

## 21-033FDP/20-034FP – TOWNS ON THE PARKWAY

### Summary

Request for review and approval of a Final Development Plan and review and recommendation of approval to City Council for a Final Plat for the development of 154 attached single-family townhomes homes, approximately 0.7-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 Group/Aaron Underhill, Underhill and Hodge LLC

### Applicable Land Use Regulations

Zoning Code Sections 153.057 through 153.066

### Case Manager

Nichole M. Martin, AICP, Senior Planner

(614) 410-4635

[nmartin@dublin.oh.us](mailto:nmartin@dublin.oh.us)

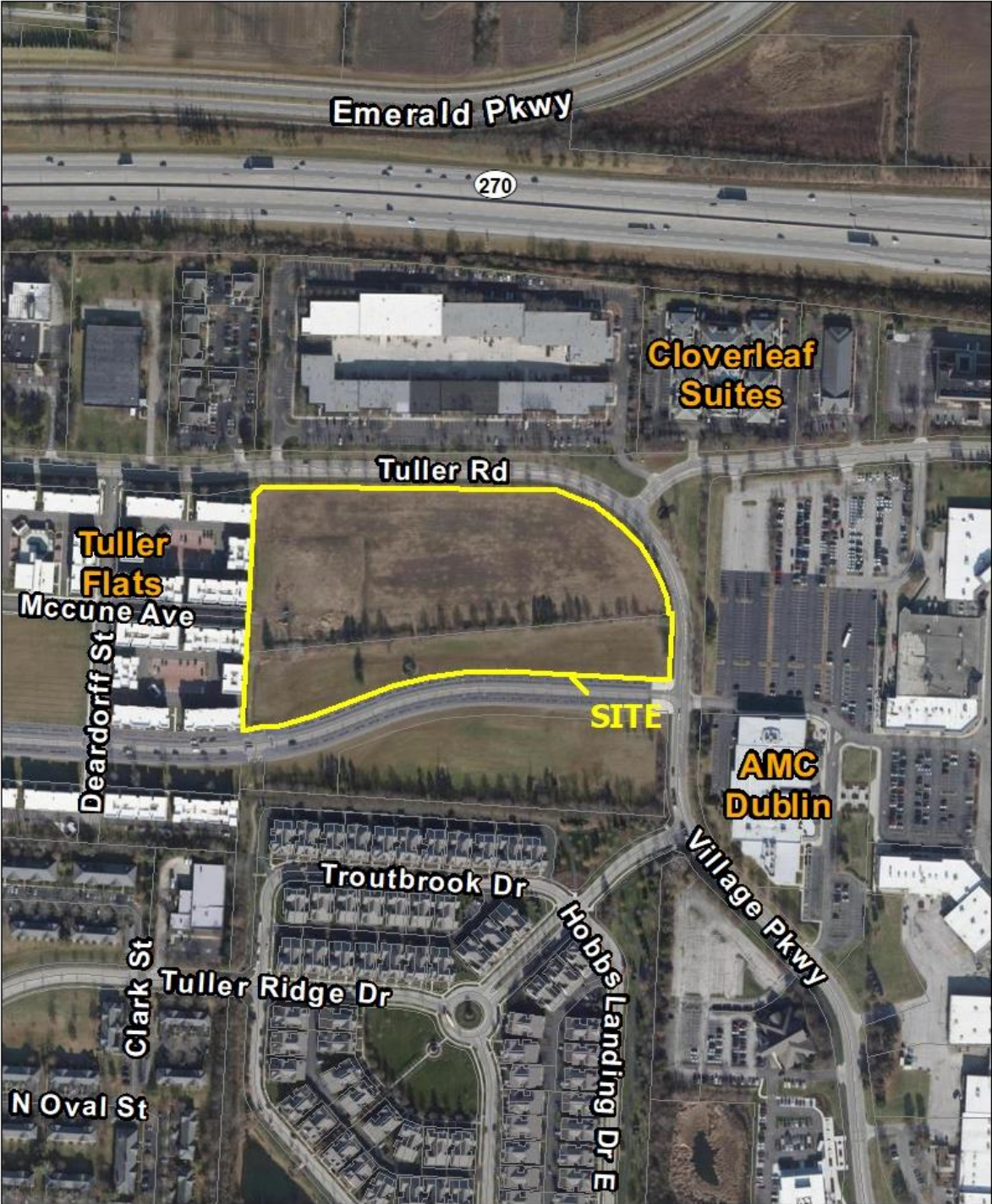
### Next Steps

The Planning and Zoning Commission is the final reviewing body for the Final Development Plan. Upon approval, the applicant would be eligible to proceed with submitting for Site and Building Permit approvals. City Council is the final reviewing body for the Final Plat. Upon recommendation of approval to City Council from the Planning and Zoning Commission for the Final Plat, the application will be eligible for review by Council for acceptance.

### Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-033FDP/21-034FP Final Development Plan/Final Plat Towns on the Parkway</p>	<p>0 140 280 Feet</p> 
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## 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.

### Case History

In March 2020, the Planning and Zoning Commission (PZC) reviewed a Concept Plan for the development of 168 attached single-family townhomes, 0.9-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 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.

In February 2021, the Commission provided feedback on an Informal Review of the proposed architecture for the development. The Commission expressed support for the more traditional architectural design of the townhomes, but expressed concern over the repetition of façade designs within any grouping of townhomes. The Commission reiterated direction provided at PDP review for more substantial and useable porches, adding that porches could extend across multiple units.

### 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 (PDP)*

- 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 (FDP)*

- 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 (PP) establishes public streets and blocks in accordance with the Preliminary Development Plan and applicable Code requirements. Utility easements are also delineated. The Final Plat (FP) further refines this information and also includes public access easements over proposed open spaces, where applicable.

**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 bicycle facilities provide access to the John Shields Greenway, 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 Final Development Plan proposal is for 154 attached single-family units distributed across 29 buildings, which vary in size from three units to eight units, 0.7-acre of open space on a ±11 acres site.

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

## **Uses**

Attached single-family homes are proposed in the form of townhouses. Residential uses are permitted within the Bridge Street District Sawmill Center Neighborhood zoning district including "Dwelling, Townhouse", which is the use classification associated with the proposed development.

## **Site Layout**

The overall development site is bound to the south, north and east by two existing District Connector Streets—John Shields Parkway and Tuller Road/Village Parkway, respectively. The western site boundary is defined by a new dedicated Neighborhood Street—Holcomb Street (formerly named 'Hobbs Landing Drive West' at PDP/PP). The development site is subdivided into four blocks by the eastward extension of McCune Avenue, an existing Neighborhood Street, and by the dedication of Seville Street (formerly named Grafton Street at PDP/PP), a new north/south Neighborhood Street between John Shields Parkway and Tuller Road.

The proposed site layout is consistent with that approved with the PDP and PP. The proposed integration of new public streets into the existing public street network bordering the site meets the Code requirements for block size and street connectivity and implements the development pattern conceptually illustrated in the Street Network Map.

### *Lots and Blocks*

The four blocks created by proposed street network meet the dimensional requirements for blocks within the Bridge Street District Sawmill Center Neighborhood as approved with Waivers at the Preliminary Development Plan. No access to the blocks is proposed from Tuller Road/Village Parkway and John Shields Parkway, both of which are Principal Frontage Streets (PFS) and intended to provide continuous, pedestrian-oriented block faces uninterrupted by private curb cuts. Access to the interior of all four blocks is provided by curb cuts along the three proposed Neighborhood Streets as required by Code.

Vehicular circulation on the interior of the blocks is provided by private streets, or lanes 22 feet in width. The lanes are aligned with existing private drives on the west side of Holcomb Street in Tuller Flats, providing additional connectivity to the surrounding transportation network. The lanes provide access to garages located in the rear of all townhouse buildings.

### *Street Types*

The proposed Neighborhood Street and private Lane sections are included as part of the FDP. All newly proposed public streets are within a 50-foot right-of-way, and include two 11-foot wide travel lanes, sidewalks and tree lawns on both sides of the streets, and on-street parallel

parking on the north side of McCune Avenue and on the west side of Holcomb Street. These on-street parking spaces may extend too close to the street intersections to maintain visibility for pedestrians and vehicles at crosswalks. Additionally, on-street accessible parking spaces may be required along McCune Avenue in the area of the central mail facility. Appropriate street design is determined and reviewed by the City Engineer, and these details should be coordinated and finalized prior to submitting the Final Plat to City Council.

### *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.

## **Building Type**

### *Building Siting*

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. Corner side property lines and required building zones are present along Holcomb Street and Seville Street and should be included on the site staking plan. The building locations along these streets is compliant with the corner side required building zone. The minimum 75 percent front property line coverage requirement is met through Waivers approved at the PDP.

The maximum permitted lot coverage for the Single-Family Attached Building Type is 70 percent impervious with an additional 20 percent semi-pervious. No areas of impervious pavement are proposed with the FDP. The amount of impervious cover on Block D is 85 percent, requiring a Waiver. Due to the irregular configuration of this block results in inefficient site circulation. This factor along with the approval of the Parking Plan to permit parking in excess of that permitted by code contribute to the need for a Waiver to this requirement, which Staff supports. Other Blocks are slightly over the amount of impervious coverage permitted, and Staff is also supportive of these Administrative Departures from Code.

The finished floor elevation (FFE) of all Single-Family Attached Building Types is required to be 2.5 feet above the elevation of the adjacent sidewalk. This is to provide additional privacy to the ground story of the units due to the close proximity to the public sidewalks. As proposed, Waivers are required for all buildings to this requirement. Although individual units within various buildings meet the requirement, other units within the building do not because the buildings all have a consistent FFE while the sidewalk elevation varies with the proposed grading.

A terminal vista is present along John Shields Parkway in the area of the mid-block pedestrianway. The applicant should coordinate with Staff to provide a strong vertical architectural element in this location.

### *Architecture*

The proposal is for 29 townhouse buildings containing between three and eight units in each, with a total count of 154 dwelling units. There are seven different Elevation 'Models' proposed, with options for extended unit heights and high impact side and rear façade designs for every Elevation Model for use with buildings having greater exposure to these facades from the street or adjacent properties. An Administrative Departure is necessary to permit the extended unit heights, which create height variation along the ridge line of the townhouses.

Five different exterior material palettes are proposed, with brick as a primary material and cementitious siding as a secondary material. Waivers and Administrative Departures are required on the rear façade of all Elevation Models and on the front façade of two Elevation Models. Polyurethane is proposed as a secondary material for architectural details, trim, and shutters. Staff is supportive of a Waiver to permit this synthetic material based on its low maintenance requirements and ability to be shaped into a variety of traditional architectural details appropriate to the style of the townhouses. However, Staff is concerned about the tactile qualities and potential artificiality that might be perceived when it is installed at a pedestrian level of the building façade, such as primary entrances and porches.

All facades are required to be constructed of a minimum of 80 percent primary materials. Primary and secondary façade materials and the percentage of transparency provided were measured and analyzed for the seven individual Elevation Models as opposed to each of the 29 buildings which are combinations of those Elevation Models. Waivers and Administrative Departures are required for provision of primary materials, transparency and presence of blank wall areas. Generally along the side and rear facades of the Elevation Models. To help offset this, side and rear facades of all Elevation Models include 'high impact' elevations where visibility to these areas is greatest.

The entry design for Single-Family Attached Building Types is required to incorporate stoops or open porches in the design, and all units are in compliance. However, the minimum depth required for the porches and stoops to be functional does not meet Code and must be revised to provide the minimum five foot clear depth required for each. Juliette balconies highlight the side facades and some front facades of the townhouses, but require minor modifications to the installation details. A minimum of one primary entrance is required on the street façade. Buildings 14 and 16 face a proposed open space and no entrance along the street, requiring a Waiver.

Roof terraces are proposed as an option that would increase the occupied space of the buildings to 3.5 stories with the half story being within the roof structure. The proposed terraces are inconsistent with the traditional architectural design of the rest of the buildings, but Staff can support them on a limited basis. They should be prohibited from being located at the end units of any building.

Building variety is provided between the individual Elevation Models. However, a buildings to building comparison reveals less variety than between units. The applicant should work with

Staff to develop a cohesive building to building variety concept that provides more balance in the amount of diversity proposed within each building through the measured repetition of Elevation Models and Color Schemes within each building.

## **Site Development Standards**

### *Parking*

A Parking Plan was approved with the Preliminary Development Plan to permit each unit to have a maximum of four parking spaces, where two are permitted and required by Code. Each unit will have two garage spaces within the townhouse and two parking spaces in the driveway immediately behind the associated unit.

In several areas parking is located within a Required Build Zone (RBZ). When vehicular use areas are within 20 feet of the right-of-way, Code requires a street wall be installed with additional landscaping on the street side of the wall. The proposed street wall design is a solid hedge and masonry post design, 42-inches in height at maturity. The street wall design intent is to be a complementary architectural extension of the building with which it is associated. The proposed landscape plans do not fully comply with the requirements of Code, and minor revisions to the alignment and additional landscaping proposed on the street side of the wall are required, subject to Staff approval.

### *Tree Preservation, Open Space, and Landscaping*

The tree preservation plans indicate that a portion of the existing street trees are proposed to be removed in the area of the curvature of Tuller Road/Village Parkway adjacent to Block D. At the adjacent Tuller Flats development to the west, Staff and the developer/contractors were successful in preserving a substantial amount of the existing street trees. The applicant should continue to work with Staff to preserve the maximum number of street trees possible by employing the same measures along the Tuller Road frontage with this project.

Individual unit landscape plans have been provided, but do not include sufficient detail to determine compliance with Code. Planting plans for all areas of the site should be submitted with all proposed plants, species and locations.

### *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. Additional details are needed for the underground stormwater chamber system, including the depth to which it is proposed to be installed and the amount of cover proposed over the chambers to determine if potential conflicts with proposed landscape plans over the stormwater chambers.

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. Sanitary sewer access will be through the construction of new sanitary sewer mains.



## Final Plat

The Final Plat will establish three new public rights-of-way--Holcomb Street, McCune Avenue, and Seville Street, all functionally classified as Neighborhood Streets. The streets define four new lots (Lots 1 through 4), and associated utility easements.

- Lot 1 is a 2.84-acre parcel in the northwest portion of the site
- Lot 2 is a 1.99-acre parcel in the northeast portion of the site
- Lot 3 is a 2.19-acres parcel in the southwest portion of the site
- Lot 4 is a 1.73-acres parcel at the southeast portion of the site

The Commission is asked to make a recommendation to City Council on the acceptance of the Final Plat. The applicant should update the plat to provide public access easements over all publically accessible open spaces. With conditions, the plat conforms to the requirements of the BSD Code and Subdivision regulations as well as the Street Network Map adopted by City Council.

## 3. Criteria

### Administrative Departures

#### General Building Types

##### 1) 153.062(E)(1)(a) — Primary Materials, Minimum Primary Materials

Requirement: A minimum of 80 percent of each building façade visible from a street or adjacent property, exclusive of windows and doors shall be constructed of primary materials.

Request: Permit reductions in primary materials percentages on the following facades of these Elevation Models:

- Elevation Models 1, 4 and 7; Side Façade (High Impact Option) – 76 percent
- Elevation Models 3, 5 and 6; Side Façade (High Impact Option) – 79 percent
- Elevation Models 5 and 6; Front Elevation – 79 percent

Criteria: Approval. The majority of the areas deficient of 80 percent primary materials are High Impact Options for the side facades, where projecting bay windows clad in siding replace portions of the brick façade to provide visual interest.

#### Single-Family Attached Building Type

##### 2) 153.062(O)(2)(a)2.— Lot Coverage

Requirement: Maximum impervious lot coverage for Single-Family Attached Buildings shall not exceed 70 percent.

Request: Lot coverage for Blocks A, B, and C shall not exceed 77 percent.

Criteria: Approval. The Parking Plan approved with the Preliminary Development Plan allows each unit twice the amount of parking permitted by Code. This has contributed to more pavement than typically necessary to serve this style of development.

##### 3) 153.062(O)(2)(b)—Height

Requirement: That the story heights for Single-Family Detached Building Types shall be a minimum of 10 feet and a maximum of 12 feet in height.

Request: To permit the 3<sup>rd</sup> story of the proposed townhouse units to vary from a minimum height of 9.69 feet, and a maximum height of 12.17 feet.

Criteria: *Approval.* The height of the 3<sup>rd</sup> story includes an extended height option to allow for a vertically staggered roofline and resulting in a height difference from the floor to the eave line, the point to which the uppermost story height is measured with a pitched roof.

4) *153.062(O)(2)(d)(2) — Non-Street Facing Transparency*

Requirement: A minimum 15 percent transparency be provided on all stories of non-street facing facades.

Request: Reduction in the percentage of non-street facing transparency required for the side facades of the following Elevation Models to the following percentage:

- Elevation Models 1, 2, 3 and 7; Side Façade; 3<sup>rd</sup> Story — 12 percent minimum

Criteria: *Approval.* The 3<sup>rd</sup> story of the proposed townhouse units has two smaller, horizontally-oriented windows where bathrooms are located on the floor plans and the transparency percentage is calculated out of a taller story height where the extended height options for Elevation Models are proposed, contributing to the lower transparency percentage. The building to building spacing proposed for the townhouse buildings will result in a fairly narrow viewshed between buildings.

## Waiver Reviews

### *General Building Types*

1) *153.062(E)(1)(a) — Primary Materials, Minimum Primary Materials*

Requirement: A minimum of 80 percent of each building façade visible from a street or adjacent property, exclusive of windows and doors shall be constructed of primary materials.

Request: Permit Elevation Models 2 and 3 to provide a minimum of 70 percent primary materials at the front façade, and for all Elevation Models to provide a minimum of 66 percent primary materials with the non-High Impact Option.

Criteria: *Approval.* Seven different Elevation Models are proposed. Although Elevation Models 2 and 3 include a higher percentage of secondary materials on the front façade than the other five Models, this variation will provide beneficial visual relief as these units are intermixed in Buildings with the other predominantly brick clad Elevation Models. In areas of the site where the rear facades of the townhouses may be visible from the street or an adjacent property, the High Impact Option is specified, which provides 86 percent primary materials.

2) *153.062(E)(1)(d)(h)—Permitted Secondary Materials*

Requirement: Permitted secondary materials are limited to details and accents and include glass fiber reinforced gypsum, glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding. Other high quality synthetic materials may be approved as permitted primary or secondary materials by the

required reviewing body with examples of successful, high quality installations in comparable climates.

Request: Permit architectural details, trim and shutters to be constructed of polyurethane.

Criteria: *Approval.* Polyurethane is a relatively maintenance-free product that can be shaped into a variety of traditional architectural details that are appropriate to the overall design of townhouses.

3) *153.062(H)(1)(h)—Windows, shutters, awnings and canopies, Window Proportions*

Requirement: Windows in single-family detached, single-family attached, apartment building, podium apartment building, historic mixed use, and historic cottage commercial building types shall have vertical proportions with architecturally or historically appropriate window divisions. Horizontally-oriented windows are permitted for these building types only on non-street facing building façades.

Request: Permit windows with a horizontal orientation on street-facing side elevations.

Criteria: *Approval.* The proposed windows are associated with bathrooms in the floor plan of the townhouses, where both privacy and natural light are highly desirable features. The street facing side elevations have enhanced detailing below these windows to replicate the typical proportions of the rest of the windows.

*Single-Family Attached Building Types*

4) *153.062(O)(2)(a)2.— Lot Coverage*

Requirement: Maximum impervious lot coverage for Single-Family Attached Buildings shall not exceed 70 percent.

Request: Lot coverage for Block D shall not exceed 85 percent.

Criteria: *Approval.* The Parking Plan approved with the Preliminary Development Plan allows each unit twice the amount of parking permitted by Code. This, combined with the inherent inefficiency of the irregularly shaped block, has contributed in more pavement than typically necessary to serve this style of development.

5) *153.062(O)(2)(b)—Height, Minimum Finished Floor Elevation (FFE)*

Requirement: That the FFE for the ground story be a minimum of 2.5 feet above the height of the adjacent sidewalk elevation.

Request: To permit the majority of the townhouse units to not meet the minimum 2.5-foot difference in elevation between the FFE and the adjacent sidewalk elevation.

Criteria: *Approval.* Each of the 29 buildings proposed has a FFE that is consistent across all the units in each building, i.e no buildings have a 'stepped' finished floorplate between units. The FFE of each building floorplate and the adjacent sidewalk elevations vary in response to the proposed grading of the site. The result is that although individual units in various buildings may meet the 2.5-foot requirement, the building will still require a Waiver for the units that do not.

6) *153.062(O)(2)(d)(1) — Street Facing Transparency*

Requirement: A minimum 20 percent transparency be provided on all stories of street facing facades.

Request: Reduction in the percentage of street facing transparency required for all side facades of all Elevation Models to the following percentages at street facing side facades:

- Ground Story — 17 percent minimum
- Third Story — 11 percent

Criteria: Approval. The ground story of the townhouse units is partially occupied by garage space. Generally, minimal windows are provided in garages in order to maximize storage area along the walls and for security reasons. The 3<sup>rd</sup> story of the proposed townhouse units has two smaller, horizontally-oriented windows where bathrooms are located on the floor plans and the transparency percentage is calculated out of a taller story height where the extended height options for Elevation Models are proposed, contributing to the lower transparency percentage. Due to their increased visibility, these side facades which face streets have been given enhanced architectural detailing to provide visual interest.

7) *153.062(O)(2)(d)(1-2) — Blank Wall Limitations, Street Facing and Non-Street Facing*

Requirement: Blank walls are not permitted. A blank wall is an elevation with 15 foot or greater stretch of façade by windows or other architectural elements.

Request: Permit a maximum 19 foot blank wall along the side facades of all seven Elevation Models at the ground story and 2<sup>nd</sup> story.

Criteria: Approval. The blank wall areas are located associated with the garage and mechanical room of the house (furnace/water heater) at the ground story and with kitchen cabinets at the 2<sup>nd</sup> story. Due to their increased visibility, these side facades which face streets have been given enhanced architectural detailing with alternate locations for the kitchen at the 2<sup>nd</sup> story to allow for variety in the design of all side facades.

8) *153.062(O)(2)(d)(2) — Non-Street Facing Transparency*

Requirement: A minimum 15 percent transparency be provided on all stories of non-street facing facades.

Request: Reduction in the percentage of non-street facing transparency required for all rear and side facades of the following Elevation Models to the following percentages:

- All Elevation Models; Rear Façade--Ground Story — 6 percent minimum
- Elevation Models 4, 5 and 6; Side Façade--3<sup>rd</sup> Story — 11 percent minimum

Criteria: Approval. The ground story rear façade of the townhouse units is nearly entirely comprised of the garage door. The only glazing being the windows within the carriage style garage doors. All rear facades are oriented to the vehicular use area on the interior of each block. Views to this area have been restricted through landscaping. The 3<sup>rd</sup> story of the proposed townhouse units has two smaller, horizontally-oriented windows where bathrooms are located on the floor plans and the transparency percentage is calculated out of a taller story height where the extended height options for Elevation Models are proposed, contributing to the lower transparency percentage. The building to building spacing proposed for the townhouse buildings will result in a fairly narrow viewshed between buildings.

9) *153.062(O)(2)(d)(3) — Building Entrance, Number Required on Street Facade*

Requirement: A minimum of one principal building entrance must be located along the street facing building façade.

Request: Permit Buildings 14 and 16 to not provide a principal building entrance along the street facing façade.

Criteria: *Approval.* Buildings 14 and 16 are sited perpendicular to McCune Avenue, with the front facades and principal entrances of both buildings facing the proposed Pocket Park. The street facing side facades of these buildings have been given enhanced architectural detailing.

*Open Space Types*

10) *153.064(C)(1) — Provision of Open Space, Residential*

Requirement: There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Based on 154 dwelling units, 30,800 square feet of publicly accessible open space is required.

Request: To provide approximately 27,808 square feet of publicly accessible open space.

Criteria: *Disapproval.* The materials submitted indicate compliance with the provision of open space requirement subject to the approval of Waivers to permit the size of two Pocket Parks—'A1' and 'B1'—to be less than the minimum size required to qualify as a Pocket Park (0.08 acres versus the 0.10 minimum acres required). In reviewing the actual acreage of all open spaces provided, it appears that the project is approximately 3,000 acres deficient in provision of open space.

11) *153.064(G)(1) — General Requirements, Size*

Requirement: Pocket Plazas shall be a minimum of 300 square feet and a maximum of 1,200 square feet in size and Pocket Parks shall be a minimum of 0.10 and a maximum of 0.50 acre in size.

Request: To permit Pocket Plaza area to expand up to a maximum of 2,778 square feet and Pocket Park area to reduce to a minimum of 2,778 square feet.

Criteria: *Approval.* There is a gap between the maximum permitted Pocket Plaza size and the minimum permitted Pocket Park size, such that proposed open spaces within that range require Waivers to either of the size requirements. The discrete area of these smaller open space types is less important to their utility than the design of the open space itself.

12) *153.064(G)(4)(h)(1-2) — Improvements, Fencing and Walls, Height, Opacity*

Requirement: Fencing shall not exceed 42 inches, unless otherwise approved by the required reviewing body for special circumstances. Fence opacity shall not exceed 60 percent.

Request: To permit a 7-foot high, solid wood fence in the northwest corner of Pocket Park 'C1', the gateway location.

Criteria: *Disapproval.* The proposed solid wood fence is not consistent with the high-quality character of the gateway open space design.



## Final 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, 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 lot coverage and open space sizes.
- 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 §153.062 Building Types and §153.065 Site Development Standards.*  
Criteria Met with Conditions. The proposal largely complements the surrounding character and existing development. The applicant should work with Staff to meet the Building Variety requirements of the BSD Code by developing a more cohesive scheme for grouping of Elevation Models into buildings.
- 5) *The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks.*  
Criteria Met with Condition. The proposed blocks conform to the zoning requirements. The site staking plan should be revised to include Corner Side RBZs along Holcomb Street and Seville Street.
- 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 (Holcomb Street and Seville 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 layout, and sidewalk and tree lawn widths, prior to submitting the Final Plat to City Council.

- 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. The proposal generally allows for the safe circulation of vehicles and provides access points/ connections to the public realm.

- 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 Waivers to primary cladding materials, transparency percentages, and use of polyurethane as a secondary material for architectural trim. Staff is supportive of these requests as they are consistent with surrounding development.

- 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 Waiver and Condition. The applicant should continue working with Staff to designate the required amount of open space.

- 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 with Condition. Additional analysis regarding stormwater management and utilities is required. The applicant should continue to work with the City Engineer. The applicant should provide supplemental information regarding the StormTech underground stormwater management chambers to ensure no conflicts exist with the proposed landscape plans in these areas subject to Staff approval prior to submitting for building permits.

- 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 with Condition. The project is proposed to be developed in three phases. The applicant will need to submit a final phasing prior to submittal of a Final Plat for City Council review, subject to Staff approval.

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.

## Final 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 remove information related to Required Building Zones from the plat, as these are based on building types which are subject to change.

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 Final Plat.

4) *Open Space Requirements*

Criteria Met with Condition. Within the BSD, publically accessible open spaces designations are required through the specific requirement defined in the Zoning Code and not those within the Subdivision regulations. Public access easements should be added to the plat in the areas where proposed.

## 4. Recommendations

### Administrative Departures

- 1) Planning recommends **approval** to permit reductions in primary materials percentages on the following facades of these Elevation Models: Elevation Models 1, 4 and 7; Side Façade (High Impact Option) – 76 percent; Elevation Models 3, 5 and 6; Side Façade (High Impact Option) – 79 percent; Elevation Models 5 and 6; Front Elevation – 79 percent.
- 2) Planning recommends **approval** to permit lot coverage for Blocks A, B, and C not exceed 77 percent.

- 3) Planning recommends **approval** to permit the 3<sup>rd</sup> story of the proposed townhouse units to vary from a minimum height of 9.69 feet, and a maximum height of 12.17 feet.
- 4) Planning recommends **approval** to permit a reduction in the percentage of non-street facing transparency required for the side facades of the following Elevation Models to the following percentage: Elevation Models 1, 2, 3 and 7; Side Façade; 3rd Story — 12 percent minimum.

### Waiver Reviews

- 1) Planning recommends **approval** of Waiver to permit reduced primary materials percentages for Elevation Models 2 and 3 on the front façade (70 percent) and for all Elevation Models on the 'non-High Impact' rear facades.
- 2) Planning recommends **approval** of Waiver to permit architectural details, trim and shutters to be constructed of polyurethane as a high-quality synthetic secondary material.
- 3) Planning recommends **approval** of Waiver to permit horizontally oriented windows at the 3<sup>rd</sup> story of street-facing side elevations.
- 4) Planning recommends **approval** of Waiver to permit impervious lot coverage up to 85 percent on Block D where the maximum is 70 percent.
- 5) Planning recommends **approval** of Waiver to permit the majority of townhouse units to not meet the finished floor elevation requirement of 2.5 feet above the adjacent sidewalk.
- 6) Planning recommends **approval** of Waiver to permit a reduction in the required street facing façade transparency on side fades from 20 percent to 17 percent at the ground story and 11 percent at the 3<sup>rd</sup> story.
- 7) Planning recommends **approval** of Waiver to permit blank wall areas void of windows or architectural elements for linear distances of up to 19 feet in along a story at the side facades of all Elevation Models at the ground story and 2<sup>nd</sup> story.
- 8) Planning recommends **approval** of Waiver to permit a reduction in the required non-street facing façade transparency on side fades from 15 percent to 6 percent at the ground story of the rear façade of all Elevation Models and to 11 percent at the 3<sup>rd</sup> story of the side facades of Elevation Models 4, 5 and 6.
- 9) Planning recommends **approval** of a Waiver to permit Buildings 14 and 16 to not provide a principal entrance on the street facing façade where entrances are required.
- 10) Planning recommends **disapproval** of a Waiver to reduce the required provision of publicly accessible open space from 30,800 square feet to 27,808 square feet.
- 11) Planning recommends **approval** of a Waiver to reduce the minimum size of a Pocket Park from 0.10 acre to 0.06 acre and to increase the maximum acreage of a Pocket Plaza from 1,200 square feet to 2,778 square feet.
- 12) Planning recommends **disapproval** of a Waiver to permit a 7-foot high solid wood fence within Pocket Park 'C1' where the maximum permitted fence height is 42 inches and the maximum fence opacity is 60 percent.

### Final Development Plan

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

- 1) The applicant work with the City Engineer to finalize the public street sections, including tree lawn and sidewalk widths, and adjustments to the on-street parking layout, as necessary, prior to submitting Final Plat to City Council;

- 2) That the site staking plan and Final Plat be updated to reflect Corner Side RBZ distances along Holcomb Street and Seville Street;
- 3) That polyurethane trim not be permitted for use on porch or entry details, including columns, balustrades, brackets, pilasters entry pediments, crossheads, and arches;
- 4) That proposed roof penetration locations be located on the non-street side of the roof ridge lines, and that vents and other utility elements be located on the rear façade of the building and painted to match the color of the adjacent exterior cladding material;
- 5) That the optional roof terraces be prohibited from location at the end units of any building;
- 6) That the Juliet balconies, open porches and stoops comply with all dimensional requirements for installation and size;
- 7) That the applicant work with Staff to create a terminal vista along John Shields Parkway in the area of the mid-block pedestrianway through the specification of Elevation Models that can provide strong vertical architectural elements flanking the pedestrianway;
- 8) The applicant work with Staff to develop a cohesive building to building variety concept that provides more balance in the amount of diversity proposed within each building through the measured repetition of Elevation Models and Color Schemes within each building;
- 9) That the applicant work with Staff to resolve the discrepancies in proposed amount of open space provided;
- 10) That the applicant provide supplemental information regarding the underground stormwater management chambers to ensure no conflicts exist with the proposed landscape plans in these areas, subject to Staff approval and prior to submitting for building permits;
- 11) That planting plans for all areas of the site to receive landscaping be updated to include plant specifications, locations and quantities, subject to Staff approval prior to submitting for building permits;
- 12) That the applicant work with Staff to preserve the maximum number of existing street trees along Tuller Road/Village Parkway, utilizing similar tree protection methods employed during the construction of Tuller Flats along Tuller Road to the west;
- 13) The applicant submit a final detail for space between vehicular driveways, not utilizing gravel mulch between the driveways, subject to Staff approval;
- 14) That the applicant work with Staff to refine the planting plan and street wall details to screen the vehicular use areas located within 20 feet of any right-of-way, as required by code;
- 15) That the applicant revise the layout of the proposed bollard lighting along the mid-block pedestrianways to a staggered pattern, and provide photometric site data for the areas of the proposed bollard lighting;
- 16) The applicant submit a final phasing, subject to Staff approval, prior to submittal of the Final Plat to City Council.

### **Final Plat**

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

- 1) The applicant remove all RBZ information from the Final Plat;
- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council;



- 3) The applicant update the open space provisions to align with the Final Development Plan;
- 4) The applicant add public access easements in any areas where publicly accessible open space is proposed.