

## 20-159PDP/20-158PP – TULLER ROAD TOWNHOMES

### Summary

This is a request for review and approval of a Preliminary Development Plan and review and recommendation of approval to City Council for a Preliminary Plat for the development of 155 attached single-family townhomes on .7-acre of open space, and three public streets on an ±11 acres site 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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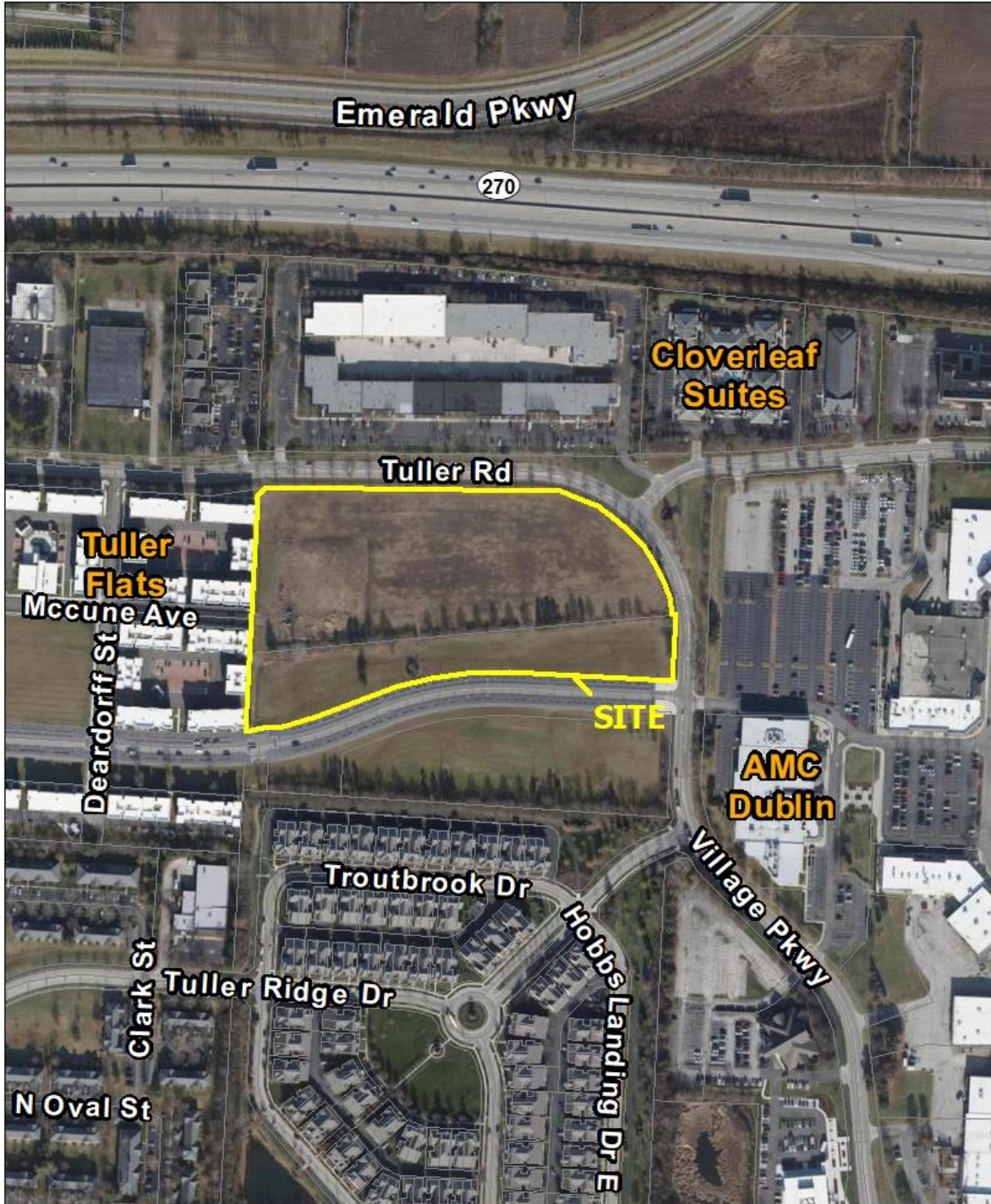
### Next Steps

The Planning and Zoning Commission is the final reviewing body for the Preliminary Development Plan. Upon approval, the applicant would be eligible to proceed with the Final Development Plan. City Council is the final reviewing body for the Preliminary Plat. Upon acceptance of the plat, the application would be eligible to proceed with the Final Plat.

### Zoning Map



# 1. Context Map



20-159PDP  
Preliminary Development Plan  
Tuller Road Townhomes  
PIDs: 273-00881 & 273-012991

0 140 280  
Feet

## 2. Overview

### Background

The site is located north of John Shields Parkway and west of Village Parkway. John Shields Parkway, Village Parkway, and Tuller Road are District Connector Streets. The surrounding streets are identified in the Bridge Street District (BSD) – Street Network Map as Principal Frontage Streets (PFSs). 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. The existing AMC Theatre is located to the east, and Greystone Mews neighborhood is located to the south. Previous development proposals for the site include a retirement living facility

### Case History

In March 2020, the Planning and Zoning Commission (PZC) reviewed a Concept Plan for the development of 168 attached single-family townhomes, .9-acre open space, three public streets on ±11.6 acres site. At the time, the proposal depicted a 'T' intersection at Village Parkway and Tuller Road, which required approval of a development agreement by City Council as a portion of the realigned intersection was located on City-owned property. The applicant has elected not to pursue incorporating City-owned land into the site after preliminary discussion regarding a potential development agreement.

### 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). The Commission is the final reviewing body for the Preliminary Development Plan, and the recommending body for the Preliminary Plat. The three-step development process is as follows:

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

#### *Preliminary Development Plan*

- Uses, Neighborhood Standards, and Street Network Map;
- Lots and Blocks including site layout and circulation;
- Building layout, and general architectural character (mass, form, height);
- Open space location/amount; and,
- Parking location/amount

#### *Final Development Plan*

- Zoning requirements, including Building Types, with all Waivers;
- Architectural details and finishes; and,
- Open space design, landscaping, and lighting

Waivers to numeric development standards may be granted at both the Preliminary Development Plan and Final Development Plan stages. In cases where a numeric deviation is less than a 10 percent an Administrative Departure may be approved in lieu of a Waiver. Consideration of a Parking Plan is required to deviate from the Code requirements.

The Preliminary Plat establishes public streets and blocks in accordance with the Preliminary Development Plan and applicable Code requirements. Utility easement are also delineated.

## **Site Characteristics**

### *Natural Features*

There is 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.

### *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 as 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.

## **Proposal**

The Preliminary Development Plan proposal is for 155 attached single-family units distributed across 30 buildings, which vary in size from 4 units to 7 units, 0.7-acre of open space on a ±11 acres site. The plans include discrepancies as to whether 155 or 154 units are proposed. The applicant should clarify at Final Development Plan. The following analysis is based on 154 units.

The proposal also includes the extension of McCune Avenue and two new public streets (Grafton Street and Hobbs Landing Drive West, which provide access to interior private drives accessing private two-car garages for each unit. A Preliminary Plat is proposed to establish four lots/blocks, rights-of-way for public streets, and required utility easements.

### *Permitted Uses – 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.

The applicant is proposing attached single-family homes. The development is proposed 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.

### *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.

### *Street Network Map and Street Types*

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, District Connectors, and Neighborhood Streets. Corridor and District Connectors are often designated as Principal Frontage Streets (PFSs). PFSs are designated to ensure a continuous, pedestrian-oriented block.

The proposal complies with the Street Network Map requirements in the BSD Code by providing all required Neighborhood Streets to establish four blocks for development by establishing three new public rights-of-way (McCune Avenue extension, Grafton Street, and Hobbs Landing Drive West). The primary access is proposed to be centrally located along John Shields Parkway. There is one secondary access point along John Shields Parkway, and there are two secondary access points along Tuller Road. The site is also accessible from Village Parkway and Hobbs Landing Drive West. Ten internal private drives are proposed. The applicant is not required to provide roadway improvements beyond the bounds of the site. This proposal does not include the realignment of the Village Parkway and Tuller Road northeast of the site as it is not required at this time.

Proposed street sections are included as part of the Preliminary Development Plan review. Appropriate street design is determined and reviewed by the City Engineer. The Engineering staff has requested modifications to the typical street section as a result of lesson learned and feedback from Washington Township Fire Department with the Tuller Flats development. The applicant has incorporated the Engineering Staff comments. The Preliminary Plat provides 50-foot rights-of-way for all Neighborhood Streets with dedicated on-street parking proposed along the west side of Hobbs Landing Drive West and the north side of McCune Avenue. The applicant should work with the Engineering and Landscaping to finalize the provision of on-street parking and tree lawn widths prior to the Final Development Plan.

This proposal provides a number of alleys that the attached single-family homes use to access rear-loaded garages. The configuration results in the majority of vehicular use areas screened from the right-of-way by buildings. In areas where open spaces are proposed particular attention will need to be paid at the Final Development Plan to adequately screen all views.

### *Lots and Blocks*

Compliance with the Street Network Map results in the creation of proposal establishes four blocks. 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 southern length of Block 1, which has a length of 505 feet along John Shields Parkway. The block length is a direct result of the curvature of

John Shields Parkway. Staff is supportive of an Administrative Departure to deviate from the numeric standard by 5 feet.

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

### *Building Type*

The BSD emphasizes building form while encouraging a mix of uses across a single zoning district. Code permits specific Building Types for each zoning district. The proposed Building Type based on the use and development character is Single Family Attached. Generally, buildings are required to meet an elevated character and quality standard for facades that face PFSs.

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 RBZ, referred to as the front property line coverage requirement. Where a building does not occupy the build zone alternative treatment, including street walls and landscaping are required in accordance with the Code. In detail, the applicant is proposing the following front property line coverage:

- Block 1: John Shields Parkway= 88% and McCune Avenue=84%
- Block 2: Tuller Road=76% and McCune Avenue=58%
- Block 3: John Shields Parkway=79%, Village Parkway=27%, and McCune Avenue=78%
- Block 4: Tuller Road/Village Parkway78% and McCune Avenue=52%

Consideration of Waivers for Block 2 along McCune Avenue, Block 3 along Village Parkway, and Block 4 along McCune Avenue are required as the front property line coverage is deficient in these areas. These deficiencies are due to the provision of open space and private drive connections along these block frontages. Two of the three instances are interior to the site and not along a PFS. Based on the proposed layout and unique curvature of Village Parkway Staff recommends approval of the front property line coverage Waivers.

Additionally, buildings are required to occupy all corners of each block. The intent is to ensure continuous building facades are along the street frontage. In all blocks corner occupation is not met in a number of locations due to the provisions of open spaces and respites at the intersection of streets. Staff is supportive of Waivers to permit the layout as depicted due to the unique conditions of the site layout designed to fulfil of the BSD Street Network Map and Sawmill Center Neighborhood requirements.

The maximum permitted lot coverage for the Single-Family Attached Building Type is 70 percent impervious with an additional 20 percent semi-pervious. Insufficient information has been to determine final lot coverage at this stage. The applicant is required to provide this information at Final Development Plan. The applicant should consider making all auto-oriented drives pervious brick pavers, or a mix of impervious and pervious brick pavers.

The Building Type requirements include a number of specific regulations related to building form that are not able to be evaluated, nor are required to be evaluated, at the Preliminary Development Plan stage. The requirements not evaluated at this stage include final

architectural details and material specifications. However, it is appropriate to consider requests to Waiver for items that are known and if not approved would result in substantial changes to the form: mass, scale, and height of the buildings. These items are detailed below in the Architecture section.

### *Architecture*

The proposal is for 30, 3.5-story buildings, which meets the Building Type requirement of 1.5 to 4-stories in height. Story heights that meet the Code requirement of 10 to 12 feet are provided with the exception of the first story, which is 9.5 feet in height. The first story of the structure acts as the basement with the primary living area located on the second floor. The deviation in story height will likely be imperceptible. Approval of an Administrative Departure is required for this minor deviation.

The applicant has revised the building architecture based on the Commission's feedback at the Concept Plan. At the Concept Plan, a flat roof design was proposed with modern lines. Based on the feedback a pitched roof is proposed with a decorative eaves detail and traditional architectural elements taking cues from Tuller Flats and Greystone Mews. The design is based on a single base building diversified with varying groupings of units and a number of color schemes. Roof top patios are optional on all the units. The Commission is asked to approve the mass, scale, form, and height of the building at this stage.

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 analysis is required to be provided as part of the Final Development Plan. To meet the Building Variety requirements of 153.062(K) are to provide a minimum amount of variability to the roof height of each unit by increasing the finished floor elevations of a portion of the townhome units within each building.

The following Waivers are requested to roof requirements:

- The applicant is requesting a Waiver to the roof pitch requirement to accommodate the decorative eaves, which have .24:12 pitch. Staff is supportive of the Waiver as it contributes to the visual interest of the building facades.
- The BSD also requires that rooflines be interrupted with architectural features including dormers or other elements. Section 153.062(D)(2)(c) requires that where principal ridge lines of a building are parallel to any street, that the mass of the roof be interrupted with architectural features including dormers or other roof elements perpendicular to the street. A Waiver is required to not incorporate these elements where applicable to individual buildings. Staff recommends disapproval of this Waiver request, as these elements are consistent with creating habitable space within the roofline of a building and complementary to the architectural character of the proposed buildings. The applicant should meet the Code requirement with the Final Development Plan submittal.

The buildings are proposed to be clad in a combination of thin brick, fiber cement siding, and composite panels. Code includes permitted primary and secondary materials. The permitted primary materials are stone, manufactured stone, full depth brick, and glass. The permitted

secondary materials are glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and metal panels. Primary materials are required to cover a minimum of 80 percent of each façade. The Commission may approve a reduction in primary material coverage and/or alternative primary and secondary material, if it is demonstrated there are successful examples of the alternate material in a similar climate, and a determination that the alternate material is of similar or higher quality to the permitted materials. At this stage, the applicant is requesting a Waiver to permit thin brick as a permitted primary building material. Thin brick has been approved in a number of other instances with the condition that special thin brick corners are used. Staff is supportive of this request. The applicant is likely deficient in providing the required 80 percent coverage of primary building materials. The applicant should meet this requirement along street facing facades at Final Development Plan.

Final details for the stoops, porches, Juliet balconies, windows, and all exterior building materials are required to be provided with the Final Development Plan. The applicant has identified several Waivers that may be required with the Final Development Plan including window orientation, blank wall limitations, and primary/secondary materials. As these items are related to final architectural details, the Waivers are not including with the Preliminary Development Plan.

The applicant should work with staff on an appropriate location and screening of A/C units and refuse containers. Roof top A/C units and exterior refuse screening 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.

### *Parking*

Code permits a maximum of two parking spaces per dwelling unit. The applicant is providing two garage spaces with each unit, and two driveway spaces. The applicant is required to provide a minimum of 308 parking spaces, and permitted to provide a maximum of 388 parking spaces. The proposed plans indicate 616 parking spaces, which exceeds the Code permitted maximum, which is 125% of the minimum requirement. A Parking Plan is required to be approved when parking exceeds the maximum permitted. The Commission was supportive of a Parking Plan to permit additional parking at the Concept Plan review.

In select areas parking is located within a Required Build Zone. Approval of this condition is required as part of the Parking Plan. Staff is supportive provided that all parking areas located within a Required Build Zone are screened with a treatment that provided 100 percent opacity.

The applicant is required to provide bicycle parking on-site as enhancing multi-modal connectivity is a paramount goal of the BSD. One bicycle parking space is required per two residential unit. 77 bicycle parking spaces are required. An amendment to the Parking Plan will likely be required to this provision with the Final Development Plan. Staff is supportive of a decreased amount of bicycle parking given the private garages; however, the applicant should work with Staff to provide a minimum 25 percent of the total requirement or 20 spaces.



*Tree Preservation, Open Space, and Landscaping*

The existing tree row is proposed to be removed to accommodate the proposed development as it bisects the site. A tree survey has been provided. The applicant has worked with Staff to ensure tree preservation of mature trees along Tuller Road similar to Tuller Flats.

Code requirements a minimum dedication of 200 square feet for each dwelling unit. The proposed development requires a minimum of 30,800 square feet (.71 ac.) of publicly accessible private open space. The proposed development includes ±27,970 acres (.64 ac.) of open space, as measure on enlarged open space plans. The applicant should work with Staff to provide the total required amount of open space with the Final Development Plan.

The Code requires diversity of open space types when there are three or more individual open spaces proposed. To meet this requirement at least two different open space types must be used. The majority of the proposed open spaces are pocket plazas, and in some cases are proposed to meet dual requirements: pocket plaza and mid-block pedestrian way. The open spaces are detailed as follows. Final open space design including amenities are required to be provided with the Final Development Plan. Suitability of open spaces will need to be determined by the Commission at Final Development Plan.

Block 1:

- Pocket Plaza A: ±2,200 SF open space at the southwest corner of the block.
- Pocket Plaza H: ±1,220 SF open space and mid-block pedestrian way near the middle third of the south side of the block.
- Pocket Plaza 'I'—a ±1,200 SF. open space and mid-block pedestrian way in the middle of the north side of the block.

Block 2:

- Pocket Plaza B: 1,400 SF open space and mid-block pedestrian way in the middle third of the north side of the block.
- Square J: ±12,600 SF open space and mid-block pedestrian way in the middle third of the block framed by three buildings and open to the south along McCune Avenue.

Block 3:

- Pocket Plaza D: ±1,250 SF open space and mirrored entry feature to Pocket Plaza 'C' proposed in the northeast corner of the block.
- Pocket Plaza E: ±4,670 SF open space and gateway location at the southeast corner of the block.
- Pocket Plaza F: ±1,200 SF open space and mid-block pedestrian way in the middle third of the south side of the block.
- Pocket Plaza G: ±1,200 SF open space and mid-block pedestrian way in the middle third of the north side of the block.

Block 4:

- Pocket Plaza C: ±1,030 SF open space and mirrored entry feature to Pocket Plaza 'D' proposed in the southeast corner of the block.

Pocket Plazas B, F, G, H, and I exceed the maximum permitted proportion meaning they are too narrow and long. This is likely due to the duplicative nature of the plaza as mid-block pedestrian ways. Staff is supportive of a Waiver to this requirement with a condition that the applicant provide high-quality amenities for the mid-block pedestrian ways including benches, art, water

features and lighting. The applicant has not provided a required mid-block pedestrian way in Block 4. The applicant should revise the plan to provide this prior to Final Development Plan.

All final landscape designs are required to be provided with the Final Development Plan including RBZ treatment, foundation plantings, open space and mid-block pedestrian way amenities, and lighting.

#### *Stormwater and Utilities*

The applicant has provided a preliminary stormwater report that demonstrates compliance with City of Dublin Code, Chapter 53: Stormwater Management and Stream Protection. The site will provide stormwater quality and quantity by construction of an underground detention system. Storm structures and storm sewer pipe are also proposed to provide adequate drainage of the site.

This development proposes the installation of public water main, fire hydrants and private water mains and appurtenances to provide for adequate domestic and fire protect water supply. Engineer will review the locations of water mains and hydrants and may suggest minor changes to improve on street parking locations at the time of Final Development Plan.

This site will have access to sanitary sewer via construction of new sanitary sewer mains and serves to the proposed buildings.

#### **Preliminary Plat**

The applicant is proposing to subdivide the site to establish three new public rights-of-way (Hobbs Landing Drive West, McCune Avenue, Grafton Street), create four new lots (Lots 1-4), and associated utility easements. The applicant has not provided specific acreage for Lots 1-4. The applicant should provide the exact acreage for each lot prior to submittal to City Council. The Commission is asked to make a recommendation to City Council on the acceptance of the Preliminary Plat. The plat conforms to the requirements of the BSD Code and Subdivision regulations as well as the Street Network Map adopted by City Council.

The project is proposed to be developed in three phases. Phase 1 is coterminous with Block 1 located northeast of the intersection of John Shields Parkway and Hobbs Landing Drive West. Phase 2 is coterminous with Block 2 located southeast of the intersection of Tuller Road and Hobbs Landing Drive West. Phase 3 includes Blocks 3 and 4. Hobbs Landing Drive West and Grafton Street are proposed to be constructed with Phases 1 and 2. The western half of the McCune Avenue extension will be constructed with Phase 2, and the eastern half of the McCune Avenue extension will be constructed with Phase 3. Staff is recommending a recommendation of approval to the Planning and Zoning Commission.

### **3. Criteria**

#### **Administrative Departures**

1) *153.060(C)(2)(a) — Maximum Block Size*

Requirement: One side of a block may not exceed 500 feet in length.

Request: 505 foot block length (Block 1) along John Shields Parkway.

Criteria Met/Approval. The proposed Administrative Departure is due to the existing curvature of John Shields Parkway. The deviation is within 1 percent of the requirement.

*2) 153.062(O)(2)(b) — Story Height*

Requirement: 10 feet minimum – 12 feet maximum for each story.

Request: Minimum 9.5 feet measured floor to floor

Criteria Met/Approval. The proposed Administrative Departure is due to interior layout of the townhome. The first story functions as the basement level with the primary living area on the second story. The second story meets the Code requirement while in some cases the first and third stories do not. The Administrative Departure is appropriate due to unique program of urban townhomes, which requires flexibility to numeric requirements. The deviation is within 5 percent of the requirement.

### **Waiver Reviews**

*1) 153.062(O)(2)(a)(1) — Front Property Line Coverage*

Requirement: Minimum 75% coverage.

Request: Block 2: McCune Avenue=58%; Block 3: Village Parkway=27%; and, Block 4: McCune Avenue=52%

Criteria Met/Approval. The proposed Waiver is due to the provision of open space and private drive connections along the block frontages. Blocks 3 and 4 are interior to the site and not along a PFS. Block 3 is along a PFS; however, the unique curvature of Village Parkway warrants flexibility.

*2) 153.062(O)(2)(a)(1) — Occupation of Corner Required*

Requirement: Buildings are required to occupy corners of each block.

Request: Corner occupation is not required for Blocks 1, 2, 3, and 4. Specifically, Block 1: open space at Hobbs Landing Drive West and John Shields Parkway; Block 2: Hobbs Landing Drive West and Tuller Road (tree preservation) and Hobbs Landing Drive West at McCune Avenue; Block 3: open spaces at Village Parkway and John Shields Parkway and Village Parkway and McCune Avenue; and Block 4: open space at Village Parkway and McCune Avenue.

Criteria Met/Approval. Similar to Front Property Line Coverage, the proposed Waiver is due to the provision of open space and private drive connections. Open spaces located at the intersection of streets are anticipated to act as gateways and respites. Staff is supportive of Waivers due to unique conditions of the site layout designed to fulfil of the BSD Street Network Map and Sawmill Center Neighborhood requirements.

*3) 153.062(D)(2)(b) – Roof Type Requirements – Roof Pitch*

Requirement: The principal roof shall have a pitch appropriate to the architectural style. Roofs shall not be sloped less than a 6:12 (rise:run) or more than 12:12, unless otherwise determined to be architecturally appropriate.

Request: Decorative eaves with a .24:12 (2 percent) pitch.

Criteria Met/Approval. The proposed Waiver is requested to accommodate an architectural detail along the street facing facades while retaining the pitch roof character. Approval of the Waiver is architecturally appropriate as it contributes to the visual interest of the building facades.

*4) 153.062(D)(2)(c) – Roof Type Requirements – Parallel Ridge Line*

Requirement: When the principal ridge line is parallel to the street: Gable ends, perpendicular ridge lines, or dormers shall be incorporated to interrupt the mass of the roof.

Request: No architectural element to interrupt the parallel ridge line.

Criteria Not Met/Disapproval. The proposed Waiver is requested to allow for continuous roofline with uninterrupted mass. Incorporating gable ends, perpendicular ridge lines, or dormers are consistent with creating habitable space within the roofline of a building as proposed by providing light and ventilation this space, and is also complementary to the architectural character of the proposed buildings. Staff recommends disapproval. The requirement should be met with the Final Development Plan.

*5) 153.062(E)(1)(c) – Permitted Primary Materials*

Requirement: Permitted primary materials are stone, manufactured stone, full depth brick, and glass.

Request: Permit thin brick as a primary permitted material.

Criteria Met/Approval. The proposed Waiver is requested to accommodate the application of brick on numerous facades. Thin brick has been approved in a number of other instances with the condition that special thin brick corners are used.

*6) 153.064(G)(b) – Open Space Proportions*

Requirement: All open Space Types (except the Greenway) shall be sized at a ratio of not more than 3:1, length to width.

Request: To not meet the minimum proportions for Pocket Plazas B, F, G H, and I.

Criteria Met/Approval. The proposed Waiver is requested to accommodate alternate open space proportions due to the duplicative nature of the plaza as mid-block pedestrian ways. Staff is supportive of the Waiver realizing the site constraints provided that open spaces/mid-block pedestrian ways provide high-quality amenities.

## **Parking Plan**

*1) 153.065(B)(3)(f) – Parking Plan*

Requirement: Two vehicular parking spaces per unit, not to exceed 125% of the minimum.

Request: Four vehicular parking spaces per unit.

Criteria Met. The proposed deviation is due to a market demand for additional parking in the for-sale townhome market. The Commission was supportive of a Parking Plan to permit additional parking at the Concept Plan review.

2) *153.065(B)(3)(f) — Parking Plan*

Requirement: Surface parking provided on-site may only be located on those areas of each development parcel that are not required by § 153.062 to be occupied by a principal structure. Buildings are required to occupy the Required Build Zone. Parking and vehicular use areas are proposed within the Required Build Zone.

Request: Occupy a Required Build Zone with parking and vehicular use areas.

Criteria Met. The proposed deviation is due to unique site layout as a result of implementation of Street Network Map and Sawmill Center Neighborhood Standards. The desire to maintain continuous uninterrupted streets results in some vehicular use areas adjacent to public streets. Staff is supportive provided that these areas are screened.

**Preliminary Development Plan**

1) *The proposal is consistent with the approved concept plan.*

Criteria Met. This application is consistent with the approved concept plan and is responsive to the surrounding development character.

2) *The development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans, and related policies.*

Criteria Met with Administrative Departures, Waivers, Parking Plan, and Conditions. The proposal is largely consistent with all adopted plans and policies. However, the applicant is requesting approval of Waivers, which will allow for orderly site development in accordance with the BSD Code. Staff supports the following alterations to numeric standards including: maximum block length, story height, front property line coverage, occupation of corner, roof types (pitch), open space proportions, parking spaces, and parking/vehicular use location. The applicant should ensure all parking/vehicular use areas, A/C units, and refuse receptacles are fully screened to ensure a high quality aesthetic consistent with the BSD Special Area Plan.

3) *The proposed land uses align with all applicable requirements and use specific standards.*

Criteria Met. The proposal is for attached single-family homes. Residential uses are permitted within the zoning district including "Dwelling, Townhouse", which is the use classification associated with the proposed development. There are no applicable use specific standards that apply.

4) *The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the requirements of § 53.062 Building Types and §153.065 Site Development Standards.*

Criteria Met with Waivers and Conditions. The proposal largely complements the surrounding character and existing development. The Waivers allow for additional flexibility to numeric standards that may impact the mass, scale and height of the proposed buildings. The applicant should meet the Building Variety requirements of the BSD Code by providing a minimum 3-foot variability to the roof height of each unit by increasing the finished floor elevations of a portion of the townhome units within each building. Additionally, the applicant should meet the ridge line requirements identified in 153.062(D)(2)(c) to break down the mass of the continuous roofline.

- 5) *The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks. Criteria Met with Waiver. The proposed Waiver for the dimensions of Block 1 along John Shields Parkway allow the block to conform to the zoning requirements.*
- 6) *The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map and the conceptual locations of access points to surrounding streets to avoid adverse impacts on surrounding neighborhoods and traffic infrastructure. Criteria Met with Condition. The proposal includes two new Neighborhood Streets (Hobbs Landing Drive West and Grafton Street) and the extension of one existing Neighborhood Street (McCune Avenue in accordance with the BSD Street Network Map. The applicant should work with the City Engineer to finalize the public street sections, including on-street parking and tree lawn widths, prior to the Final Development Plan submittal.*
- 7) *The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services. Criteria Met with Conditions. The proposal generally allows for the safe circulation of vehicles and provides access points/ connections to the public realm. The applicant should work with Washington Township Fire Department locate/designate a Fire Apparatus Road (FAR), and submit an auto-turn analysis with the Final Development Plan. The applicant should also provide 25% of the required bicycle parking within open spaces to accommodate bicycle safety.*
- 8) *The proposed design of buildings conforms to the BSD Code and is consistent with the BSD Design Guidelines, while integrating with nearby development. Criteria Met with Administrative Departures, Waivers, and Conditions. The applicant is requesting a Waiver to permit thin brick as an acceptable primary permitted building material. Staff is supportive of the request as it is consistent with surrounding development provided that corner pieces are used to emulate full depth brick. Additionally, the applicant should be required to meet the minimum 80 percent primary material building coverage on all building facades to maintain the high quality character established by surrounding developments.*
- 9) *The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces. Criteria Met with Condition. The applicant should continue working with Staff to designate the required amount of open space. Additionally, the character of proposed pocket plazas that function as mid-block pedestrian shall be elevated to ensure the open space intent is met. The applicant is required to provide a mid-block pedestrian way within Block 4 to enhance community connectivity inside and outside the development.*
- 10) *The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the city or other public*

*agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.*

Criteria met. The proposal allows for the adequate provision of services.

*11) The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable.*

Criteria met. The proposal is located in the Sawmill Center Neighborhood. The proposal fulfills the visions of the Neighborhood District. Special attention to the Gateway design will need to be paid with the Final Development Plan.

*12) The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the city or required by other government entities.*

Criteria Met. Additional analysis regarding stormwater management and utilities is required. The applicant should continue to work with the City Engineer.

*13) The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the city's most recently adopted capital improvements program.*

Criteria Met. The proposal can be adequately served by existing infrastructure.

*14) If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development without the need for further phased improvements.*

Criteria Met. The project is proposed to be developed in three phases. The applicant will need to finalize phasing with the Final Development Plan.

*15) The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.*

Criteria Met with Administrative Departures, Waivers, and Conditions. The proposal is largely consistent with the recommendations, principles, and intent of all design standards. Approval of the Administrative Departures, Waivers, and Conditions are required to ensure consistency with the recommendation, principles, and design intent of the BSD.

## **Preliminary Plat**

*1) Plat Information and Construction Requirements*

Criteria Met with Condition. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant should provide acreage for each lot.

*2) Lots, Street, Sidewalk, and Bike path Standards*

Criteria Met with Condition. This proposal is consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations. The applicant should work with Staff to make any technical adjustments prior to City Council review.

3) *Utilities*

Criteria Met. Proposed and existing utility easements are shown on the Preliminary Plat.

4) *Open Space Requirements*

Criteria Met. Within the BSD, publically accessible open spaces designations is required through the specific requirement defined in the Zoning Code and not those within the Subdivision regulations.

## 4. Recommendations

### Administrative Departures

- 1) Planning recommends **approval** of an Administrative Departure to permit a 505-foot block length for Block 1 along John Shields Parkway where 500 feet is required.
- 2) Planning recommends **approval** of an Administrative Departure to permit a minimum story height 9.5 feet where 10-12 feet is required.

### Waiver Reviews

- 1) Planning recommends **approval** of Waiver to permit reduced front property line coverage along Block2: McCune Avenue (58%), Block 3: Village Parkway (27%), and Block 4: McCune Avenue (52%) where a minimum 75% is required.
- 2) Planning recommends **approval** of Waiver to permit deviation from buildings occupying the corner where occupying the corner is required.
- 3) Planning recommends **approval** of Waiver to permit a reduce roof pitch of .24:12 for decorative eaves where a roof pitch of 6:12 to 12:12 is required.
- 4) Planning recommends **disapproval** of Waiver to permit an uninterrupted ridge lines parallel to the street that does not include architectural details where architectural details are required.
- 5) Planning recommends **approval** of Waiver to permit thin brick as a permitted primary building material where full depth brick is required.
- 6) Planning recommends **approval** of Waiver to permit open space proportions to exceed the maximum 3:1 (length:width) proportions.

### Parking Plan

- 1) Planning recommends **approval** of Parking Plan to permit four parking spaces per unit where 125% of the minimum of two spaces per unity is the maximum.
- 2) Planning recommends **approval** of Parking Plan to permit parking and vehicular use areas within Required Build Zones where buildings are required to be located.

### Preliminary Development Plan

Planning recommends **approval** to Planning and Zoning Commission based on the compatibility with surrounding context, layout, and site details with 13 conditions.

- 1) The applicant clarify and update the plans accordingly if 155 or 154 units are proposed;
- 2) The applicant work with the City Engineer to finalize the public street sections, including on-street parking and tree lawn widths, prior to the Final Development Plan submittal;
- 3) The applicant provide Washington Township Fire Department an auto-turn analysis with the Final Development Plan, and locate/designate a Fire Apparatus Road (FAR);



- 4) The applicant meet the provisions of 153.062(D)(2)(c) — Parallel Ridge Line, to provide architectural details to break up the mass of the roofline with the Final Development Plan submittal;
- 5) The applicant provide a minimum 3 foot variability to the roof height of each unit by increasing the finished floor elevations of a portion of the townhome units within each building;
- 6) In the application of thin brick, the applicant use corner pieces design to emulate full-depth brick;
- 7) The applicant meet the required 80 percent coverage of primary building materials along street facing facades for all buildings with submittal of the final development plan;
- 8) The applicant should work with staff on an appropriate location and screening of A/C units and refuse containers prior to submittal of the Final Development Plan;
- 9) All parking and vehicular use areas located within a Required Build Zone are screened with a treatment that provided 100 percent opacity;
- 10) The applicant work with Staff to provide a minimum 25 percent of the total required bicycle parking space within open space areas;
- 11) The applicant work with Staff to provide the total required amount of open space with the Final Development Plan;
- 12) The applicant provide high-quality amenities for the mid-block pedestrian ways including benches, art, water features and lighting allowing them to function as and count toward the open space provisions; and
- 13) The plans be revised to provide the required mid-block pedestrian way in Block 4 prior to Final Development Plan submittal.

### **Preliminary Plat**

Planning recommends the Planning and Zoning Commission make a recommendation of **approval** to City Council with 2 conditions:

- 1) The applicant update the Preliminary Plat to provide specific acreage of each lot; and,
- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.