



RECORD OF ACTION - REVISED

Planning & Zoning Commission

Thursday, May 20, 2021 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

4. **Towns on the Parkway at PIDs 273-008811 & 273-012991** **21-033FDP** **Final Development Plan**

Proposal: Development of 154 attached, single-family residential units with 0.71 acres of open space on an 11-acre site.

Location: Northwest of the intersection of John Shields Parkway with Village Parkway and zoned Bridge Street District, Sawmill Center Neighborhood.

Request: Review and approve a Final Development Plan under the provisions of Zoning Code Sections 153.057 - 153.066.

Applicant: Matt Callahan, Pulte Group/Aaron Underhill, Underhill and Hodge LLC

Planning Contact: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-033

MOTION 1: Mr. Grimes moved, Mr. Supelak seconded, to approve four Administrative Departures:

1. **§153.062(E)(1)(a) *General Building Types*** — 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
2. **§153.062(O)(2)(a) *2 Single-Family Attached Building Type*** — Lot Coverage
Requirement: Maximum impervious lot coverage shall not exceed 70 percent.
Request: Lot coverage for Blocks A, B, and C shall not exceed 77 percent.
3. **§153.062(O)(2)(b) *Single-Family Attached Building Type*** — Height
Requirement: That the story heights shall be a minimum of 10 feet and a maximum of 12 feet in height.
Request: To permit the 3rd 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. **§153.062(O)(2)(d)(2) *Single-Family Attached Building Type*** — Non-Street Facing Transparency
Requirement: A minimum 15 percent transparency be provided on all stories of non-street facing facades.



**4. Towns on the Parkway at PIDs 273-008811 & 273-012991
21-033FDP Final Development Plan**

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; 3rd Story — 12 percent minimum

VOTE: 7 – 0.

RESULT: The four Administrative Departures were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 2: Mr. Grimes moved, Mr. Way seconded, to approve **10** Waivers:

1. **§153.062(E)(1)(a) *General Building Types*** — 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.
2. **§153.062(E)(1)(d)(h) *General Building Types*** — 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.
3. **§153.062(H)(1)(h) *General Building Types*** — 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.
4. **§153.062(O)(2)(a) *Single-Family Attached Building Types*** — Lot Coverage
Requirement: Maximum impervious lot coverage for Single-Family Attached Buildings shall not exceed 70 percent.



4. Towns on the Parkway at PIDs 273-008811 & 273-012991 21-033FDP Final Development Plan

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

5. **§153.062(O)(2)(b)** *Single-Family Attached Building Types* — 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.
6. **§153.062(O)(2)(d)(1)** *Single-Family Attached Building Types* — 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
7. **§153.062(O)(2)(d)(1-2)** *Single-Family Attached Building Types* — 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 2nd story.
8. **§153.062(O)(2)(d)(2)** *Single-Family Attached Building Types* — 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--3rd Story — 11 percent minimum
9. **§153.062(O)(2)(d)(3)** *Single-Family Attached Building Types* — Building Entrance, Number Required on Street Façade
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.
10. **§153.064(G)(1)** *Open Space Types* — 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.



**4. Towns on the Parkway at PIDs 273-008811 & 273-012991
21-033FDP Final Development Plan**

VOTE: 7 – 0.

RESULT: The **10** Waivers were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 3: Mr. Grimes moved, Mr. Supelak seconded, to approve the Final Development Plan with 16 conditions:

- 1) That 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 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;
- 4) That the optional roof terraces be prohibited **from the front facade at the end units of any building and no two adjacent units, in any location, both have front façade roof terraces;**
- 5) That the Juliet balconies, open porches and stoops comply with all dimensional requirements for installation and size;
- 6) 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;
- 7) That 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;
- 8) That the applicant work with Staff to resolve the discrepancies in proposed amount of open space provided;
- 9) 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;



**4. Towns on the Parkway at PIDs 273-008811 & 273-012991
21-033FDP Final Development Plan**

- 10) 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;
- 11) 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;
- 12) That the applicant submit a final detail for space between vehicular driveways, not utilizing gravel mulch between the driveways, subject to Staff approval;
- 13) 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;
- 14) 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;
- 15) That the applicant submit a final phasing, subject to Staff approval, prior to submittal of the Final Plat to City Council; and
- 16) **That the applicant revise the landscape design details for the gateway corner in accordance with the Commission discussion specifically to incorporate public art and to increase granite, brick, and/or other accent materials, subject to Staff approval.**

VOTE: 7 – 0.

RESULT: The Final Development Plan was conditionally approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

 294AB0C6363F490
 Nichole M. Martin, AICP, Senior Planner

