommendations of the Southwest Area Plan. The street types are generally consistent with the street profiles identified in the Community Plan. However, the applicant proposes 26-foot-wide public service streets behind the units, where the typical pavement width is 16 feet. The change in width is due to the service street being the primary means of access to several units along the site's perimeter and the necessity for fire access to reach the perimeter units. This street type is largely described in the Neighborhood Design Guidelines as a secondary means of access to abutting properties. This change generally does not align with the City's intended use of service streets. Planning and Engineering Staff would continue to review the proposed street types should the proposal proceed to a Preliminary Development Plan.

The applicant is pursuing a Planned Unit Development, which would trigger the requirements of the Neighborhood Design Guidelines (NDG). The Guidelines are intended to provide additional guidance to encourage creativity in formulating future PUD developments to achieve higher-quality residential projects within the City of Dublin. Moving forward, further analysis of the NDG will be required to show how both

the public and private realms of the development are accommodated and how open space is being preserved and integrated into the design of the development.

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

**3) If the Commission supports the rezoning, does the Commission support the proposed open spaces?**

The proposal includes 14.5 acres of open space, which is 66 percent of the property. The development has a public park located at the intersection of the two streets, a retention pond in the southeast corner of the site, and the preserved stream corridor to the north.

The area plan recommends that the tree stand, and stream corridor located north of the development be preserved to the greatest potential by integrating into the neighborhood open spaces as a primary open space feature. The applicant has updated the plan to provide residential units fronting the corridor northeast of the intersection of the two public streets. However, the open space is not further integrated with the site's development. To align with the recommendations of the Southwest Area Plan, Staff would recommend the applicant continue to find creative ways to integrate the stream corridor into the design of the site. The open space should be considered a primary asset for the development.

The Commission should consider whether the location of open spaces is appropriate, and whether the stream corridor should be further integrated into the development of the site.

**4) If the Commission supports the rezoning, does the Commission support the conceptual massing and architecture of the attached townhomes?**

The proposal features 3-story, rear-loaded townhome units. The example images have modern farmhouse architecture with various front and side gables. The applicant states that all elevations of the buildings will feature HardiePlank cementitious siding with brick/stone accents. No additional details have been provided at this stage of the development process, but they will be included in a Preliminary Development Plan in the future. The Commission should consider whether this product type is appropriate for this property.



**5) Any additional considerations by the Commission.**