

Townes at Tuttle Project Statement

The revised plan for Townes at Tuttle incorporates the feedback and comments received from the City of Dublin Planning and Zoning Commission Informal meeting on June 20th, 2024, and meetings with the City of Dublin Staff since then. The Applicant believes that the byproduct of the collaborative process is a land use, site plan, and street network that directly meets the goals and intentions of the recently adopted Envision Dublin Community Plan which calls for the area to be Mixed Residential up to 12 units per acre. It is the appropriate use for a site that is uniquely situated at one of the southernmost points of the City limits, straddled by the City of Columbus, near 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.

Townes at Tuttle is a proposed subdivision of 148 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 66% of the site is to be dedicated open space, up from 45% in the previous plan. Focusing on the public realm, the park space has been centrally located and a sidewalk along the tree stand has been incorporated. There is substantial pedestrian connectivity throughout the site for both residents and guests to use.

The proposed product will be alley-loaded, enabling the garage-free front façade of the homes to be facing the main public streets. All four elevations on the buildings will feature all natural materials through use of HardiePlank siding and brick or stone accents. Guest parking has been spread evenly throughout the site, in addition to the 2 non-garage spots provided at each unit.

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.