

## 21-004INF – TULLER ROAD TOWNHOMES INFORMAL REVIEW

### Summary

This is a request for an informal review and feedback on architecture for an attached single-family residential development with 155 units on an 11.61-acre site.

### Site Location

The site is located northwest of the intersection of Village Parkway and John Shields Parkway.

### Zoning

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

### Property Owner

Tuller Land Holdings LLC

### Applicant/Representative

Matt Callahan, Pulte Homes  
Keith Filipkowski, Pulte Homes

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

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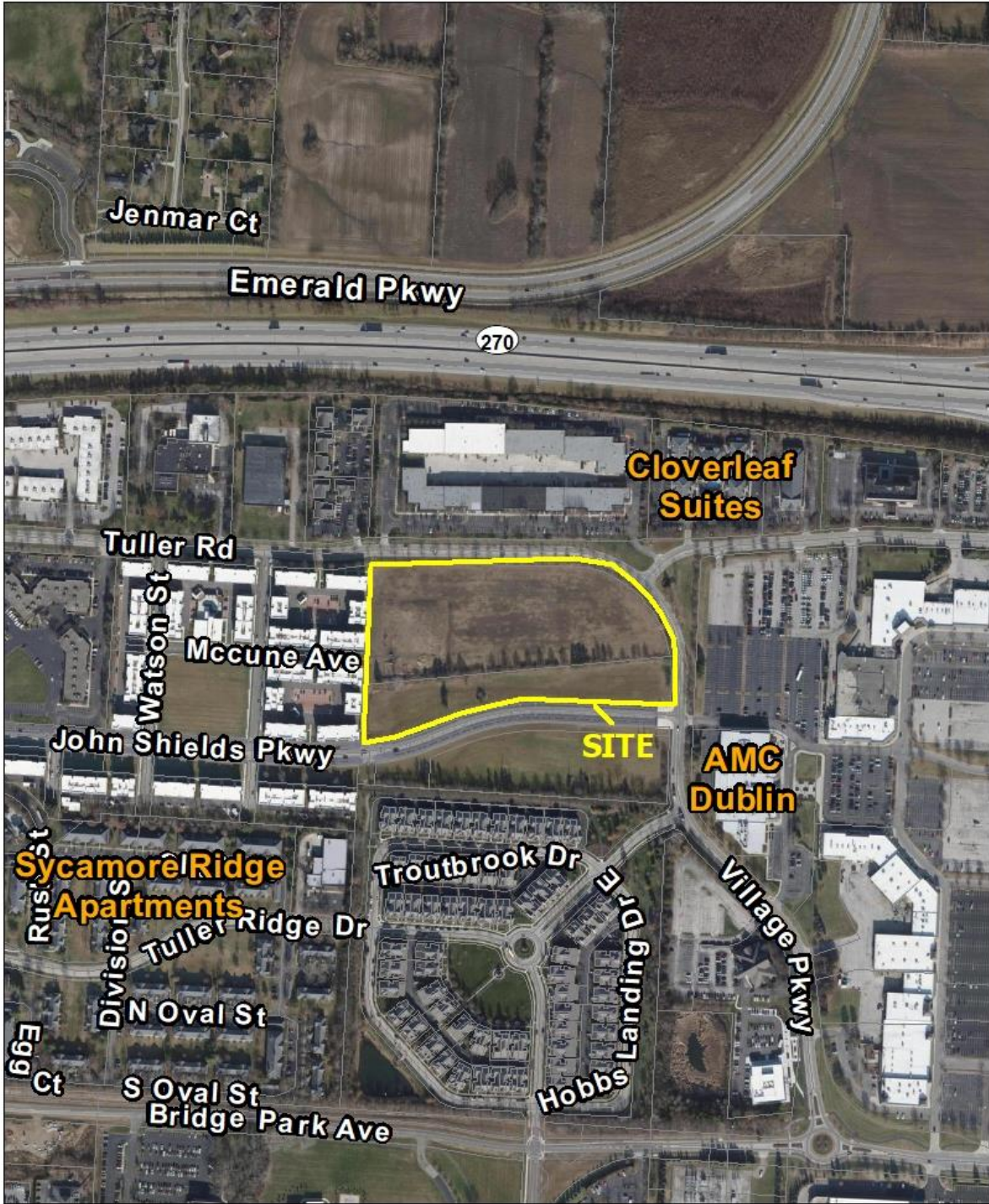
### Next Steps

Upon input from the Planning and Zoning Commission, the applicant is eligible to apply for a formal review of a Final Development Plan.

### Zoning Map



# 1. Context Map



21-004  
Informal Review  
Tuller Road Townhomes  
PIDs: 273-00881 & 273-012991

0 190 380  
Feet

## 2. Overview

### Background

Informal review and feedback is requested on alternative architecture for an attached single-family residential development with 155 units on an 11.61-acre site. This is not a required step in the BSD three-step development process: Concept Plan, Preliminary Development Plan, and Final Development Plan. The applicant has elected to seek additional input from the Planning and Zoning Commission (PZC) on revised townhomes with traditional aesthetic. The feedback provided will be incorporated into the final design.

### Case History

In March 2020, the Commission reviewed a Concept Plan for the development of 168 attached single-family townhomes, 0.9-acre of open space, and three public streets. 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 elected not to pursue incorporating City-owned land into the site after preliminary discussion regarding a potential development agreement.

In December 2020, the Commission reviewed and approved a Preliminary Development Plan and Preliminary Plat for 155 attached single-family townhomes, 0.7-acre of open space, and three public streets. The Commission also approved two Administrative Departures, a Parking Plan and several Waivers including reduced front property line coverage, deviation from buildings occupying the corner, reduced roof pitch, and to allow thin brick material as a primary permitted material. The Commission disapproved two Waivers: one, to permit uninterrupted ridge lines, and two, to allow for non-compliant open space proportions. The Commission encouraged the applicant to introduce high-quality, traditional architecture into the BSD. Additionally, the Commission requested space be provided along the street for front porches and stoops offering a transition between the public and private realms.

### 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 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). 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 BSD emphasizes building form while encouraging a mix of uses across a single zoning district. Code regulates building form by specific Building Types identified in the Code. The numeric requirements of each Building Type are adapted on a case by case basis. The resulting architectural character is based on the designer's application of Code requirements, Staff review, and Commission input.

The applicant has indicated a desire to affirm the project's architectural direction prior to FDP as the level of design drawings required to evaluate all Code requirements is significant. This iteration does not include side or rear elevations. Based on feedback from the Commission at the December 10, 2020 meeting, the revised architecture is traditional in design. The applicant has indicated the revised design further breaks down the mass, increases articulation, and emphasizes individuality.

One, seven-unit building example has been provided for consideration (below). It is important to note that in application, not every building may express the level of variety demonstrated by the elevation. Rather, a building may incorporate two or three unit styles, reserving the remaining unit styles to provide differentiation building to building and not simply unit to unit.



In detail, the proposed buildings remain 3.5-stories in height. According to the applicant, the designs incorporate "historic American architectural style" in a manner that is contemporary to today. Specifically, the elevation varies the ridge line of the roof, and incorporates dormers and front gables to individualize each unit. Units are further differentiated by entry design, window details, and cladding materials. The Commission is asked to provide input on the harmony of the various architectural features.

The elevation depicts seven types of entrances: four covered options and three uncovered options. The designs include pilaster, crosshead, and pediment design variations. The covered

entrances incorporate shed roof and widows-walk details. A number of paneled front doors all with transom window are proposed.

Windows vary in size and treatment. The elevations incorporate traditional single windows as well as paired windows with two different window pane patterns. The elevations incorporate the following window treatments: keystone lintels, arched lintels, and elliptical lintels. The treatments are applied with both trim and brick, depending on the unit. Elevations are further differentiated by shutters, box bay windows, and juliet balconies.

Finally, the proposal incorporates a number of traditional materials and colors. The facades are primary brick of various colors, with horizontal siding applied to provide relief in the upper stories. The applicant has indicated that rooftop decks are still optional on both the street facing and rear facing sides of the building, although are not depicted here. The Commission should consider if rooftop balconies are appropriate on street facing façades given the architectural style.

All final architectural details for the stoops, porches, juliet balconies, windows, and exterior building materials are required to be provided with the Final Development Plan.

### 3. Discussion Questions

#### 1) Does the Commission support the proposed traditional architectural character?

The Bridge Street District does not prescribe architectural character, although does require high-quality development in accordance with the Building Type standards identified in the Code. Building Type requirements identify minimum standards for architectural elements including roofs, windows, balconies, stoops, and materials. The Commission previously expressed a desire for a more traditional design aesthetic with particular focus on activating the streetscape through entry design.

#### 2) Is the architectural character compatible with surrounding development?

The site is located at the confluence of various zoning districts and development patterns including commercial and residential development. To the west is Tuller Flats, an apartment community, with a modern modular design aesthetic. To the south is Greystone Mews, an attached single-family community, which is traditional in character with pitched roofs, natural materials, and muted color palette. To the north and east, is a mix of established office and retail complexes, which are constructed of natural materials but retain a suburban character.

#### 3) Are the proposed design details harmonious across the various unit types?

Final design details will be evaluated against all Code requirements with the Final Development Plan. The proposal depicts a wide range of architectural elements for the Commission's consideration including roof treatments, window details, balcony application, entry features, and material diversity.

### 4. Recommendation

Planning recommends the Planning and Zoning Commission provide informal review and feedback on the proposed architecture:

- 1) Does the Commission support the proposed traditional architectural character?
- 2) Is the architectural character compatible with surrounding development?
- 3) Are the proposed design details harmonious across the various unit types?
- 4) Other considerations by the Commission.