

**DEVELOPMENT STATEMENT IN SUPPORT OF  
PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT  
FOR TULLER ROAD TOWNHOMES**

Pulte Group (“Pulte” or “applicant”) is submitting applications for preliminary development plan and preliminary plat review and approval by the City of Dublin Planning and Zoning Commission (“PZC”). The subject property consists of 11.0+/- gross acres that the City previously zoned into the BSC-SCN, Sawmill Center Neighborhood district under the Bridge Street District (“BSD”) Code. The proposed development includes a residential neighborhood consisting of 155 for-sale townhomes. The proposal constitutes a permitted use under the property’s current zoning.

The project was previously presented to the PZC on March 5, 2020 as part of a Concept Plan review. It was well-received, gaining a vote of 4-0 to approve. Comments from the Commissioners at that meeting largely related to architectural design and open space design and programming. The applicant has taken these comments and made best efforts to address them in an updated design package. Of particular note are the updates to the proposed architecture for the project, which provide a different look than the Tuller Flats project to the west, which was a priority for the PZC. Sloped roofs and a variety of building types and aesthetics are two of the significant elements of the design for the townhomes. A separate narrative relating to architecture has been provided along with the preliminary development plan application.

The preliminary development plan and the preliminary plat will create the blocked street system that is required in and is the hallmark of the BSD. Despite the fact that the site is already bounded by streets on three sides, the project’s design team has been able to comply with all of the transportation-related requirements of the Code. One minor waiver is necessary for maximum block length (to allow Block 3 as identified in relevant plans to be 505 feet rather than the maximum of 500 feet). However, this minor waiver is a result of constraints imposed by existing infrastructure conditions and site geometry driven by the existing street network.

The plat will result in the creation of four parcels which will be developed under a condominium form of ownership, with owners purchasing individual condo units surrounded by common elements. McCune Drive will be extended eastward to Village Parkway, and two new streets will be constructed running north-south, with one on the western edge of the site and the other being centrally located. The property is south of and adjacent to Tuller Road, north of and adjacent to John Shields Parkway, and west of and adjacent to Village Parkway. The Concept Plan that was previously reviewed by the PZC contemplated a “T” configuration of the intersection of Tuller Road and Village Parkway. However, support for this improvement has not been forthcoming from City Council. As a result, the applicant is proceeding with development of the property with this exiting intersection condition remaining in place, given that it has no ability to alter the intersection because it does not own the property where it would be located. The City will make the determination of when to alter the intersection in the future, if ever.

Three different open space types are being delivered as part of the development plan. The preliminary development plan demonstrates the aspirations for the designs of these areas, with final designs to be presented for approval by the PZC as part of the final development plan for the project. The applicant recognizes the need to provide a focal point of interest in the open space to be provided at the intersection of Village Parkway and John Shields Parkway.

Pulte Group submits its plan in furtherance of its goal of providing a unique product type in the Bridge Street District. The development proposal will diversify the housing stock in the area and will provide residential opportunities near to Dublin Village Center, which at some point in the future will redevelop. The residents of this community will provide an immediate market to be served by such a redevelopment. The buildings will create vibrancy along the public streets that surround it and will be additive to the visual character of the area.