



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, April 11, 2013

Community Plan Amendment

Case Summary

Agenda Item	1
Case Number	12-046ADM
Request	Administrative review and recommendation to City Council of proposed amendments to the 2007 Community Plan.
Case Manager	Justin Goodwin, AICP, Planner II (614) 410-4677 jgoodwin@dublin.oh.us
Planning Recommendation	<i>Review and Recommendation to City Council</i> Planning requests review and recommendation of approval to City Council of amendments to the Community Plan.

Summary

Amendments

Introduction

Planning has presented potential amendments to various elements of the Community Plan at Planning and Zoning Commission meetings between July and December 2012, including the Plan's new website format. A full draft of amended plan content is now available for review on the Community Plan website at <http://communityplan.dublinohiousa.gov>.

The Community Plan website is designed to provide quick access and an enhanced user experience for the both the general public and regular users of the Plan. The website is designed to replicate the general organization of the published 2007 Plan document, including the [Introduction](#) section and the following ten chapters:

[Foundations](#)
[Character & Environment](#)
[Land Use](#)
[Transportation](#)
[Community Facilities](#)
[Historic Preservation](#)
[Fiscal Health](#)
[Demographics](#)
[Utilities](#)
[Implementation](#)

Proposed revisions and additions to the text for each chapter are shown in a 'tracked changes' format throughout the website. Minor technical and functional refinements will continue to be incorporated, such as placement of supplemental content (*e.g.* charts, figures, photos, *etc.*), and inclusion of additional links and cross-referencing between related sections of the Plan. A variety of embedded, interactive maps are incorporated throughout the Plan; functionality improvements will continue to be incorporated for these as well.

During previous reviews, the Commission suggested the inclusion of a general introduction to the website that clearly explains what the Community Plan is and how the Plan's recommendations are intended to be implemented over time through a variety of public and private decisions. This is an important point; as the Plan's information becomes more accessible to the public, it will be necessary to ensure that long-term planning policies are not confused with shorter term implementation efforts, such as the Capital Improvements Program. The Plan already contains some of this explanation within the Introduction section of the adopted document. As the overall format and organization of the website is finalized, Planning will incorporate this information into the final design of the website's home page.

Summary	Amendments
General Amendments	<p>Planning has presented potential amendments to various elements of the Community Plan at Planning and Zoning Commission meetings between July and December 2012. Planning has worked with staff from nearly every City department to review and update the Community Plan's text, maps, charts, figures and other supplemental content.</p> <p>Many of the revisions throughout the Plan involve updated references and information regarding the West Innovation District and Bridge Street District planning initiatives. Staff has also revised text for accuracy or clarity and has updated technical information and descriptions of existing conditions, where appropriate.</p> <p>At the August 8, 2012 Commission meeting, Planning presented a detailed list of proposed revisions to the Community Plan's Objectives and Strategies. Commission members provided some suggestions for specific objectives and for general consistency in terms of how some items (like the Bridge Street District) are referenced in different objectives. Planning has incorporated these suggestions. The revised Objectives and Strategies are now incorporated into each chapter individually (as included in the adopted document), and as a complete listing within the Implementation section of the website.</p>
Area Plan Amendments	<p>Planning presented initial draft revisions for the various special area plans at the October 4, November 8, and December 6, 2012 Commission meetings. Specific items of interest to the Commission included proposed revisions to the Coffman Park Area Plan (now referred to as the Emerald/Perimeter Area) and the graphic representation of the new Bridge Street District Area Plan. Planning has revised the area plan graphics based on the Commission's feedback and has prepared refined versions of these plans. Planning also presented a concept for incorporating all of the City's seven 'Business Neighborhoods', each as a separate special area plan. Two of the business neighborhoods are included with this update (Bridge Street and West Innovation Districts). As the remaining business neighborhood plans are completed they will be incorporated with future Community Plan updates; the boundaries for these future planning areas have been removed from the special area plans map to avoid confusion.</p> <p>Links are provided to each of the Special Area Plans by clicking the blue underlined headers below:</p> <p>Bridge Street District Incorporates the 2010 Bridge Street Corridor Vision Report and related planning information, including new text, graphics and design recommendations. This area plan replaces the 2007 Historic Dublin and Sawmill/SR 161 Area Plans. Conceptual images recently developed for the ongoing Scioto River Corridor Urban Design Framework are also incorporated into this area plan, along with modifications to the street network in this area based on this planning effort.</p> <p>West Innovation District Incorporates the content of the 2011 Economic Advancement Zone Plan, with minor technical updates. This area plan is now separated from the larger U.S. 33 Corridor Plan to the north of SR 161.</p>

Summary	Amendments
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	<p>US 33 Corridor Area Separated from the West Innovation District and revised to coordinate with both the new West Innovation District Plan and the Jerome Township Comprehensive Plan (where appropriate). The 2007 version of this area plan extended to U.S. 42, outside of Dublin's recognized land use planning area; the revised version is consistent with the planning area boundary.</p> <p>Emerald/Perimeter (Coffman Park) Area Revised to reflect more recent master planning for the expansion of Coffman Park. Reflects new office development south of Perimeter Drive and illustrates additional office development potential along Post Road. New text, graphics and design recommendations are included. The graphic plan and an associated conceptual image also depict more recent design work for the planned I-270 interchange improvements.</p> <p>Avery Road Corridor A portion of the Avery/Woerner-Temple focus area (adjacent to the Cramer's Crossing neighborhood) is revised to depict office development where previously illustrated with residential development. The Future Land Use Map has been revised accordingly. This revision is supported by both the Cramer's Crossing Condominium and Home Owners Associations. The graphic plan is also revised to reflect an approved development plan for property south of Dan Sherri Avenue.</p> <p>Southwest Area Includes two minor graphic adjustments to better depict street and driveway connections in the Tuttle/Wilcox Road area. A previous draft revision to the Avondale Woods area has been removed because the site is currently the subject of a pending zoning application. No other graphic changes are proposed.</p> <p>Bright Road Area Revised to illustrate the planned construction of a roundabout at the future Emerald Parkway/Bright Road intersection. A design recommendation has been added to explore opportunities for a vehicular overpass connection between Emerald Parkway and the Bridge Street District.</p> <p>Northwest Glacier Ridge Area Revised to reflect amendments adopted as part of the 2011 Hyland-Croy Road Corridor Character Study.</p> <p>Summit View/Sawmill Area No changes are proposed for this area plan.</p>
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<p>Future Land Use Map and Thoroughfare Plan</p>	<p>Planning presented proposed revisions to the Future Land Use Map and the Thoroughfare Plan at the November 8 and December 6, 2012 Commission meetings.</p> <p>The most significant revisions to the Future Land Use Map are related to the adoption of the West Innovation, Tech Flex and Bridge Street District zoning requirements. Key changes include the combination of the two 'Office/Research &</p>
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Summary	Amendments
	<p>Development' classifications into a single category, and the replacement of the 'Mixed Use Town Center' classification with a 'Mixed Use Urban Core' category. There are a small number of locations where zoning and development approvals over the past five years warrant modifications to the Future Land Use Map, which have also been incorporated.</p> <p>At the December 6 Commission meeting, Planning also presented a concept for incorporating an 'open space overlay' into the Future Land Use Map to avoid concerns with depicting private land as open space without a 'base' land use classification. The overlay has now been incorporated into a separate Open Space Overlay Map and is intended to 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.</p> <p>The Thoroughfare Plan updates are based on recent roadway project completions and minor technical corrections. As with the Future Land Use Map, more significant revisions are based on newly planned thoroughfare concepts for the Bridge Street District and the West Innovation District. Information depicted in a number of supplemental maps within the Transportation chapter of the adopted Plan have been incorporated as 'clickable' data within the Thoroughfare Plan map viewer. This integrated data includes roadway character designations; however a separate, updated Roadway Character Map remains in the Plan. Updates reflect the revised network shown on the Thoroughfare Plan and include revised roadway character type called 'Urban/Village Character' to accommodate the intended urban streetscape designs within the Bridge Street District.</p>

Summary	Adoption Process
<p>Approval to City Council</p>	<p>During previous Commission reviews of the Community Plan Update, Commission members requested additional information about how the new digital format of the Community Plan will be adopted and maintained. Planning has reviewed this matter with the City's legal staff and has outlined the framework for an adoption and maintenance policy, as described below.</p> <p>The Community Plan Update will be adopted by ordinance with reference to the new online/website format and a physical document will be filed with the Clerk of Council for archiving. The ordinance will delegate the authority to maintain certain technical elements of the Plan to the City Manager or designee. Staff will periodically update technical elements and report to the Planning and Zoning Commission and Council. The ordinance will reserve for Council the authority to revise policy-related content by subsequent legislation, following recommendation of the Planning and Zoning Commission.</p> <p>Technical Elements to be maintained by the City Manager:</p> <ul style="list-style-type: none"> • Correction of typographical or other errors • Factual or statistical information that is not in dispute (may be text, figures, tables, etc.) • Descriptive information, such as descriptions of existing conditions throughout the City

	<ul style="list-style-type: none"> • Factual descriptions of planning and analysis processes used to develop the Plan • References to external information sources of a factual nature • Maps or digital map data depicting existing conditions, including Existing Land Use Classifications • Photos or illustrations used to supplement text, except those used to convey policy intent or to illustrate specific planning recommendations • Revisions to graphic design, website formatting, interactive map functionality, etc. that do not alter the basic content or meaning of information in the Plan • Explanations or tutorials to help readers understand how to use the Plan <p>Policy Elements to be revised by Council only:</p> <ul style="list-style-type: none"> • Objectives and Strategy Statements • Any content within the 'Dublin's Foundations' chapter • The 'Land Use Principles' section of 'Land Use' chapter • The 'Key Planning Issues' section of the 'Land Use' chapter • Future Land Use Classifications (Map and Descriptions) • Any text or graphic content of a Special Area Plan, except for technical updates to existing conditions • Thoroughfare Classifications (Map and Table) • Roadway Character Designations (Map and Design Guidelines) • Any mapped data or graphic used to convey policy intent or to illustrate specific planning recommendations • General descriptions of City policy or of planning/development issues that may have implications for the interpretation or implementation of City policies • Specific land use and site design recommendations • Supplemental Thoroughfare Plan map content that would change recommendations for roadway design, implementation sponsorship or phasing • References to plans or policies that have not been adopted or officially endorsed by City Council
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Recommendation	
Approval to City Council	The proposed Community Plan amendments address major planning initiatives, changes and trends that have occurred within Dublin over the past 5 years. Planning recommends the Planning and Zoning Commission recommend approval to City Council of the updated Dublin Community Plan.