

BSD CONCEPT PLAN for TULLER ROAD TOWNHOMES

Development Statement

The Tuller Road Townhomes Concept Plan is a residential development featuring attached single-family homes and open spaces. The site is located on approximately 11.6 acres at the south west corner of Tuller Road and Village Parkway, north of John Shields Parkway. The properties included in this proposal are within the Bridge Street District. The site is currently zoned BSD-Sawmill Center Neighborhood and the future land use is recommended to be Mixed Use Urban Core. Permitted within the Sawmill Center Neighborhood is the proposed *dwelling, townhome* use. Single Family attached building types are also permitted within the existing zoning district.

Public streets will be constructed to complete a well-defined street grid as indicated in the Bridge Street District Street Network Plan. The site plan also accommodates a realignment of Tuller Road and Village Parkway into a "T" intersection as indicated in the Bridge Street Master Plan. The proposed street network creates 4 development blocks.

168 homes will be distributed across the development blocks. The Townhomes are arranged in buildings ranging from 3 to 8 units. All buildings will face the public streets or public open spaces. Each unit includes an integral garage. Parking will be provided by on-street parking and by integral garages accessed from block interiors via private drives.

Open spaces are distributed across the development in the form of prominent pocket parks and gateway areas. The open spaces are strategically located in the development to create an active and highly walkable environment.

The Tuller Road Townhomes Concept Plan is designed to meet the standards established in the Bridge Street and will fulfill the design intent of the Sawmill Center Neighborhood, creating supporting residential uses for a vibrant, mixed-use environment.