

## 20-019CP – TULLER ROAD TOWNHOMES

### Summary

This is a request for review and a recommendation of the approval for a Concept Plan for the construction of 168 attached single-family homes with .9-acre open space, three public streets, and associated site improvements on ±11.61 acres located within the Bridge Street District (BSD).

### Site Location

Northwest of the intersection of John Shields Parkway and Village Parkway.

### Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood District

### Property Owner

Tuller Land Holdings LLC

### Applicant/Representative

Matt Callahan, Pulte and Aaron Underhill, Underhill and Hodge LLC

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

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### Next Steps

Upon consideration of the Concept Plan, the Planning and Zoning Commission will make a recommendation to City Council for their consideration, as this application is associated with a development agreement due to required infrastructure improvements.

### Zoning Map




# 1. Context Map



20-019CP  
Concept Plan  
Tuller Road Townhomes  
PIDs: 273-00881 & 273-012991

0 190 380  
Feet



## 2. Overview

### Background

The site is located north of John Shields Parkway and west of Village Parkway. John Shields Parkway is a District Connector Street as identified in the Bridge Street District (BSD) – Street Network Map. Prior to the construction of John Shields Parkway, the property was an automotive dealership. Recent development in the area includes the Tuller Flats apartments to the west and Penzone Salon to the south.

### History

In May 2018, the Planning and Zoning Commission informally reviewed a proposal for a 2.48-acre portion of the site to be a four-story, 147,000-square-foot, 132-unit retirement living facility with 0.62-acre of open space and associated site improvements. At the time, the Commission expressed concern with the classification of the proposed use, site plan specifically the limited provision of parking, and monolithic architectural character.

In August 2018, City Council reviewed a Basic Plan Review (now known as a Concept Plan) for the proposal as a Development Agreement was requested to fund off-site infrastructure improvements. At the time, Council expressed concern in regards to architecture, site plan, block length, open space, activation of the street, and affordability for seniors. At the applicant's request, the case was tabled.

In February 2019, the case was taken off the table and re-tabled at City Council, and subsequently did not move forward. The proposal has been withdrawn.

### Process

The Code pertaining to the Bridge Street District was revised in Spring of 2019 and became effective on May 8, 2019. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the Administrative Review Team (ART). As with the previous version of the Code, proposals with a Development Agreements in place or requested, continue to require a review and approval by City Council for the Concept Plan. The Commission is asked to make a recommendation to City Council on the proposed Concept Plan, as the applicant will request a Development Agreement. The three-step development process is as follows:

- Step 1 – Concept Plan
- Step 2 – Preliminary Development Plan
- Step 3 – Final Development Plan

### Site Characteristics

#### *Natural Features*

There is significant grade change across the site, sloping east to west from Village Parkway toward the river. A row of trees bisects the site from east to west.

#### *Historic and Cultural Facilities*

No historic or cultural facilities are present on the site.

*Surrounding Zoning and Land Use*

North: BSD-OR, Office Residential (Office Park)  
East: BSD-SCN, Sawmill Center Neighborhood (AMC Dublin Village 18)  
South: BSD-R, Residential (Greystone Mews)  
West: BSD-R, Residential (Tuller Flats)

*Road, Pedestrian and Bike Network*

The site has approximately 950 feet of frontage on John Shields Parkway, approximately 400 feet of frontage along Village Parkway, and 900 feet of frontage along Tuller Road. There are pedestrian facilities on both John Shields Parkway and Village Parkway. With this application, pedestrian facilities are required to be extended along Tuller Road. Pedestrian and cyclist facilities provide access to Tuller Square and (future) Riverside Crossing Park.

*Utilities*

The site utilities will be connected to existing services with extension of service where new streets and realignments are proposed. Water will tie into the water main located along Village Parkway; stormwater will be connected to the John Shields Parkway system; sanitary will be connected to the Tuller Road system; electric/communication will be added along Village Parkway in a relocated duct bank. Relocation of street lights will be necessary as part of the Village Parkway realignment.

**Proposal**

The proposal is for 168 attached single-family units distributed across 35 building, which vary in size from 3 units to 8 units, 0.9-acre of open space on a ±11.61 acres site. The proposal includes the extension of McCune Avenue and two new public streets, which provide access to interior private drives accessing private two-car garages for each unit. The applicant should clarify if 168 or 171 units are proposed as the applicant statement and plans conflict. The following analysis is based on a total of 168 units.

*Neighborhood Standards*

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways. The proposal applies the principles defined in the Code for the Sawmill Center Neighborhood.

The site is zoned BSD-SCN, Sawmill Center Neighborhood District. The intent of the Sawmill Center Neighborhood, as outlined in the BSD Code, is to provide an active mixed-use environment through unique shopping, service and entertainment uses with supporting residential and office uses. Residential uses are permitted within the zoning district including "Dwelling, Townhouse".



### Use

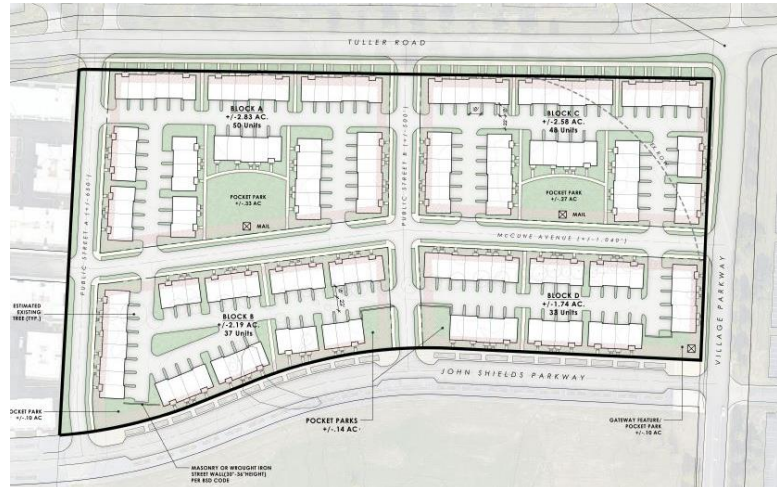
The applicant is proposing attached single-family homes. The development is anticipated to be a for-sale product. Residential uses are permitted within the zoning district including "Dwelling, Townhouse", which is the use classification associated with the proposed development.

### Layout

The proposed development is comprised of four blocks: A, B, C, and D. The blocks are proposed to be established by the squaring off the intersection of Village Parkway and Tuller Road, and the extension of McCune Avenue (east-west) and creation of two new public streets (north-south).

The primary access is centrally located along John Shields Parkway. There is one secondary access point along John Shields Parkway, and two secondary access points along Tuller Road. The site is also accessible along Village Parkway via McCune Avenue. Six internal private drives are proposed. The drives access the rear-loaded garages associated with each unit.

The main entry is flanked by two pocket parks each 0.14-acre in size. There are two additional pocket parks proposed along John Shields Parkway each 0.1-acre in size. Two larger pocket parks are proposed along the north side of McCune Avenue each approximately 0.3-acre. The two larger pocket parks allow buildings to front on the greenspace.



Buildings are proposed to front along exterior and internal public streets as well as central open spaces. In select areas, there are views of auto-oriented private drives and the rear of units from major streets including John Shields Parkway and Village Parkway. The applicant should revise the plans to limit the views of auto-oriented area at the intersection of Village Parkway and Tuller Road; the intersection of Village Parkway and John Shields Parkway; and the intersection of John Shields Parkway and Public Street A. The applicant should revise the site layout to eliminate the view of the rear of units at the main entry on John Shields Parkway. 'L' shaped building or more closely sited building could limit the views to auto-oriented areas at major intersection and entry points.

### Streets, Lots, and Blocks

The Code provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan, identifies three families of streets:

- Corridor Connectors (S.R. 161, Riverside Drive, and Sawmill Road)
- District Connectors (John Shields Parkway, Tuller Road, Village Parkway etc.)
- Neighborhood Streets (McCune Avenue, Deardorff Street etc.)

Corridor and District Connectors are often designated as Principal Frontage Streets. Principal Frontage Streets are designated to ensure a continuous, pedestrian-oriented block. Generally, buildings are required meet an elevated character and quality standard for facades that face Principal Frontage Streets. Additionally, buildings are required to be sited to occupy the build zone at a minimum percent, which varies based on the type of development.

This proposal includes the extension of an existing Neighborhood Street and creation of two new Neighborhood Streets to establish blocks. The proposal establishes four blocks of development (Block A, B, C, and D). The Code includes standards for maximum block dimensions. In the Sawmill Center Neighborhood, any one side of a block may not exceed 500 feet in length, and the cumulative total of the perimeter of all sides of block may not exceed 1,750 feet in length. All the block lengths are compliant with the exception of the south length of Block B, which is listed on the plans as 505 feet in length. Given the nature of the Concept Plan details, staff has not been able to verify that measurement is accurate. If so, a waiver will be required in the future.

The Washington Township Fire Department has reviewed the proposal. An auto-turn analysis will be required with the Preliminary Development Plan. The anticipation is the site layout will adequately accommodate fire service. The northern most private drive will need to be a Fire Apparatus Road (FAR).

#### *Parking*

The Code permits a maximum of 2 parking spaces per dwelling unit. The applicant is required to provide 336 parking spaces. The applicant is providing two garage spaces with each unit. The site plan appears to accommodate up to 4 parking spaces per unit given the 2 additional spaces in the driveway of each unit. The applicant should update the plan to ensure parking does not exceed the Code allowance. If additional on-street parking is intended along public rights-of-way, enough right-of-way to accommodate a dedicated parking lane with bump-outs will be required by the City Engineer.

#### *Building Type*

The BSD emphasizes building form while encouraging a mix of uses across a single zoning district. The Code permits specific Building Types for each zoning district. With the Preliminary Development Plan, the applicant will need to select a Building Type and provide a full analysis of compliance with Code provisions. The anticipated Building Type based on the proposed use and development character is Single Family Attached.

The Single Family Attached Building Type requires the building be located between 5 and 20 feet from the front property line and between 5 and 15 feet from a corner property line. Additionally, a minimum of 75 percent of the building must be located within the required build zone. Where a building does not occupy the build zone alternative treatments including street walls and landscaping are required in accordance with the Code. Conceptually the applicant is proposing:

- Block A will have 86 percent front property line coverage along Tuller Road;
- Block B will have 88 percent front property line coverage along John Shields Parkway;
- Block C will have 88 and 70 percent front property line coverage along Tuller Road and Village Parkway, respectively; and,

- Block D will have 81 and 80 percent front property line coverage along John Shields Parkway and Village Parkway, respectively.

All streets exceed the minimum requirement except Village Parkway at 74 percent – a deficiency of 1 percent.

The maximum permitted lot coverage for the Single-Family Attached Building Type is 70 percent impervious with an additional 20 percent semi-pervious. The proposed impervious lot coverage is 71 percent and the proposed semi-pervious lot coverage is 1.8 percent. The applicant should revise the plan to meet the maximum impervious lot coverage requirement. The applicant should consider making all auto-oriented drives pervious brick pavers, or a mix of impervious and pervious brick pavers.

### *Architecture*

Proposed renderings depict three-story to three and a half story contemporary buildings emphasizing geometric forms, with parapet roofs emulating a flat roof or pitched roof appearance with a neutral color palette.

The applicant has provided two options: Option A and Option B. The applicant has indicated the intent is for the development to be of a consistent architectural character. The options are the same base building with alternative exterior characters. Staff recommends Option A with a flat roof.

#### *1) Option A Flat Roof*

The proposal includes units with brick clad bases (Blenden Brick – Ashberry Velour; and Brick Craft – Coral Blend) with fiber cement siding and panels (SW 7006 Extra White; and SW7661 Reflection Gray) finished with what appears to be Fypon trim. The buildings should be revised to have four-sided architecture with additional attention to the side and rear of the homes. Staff recommends continuing the brick at the same height as on the front façade of the homes. Units that incorporate fiber cement panels in the second and third and stories should be revised to be all brick units to break up the applicant of siding across the full extent of the units. Many townhomes within the BSD incorporate street facing balconies. The applicant should consider the application of Juliet balconies in select street facing locations to add diversity to façade without using an abundance of materials.

At this time, the side and rear of the homes provide very little architectural character or relief. The side of the home should be revised to incorporate additional fenestrations to break up blank walls. The rear of the homes should be revised to reduce the application of horizontal fiber cement siding prior to submittal of a Preliminary Development Plan. Staff also recommends that garage doors be painted to match the base color of the units elevating the quality of auto-oriented areas. The applicant should consider the location and screening of A/C units. Roof top units are encouraged. Additionally, vents, air conditioners, and other utilities are not permitted to be part of any street facing façade. The interior building layout should allow for venting to occur on the rear façade of the building or non-street facing sides of the home, and be painted to match the base color of the building.

#### *Pitched Roof*

The applicant has provided a second version of Option A with pitched roofs atop a building with a flat roof architectural character. The pitched roof allows for a three and a half story structure with upper story loft and roof terrace. The pitched roof design is not responsive to the overall architectural character of the units or the aesthetic the BSD.

#### *2) Option B*

The proposed alternative is a true side gable structure with decorative front gable elements to add visual interest the front facades. Generally, the proposal incorporates additional fiber cement siding as compared to Option A with a complex mix of horizontal siding, vertical board and batten siding, and panels. Similar to Option A the side elevations have little architectural character or detail.

#### *Building Variety*

One of the goals of the BSD is to create new neighborhoods with interesting and varied architecture that establishes a sense of place, particularly to be distinguished from what might be considered typical suburban development. To achieve this the zoning regulations include specific building variety requirements that require building designs that vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). A detailed building-to-building comparison will be provided as part of the Preliminary Development Plan. Staff encourages the applicant to consider how building heights can be varied to create prominence in key locations.

#### *Open Space*

Code requirements a minimum dedication of 200 square feet for each dwelling unit. The proposed development requires a minimum of 33,600 square feet or 0.77-acre of publicly accessible private open space. The proposed development includes 38,747 square feet or 0.89-acre of open space.

The Code requires diversity of open space types when there are three or more individual open spaces are proposed at least two different open space types must be used. The applicant should revise the plan prior to Preliminary Development Plan to meet this provision.

The exiting tree row is proposed to be removed to accommodate the proposed the development as it bisects the site. A tree survey will be required with the Preliminary Development Plan application along with additional details of the open space types and diversity.

#### *Stormwater and Utilities*

The applicant has not provided any stormwater or utility information with the Concept Plan as it is not a required item. The applicant will need to provide the information to the City Engineer with the Preliminary Development Plan.

### **3. Criteria**

#### *Concept Plan – 153.066(E)*

- 1) The Concept Plan is consistent with the applicable policy guidance of the Community Plan, BSD Special Area Plan, and other applicable City plans and policies.*



Criteria Met. The proposed Concept Plan is consistent with the BSD Special Area plan which targets a variety of supporting residential and office uses to complement the entertainment and recreation uses.

- 2) *The Concept Plan conforms to the applicable requirement of the BSD Code.*

Criteria Met with Conditions. The applicant is required to provide a complete Code analysis of the proposed development with the Preliminary Development Plan. The applicant should update the proposal to ensure parking, lot coverage, and open space standards are met.

- 3) *The Lots and Blocks, supporting the street and pedestrian network, and internal circulation provide coherent development pattern that conforms with Lots and Blocks, Street Types, and Site Development Standards.*

Criteria Met. The proposal furthers the goals of the BSD Area Plan and implements the requirements of the BSD Code to establish a gridded street network, which aligns with the street types identified in the Code. The Concept Plan demonstrate conceptual compliance with the Code provisions.

- 4) *The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with Uses identified in the Code.*

Criteria Met. The proposed land use is Dwelling, Townhouse. Attached single-family residential is a permitted use within the BSD-Sawmill Center Neighborhood District.

- 5) *The conceptual building are appropriately sited and scaled to create a cohesive development character completes the surrounding environment and conforms with the Building Types identified in the Code.*

Criteria Met with Conditions. The proposed site layout locates building with frontage along public streets; however, in select areas there are views of auto-oriented area from Principal Frontage Streets. The site layout should be revised to consider the views from the surrounding environment. The architectural character should be revised to be responsive to the Bridge Street District specifically incorporating four sided architecture and limiting the application of cementitious cladding.

- 6) *The conceptual design of open spaces, including location and relationship to surrounding buildings, provides meaningful gathering spaces for the benefit of the development and community.*

Criteria Met with Condition. The proposed site layout establishes meaningful open spaces both around the periphery and internal to the site. The applicant should revise the plan prior to the Preliminary Development Plan to ensure that the open space diversity requirement is met.

- 7) *The Concept Plan allows for the connection and expansion of public or private infrastructure and the continued provision of City services.*

Criteria Met with Condition. The gridded street network reinforces the ability to easily provide public and private utilities to the site. The applicant should work with the City Engineer to ensure the provision of on street parking is adequately design to allow for safe parking and does not encourage parking within a fire lane.

- 8) *The development concept conforms with the Neighborhood Standards, as applicable.*

Criteria Met. The proposed land use and development character support the primary uses within the Sawmill Center Neighborhood as identified in the Neighborhood Standards.

## 4. Recommendation

Planning recommends the Planning and Zoning Commission make a recommendation of **approval** to City Council based on the compatibility with surrounding context, layout, and site details with 9 Conditions.

- 1) The applicant clarify and update the plans accordingly if 168 or 171 units are proposed prior to City Council review.
- 2) The applicant revise the site layout to minimize view of auto-oriented drive and the rear of units from Principal Frontage Streets.
- 3) The applicant update the plan to meet the maximum parking permitted by Code.
- 4) The applicant work with the City Engineer to establish dedicated parking lanes with bump-outs prior to the Preliminary Development Plan.
- 5) The applicant update the plan to meet the maximum impervious lot coverage permitted by Code.
- 6) The applicant revise the building elevations to have four-sided architecture with additional attention to the side and rear of the homes prior to the Preliminary Development Plan.
- 7) The applicant revise the building elevation to limit the application of cementitious siding and panels prior to the Preliminary Development Plan.
- 8) The applicant identify air conditioning unit locations and other utility locations with required screening prior to the Preliminary Development Plan.
- 9) The applicant update the plan to meet the open space diversity required by Code.