



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, December 6, 2012

Community Plan 2012 Amendment

Case Summary

Agenda Item	2
Case Number	12-046ADM
Request	Review of draft amendments to the 2007 Community Plan as part of the 2012 Community Plan Amendment process.
Case Manager	Justin Goodwin, AICP, Planner II (614) 410-4677 jgoodwin@dublin.oh.us
Planning Considerations	<i>Request for Feedback.</i> Planning requests review and discussion of potential amendments to the Community Plan.

Background

Planning has presented potential amendments to various elements of the Community Plan at Planning and Zoning Commission meetings over the past four months. At the November 8, 2012 Commission meeting a new Bridge Street District Area Plan and updates to the Future Land Use Map were highlighted. Planning is now preparing revisions to the Bridge Street District Plan based on Commission feedback, and to the Future Land Use Map based on additional analysis. These revisions are in progress and will be available for review on the Community Plan website when completed. Planning will alert the Commission when the revisions are available. Planning will provide an overview of the revisions at the December 6 meeting as well as an overall status update of the Community Plan amendment project. This report provides a summary of the pending revisions.

Summary

Draft Area Plan Amendments

Bridge Street District Plan

The first draft of a new Bridge Street District Area Plan included updated text from the Bridge Street Corridor Vision Report and related planning documents. Planning has also drafted a new graphic plan as an update to the Illustrative Vision Plan from the Vision Report. The draft plan depicts a conceptual street network, block framework and greenway system. Based on the Commission's comments, Planning has simplified the graphic plan by removing color designations and made additional text edits to improve readability.

The revised version of the Bridge Street District plan will maintain the street and block framework as well as the primary greenway system envisioned for the District. The plan will place greater emphasis on the use of design points and illustrative images to communicate key planning recommendations, and will avoid use of colors that could be interpreted as land use designations. An overview of the draft revisions will be presented at the December 6 Commission meeting.

Future Land Use Map

Many of the proposed revisions to the Future Land Use Map shown at the November 8 Planning and Zoning Commission meeting reflected the adoption of the Innovation District, TechFlex and Bridge Street District zoning requirements. Key changes included the combination of the two 'Office/Research & Development' classifications into a single category, and the replacement of the 'Mixed Use Town Center' classification with a 'Mixed Use Urban Core' category. The Commission generally supported the proposed revisions.

Planning has also identified a need to clarify the intent of the 'Parks/Open Space' land use classification as it relates to private properties. There are some instances in which all or significant portions of properties are depicted as 'Parks/Open Space' on the Future Land Use Map. Generally, these areas represent stream corridors and wooded areas to be preserved as part of future developments, or open space setbacks associated with planned thoroughfares, such as the Tuttle Crossing extension. There is some concern that property owners might see the 'Parks/Open Space' designation as an intent by the City to acquire private property. The designation is also inconsistently applied; for instance, many privately owned stream corridors are not depicted on properties that have already been developed.

Summary

Draft Area Plan Amendments

Planning proposes to separate these open space areas into a 'Greenway Overlay.' Visitors to the Community Plan website will be able to turn this overlay on and off to view the base land use designation for a property. The overlay will provide additional guidance to locating sensitive areas that should be preserved, while also better depicting a more comprehensive and continuous open space system throughout the planning area. Planning will review this solution with the Commission at the December 6 meeting.

Recommendation

Request for Feedback

Recommendation

As noted above, the revisions described in this report are in progress and will be posted to the Community Plan website when fully drafted. Planning will provide an overview of these revisions at the December 6 Commission meeting and will request feedback from the Commission to confirm the changes are appropriate. Planning will finalize revisions to these items and other elements of the Community Plan throughout December and will present a complete draft of the updated Community Plan to the Commission in January.

Potential discussion questions include:

- Does the proposed revision to the Bridge Street District graphic plan adequately address the Commission's concerns and effectively communicate the key planning recommendations for this area?
- Is the proposed incorporation of a 'Greenway Overlay' on the Future Land Use Map an appropriate solution to addressing the issues identified by Planning?