

21-160AFDP – TOWNS ON THE PARKWAY

Summary

Request for review and approval of an Amended Final Development Plan to permit terraces on select front-facing, end units for a recently approved attached, single-family development.

Zoning

BSD-SCN: Bridge Street District – Sawmill Center Neighborhood

Property Owner

Tuller Land Holdings LLC

Applicant/Representative

Adam Pychewicz, Pulte Homes

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Taylor Mullinax, Planner I

(614) 410-4632

tmullinax@dublin.oh.us

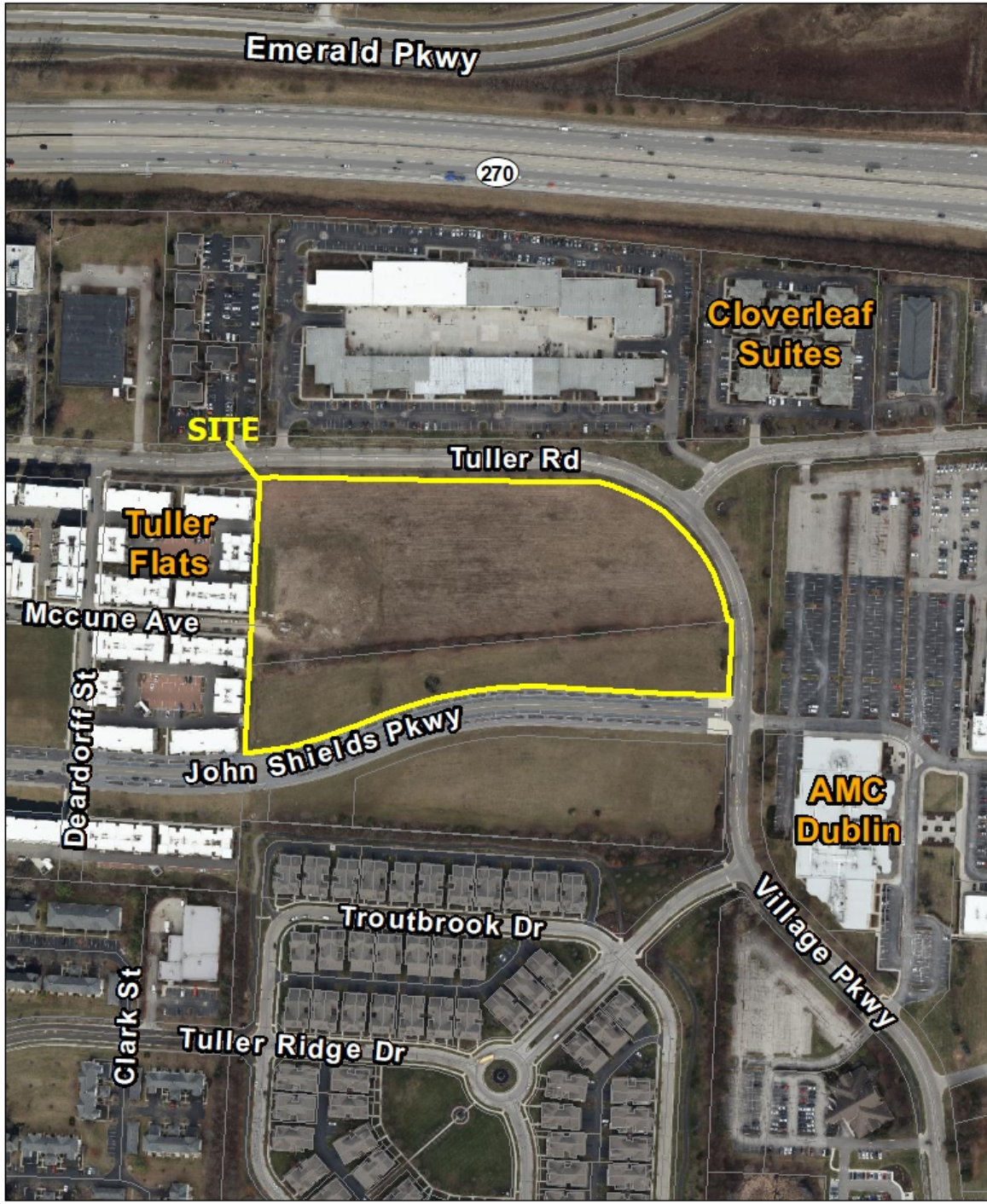
Next Steps



Upon approval from the Planning and Zoning Commission, the applicant may apply for Building Permits prior to construction.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-160AFDP Amended Final Development Plan Towns on the Parkway PID: 273-008811</p>	<p>0 120 240 Feet</p> 
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2. Overview

Background

The site is located north of John Shields Parkway and west of Village Parkway. The Towns on the Parkway townhomes consist of 154 attached, single-family homes with 0.7-acres of open space. The development includes the extension of McCune Avenue and two new public streets, Seville Street and Holcomb Street.

Case History

In May 2021, the Commission reviewed and approved a Final Development Plan. The approval for the Final Development Plan included the approval of four Administrative Departures, ten waivers, and sixteen conditions. Of the 16 conditions, condition four stated "that the optional roof terraces be prohibited from the front façade at the end units of any building and no two adjacent units, in any location, both have front façade roof terraces."

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 Land Use and Development Character

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 frontage on Tuller Road ($\pm 1,300$ feet) and John Shields Parkway ($\pm 1,000$ feet). Sidewalks currently exist along John Shields Parkway, along with some public parking. Pedestrian and bicycle facilities provide access to the John Shields Greenway, Tuller Square and (future) Riverside Crossing Park.

Proposal

The Amended Final Development Plan (AFDP) proposal is a request to modify a previously approved condition of approval regarding roof top terraces, to permit five additional terraces on front-facing end units. Specifically, two units in Block A, one unit in Block B, no units in Block C, and two units in Block D.



There are 29 townhouse buildings containing between three and eight units in each building, for a total of 154 dwelling units in four blocks.

Front-facing roof terraces are an option for the buyer at time of purchase that would be offered for units with raised roofs. At the May 20, 2021 Planning and Zoning Commission meeting, the Commissioners agreed to permit front-facing terraces for the development based on the following provisions:

- 1) Terraces are available as an option on units with raised roofs;
- 2) No two, side-by-side units may both have roof terraces; and,
- 3) Units with reverse gables or a box bay on the front façade would not accommodate front facing terraces.

The five additional front-facing terraces on end units requested will be of the same architectural detail as approved with the original FDP and will contain no detailed railings. Each proposed terrace has minimal impact from street views on McCune Avenue and John-Shields Parkway, and is minimally visible from street view due to the design. The additional five front-facing terraces on end units would not be located within a gateway or high visual impact area. Additionally, the limited scope of the request and highly desired viewpoints of the site and the surrounding Bridge Park area are thoughtfully selected.

3. Criteria

Amended Final Development Plan Criteria §153.066(H)(4)

1) The AFDP shall be substantially similar to the approved FDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.

Criteria Met. This application is consistent with the approved Final Development Plan and is responsive to the surrounding development character with the additional five front-facing terraces requested and the amended condition of approval.

2) The proposed development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans, and citywide administrative and financial policies.

Criteria Met. The amendment proposal is consistent with all adopted plans and policies.

3) The proposed land uses conform to all applicable requirements and use specific standards of §153.059 Uses.

Not Applicable. There are no applicable use specific standards that apply. The amendment 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.

4) The proposed buildings are appropriately sited and conform to the requirements of §153.062 Building Types and §153.065 Site Development Standards.

Criteria Met. The amendment proposal largely complements the surrounding character and existing development.

5) The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks.

Not Applicable. The amendment to the FDP, condition of approval does not affect the lots and blocks or conditions that were approved as part of the FDP.

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, as amended.

Not Applicable. The proposed amendment to the FDP does not affect proposed street types.

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.

Not Applicable. The proposed amendment to the FDP does not affect the design of the internal circulation system, driveways, or any connections to the public realm.

8) The proposed design, architecture, and materials of buildings is consistent with the BSD Design Guidelines, while integrating with nearby development, and avoids overshadowing of existing or proposed development.

Criteria Met. The applicant is requesting an amendment to a condition of approval of the FDP to permit front-facing terraces on five end units, two in Block A, one in Block B, and two in Block D. Staff is supportive of this minimal request and outdoor seating areas are consistent with surrounding development in Bridge Park.

9) The proposed site design, landscaping, screening, and buffering is consistent with the BSD Design Guidelines.

Not Applicable. The proposed amendment to the FDP does not affect the site design, landscaping, screening, and buffering.

10) The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces.

Not Applicable. The proposed amendment to the FDP does not affect the amount of open space.

11) 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.

Not applicable. The proposed amendment to the FDP does not affect the provision of services.

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

Criteria met. The proposed amendment to the FDP does not adversely affect the development. The proposal is located in the Sawmill Center Neighborhood and fulfills the visions of the Neighborhood District. The proposed five additional front-facing terraces are not located near any Gateways.

13) 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.

Not Applicable. The proposed amendment to the FDP does not affect stormwater management systems.

14) 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.

Not Applicable. The proposed amendment to the FDP does not affect the ability to be adequately served by existing infrastructure.

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

Not Applicable. The proposed amendment to the FDP does not affect the phasing of the development.

16) 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. The proposed amendment to the FDP is largely consistent with the recommendations, principles, and intent of all design standards.

4. Recommendation

Staff recommends **approval** with no conditions.