



To: Members of Dublin Planning and Zoning Commission
From: Steve Langworthy, Planning Director
Date: July 10, 2014
Initiated By: Rachel Ray, AICP, Planner II
Re: Case 13-095ADMC – Zoning Code Amendment – Bridge Street District

Background

In September 2013, the Planning and Zoning Commission initiated a review of potential amendments to the Bridge Street District zoning regulations. As part of their initial review, the Commission made recommendations to City Council to adopt amendments to Code Sections 153.057-58, the General Purpose and BSC Districts Scope and Intent, and 153.066, Review and Approval Procedures and Criteria. These amendments were effective December 18, 2013.

Between September and December 2013, the Commission reviewed the existing BSD zoning regulations and provided Planning with comments and considerations to be evaluated as part of a comprehensive update.

July 10 Review Materials

Planning has prepared draft amendments for the following sections:

- 153.057 – General Purpose
- 153.058 – BSC Districts Scope and Intent
- 153.059 – Uses
- 153.060 – Lots and Blocks
- 153.061 – Street Types
- 153.062(A)-(N) – Building Types (General)

Proposed amendments are shown as “tracked changes” ([new text](#) & ~~deleted text~~). All sections include technical amendments, such as changing references to the “Bridge Street Corridor” to the “Bridge Street District.” Where applicable, the proposed amendments made for the new “BSD Scioto River Neighborhood” and associated Code modifications included in case 14-039ADMC are also shown as tracked changes.

For certain amendments, comments are provided to call attention to items for which Commission feedback is requested. An overview of the more substantial amendments is provided below.

153.057 | General Purpose & 153.058 | BSC Districts Scope & Intent (Same PDF document)

- The “Principles of Walkable Urbanism” are currently in the General Purpose section. Planning is evaluating whether to relocate the principles to a stand-alone section of the Code along with the other pedestrian-oriented regulations to establish a set of new “walkability standards.”

153.059 | Uses

- Adding intent provisions.
- One of Planning's considerations is whether to relocate all of the "Existing Uses" and "Existing Structures" provisions to a single Code section, with applicable regulations consolidated to be more user-friendly.
- Clarifying the Existing Uses provisions, and making a specific reference to requirements for nonconforming sites.
- Adding provisions to clarify principal uses vs. accessory uses.
- Modifying to the Use Table for *Dwelling, Multiple-Family; Group Residence; Eating and Drinking; Entertainment/Recreation, Indoor; Exercise and Fitness; Personal, Repair & Rental Services; Retail, General; Skilled Nursing, Rehabilitation, Home for the Aging and Nursing Homes; and Drive-in/Drive-Through for Banks.*
- Adding provisions to explain the intent of the use specific standards.
- Modifying the approach to size-limited uses (*Eating and Drinking; Entertainment/Recreation, Indoor; Exercise and Fitness; Personal, Repair and Rental Services; and Retail, General*) to allow uses exceeding the size limitations to be considered as conditional uses (instead of prohibited without a Waiver).
- Modifying the use specific standards for parking structures, requiring all parking structures visible from a public right-of-way to be conditional uses.
- Modifying the use specific standards for outdoor dining and seating, requiring a minimum of five feet of clear area for pedestrian use.

153.060 | Lots and Blocks

- Referencing the principles of walkable urbanism and the proposed walkability standards.
- Clarifying that the provisions of this section apply to projects that require Development Plan Review.
- Potentially relocating the provisions for mid-block pedestrianways to the walkability standards.
- Adding to the design requirements for mid-block pedestrianways (where they begin and terminate, and appropriate lighting levels).

153.061 | Street Types

- Referencing the principles of walkable urbanism, the proposed walkability standards and the Thoroughfare Plan.
- Designating street type and section determinations as the responsibility of the City Engineer.
- Clarifying how to plan for street alignments and existing roadways.

- Noting that further discussion with Washington Township Fire on potential amendments to the Fire Access provisions is necessary.

153.062(A)-(N) | Building Types (General)

- Enhancing the conditions for modifications to Existing Structures.
- Clarifying review standards applicable to new and Existing Structures in the Historic Core and Historic Residential Districts.
- Modifying the “Incompatible Building Types” table to prohibit parking structures to be sited across from or adjacent to existing parking structures.
- Clarifying provisions for parallel ridge lines (roof types); façade material transitions; roof materials; colors; awnings; balconies; stoops; treatments at terminal vistas; building variety; uses and occupancy requirements; façade transparency; and façade divisions.
- Potentially relocating the provisions for Entrances and Pedestrianways to the proposed Walkability Standards section.

Next Steps

The remaining Code sections (153.062(O, Building Types (Individual Building Type Requirements), through 153.066, Review and Approval Procedures and Criteria) will be forwarded for the Commission’s review at a later date following additional Planning analysis.

Once all Code Sections (153.057-066) have been reviewed, final drafts will be provided to the Commission for an overall recommendation to City Council.

Recommendation

Planning recommends the Commission review and discuss the proposed revisions to Code Sections 153.057-053.062(A)-(N) and provide feedback.