

# Zoning Map Amendment

**14-040Z**

## Area Rezoning – Bridge Street District – Scioto River Neighborhood District

This is a request for an area rezoning of 23 parcels (approx. 66.97 acres) for the BSD Scioto River Neighborhood and BSC Public Districts in the Bridge Street District. This is a request for review and recommendation regarding proposed land use map amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

### **Date of Application Acceptance**

Monday, April 28, 2014

### **Date of ART Recommendation to the Planning and Zoning Commission**

Thursday, May 29, 2014

### **Case Managers**

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## **PART I: APPLICATION OVERVIEW**

<i>Review Type</i>	Zoning Map Amendment (Area Rezoning)
<i>Proposal</i>	Rezoning 20 parcels comprising an area of approximately 57.75 acres of land from <i>BSC Office Residential, BSC Residential, and BSC Commercial Districts</i> to <i>BSD Scioto River Neighborhood</i> and <i>BSC Public Districts</i>
<i>Parcels</i>	273008242, 273008244, 273008245, 273008264, 273008802, 273008831, 273008832, 273008834, 273008838, 273008856, 273008857, 273008858, 273008867, 273008994, 273008998, 273009101, 273009155, 273012427, 273012429, 273012430  <i>Parcels recommended by the Planning and Zoning Commission to be included in the BSD Scioto River Neighborhood District:</i>  273008859, 273008868, 273011148
<i>Applicant</i>	Marsha I. Grigsby, City Manager, City of Dublin
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### **Application Review Procedure: Area Rezoning – Zoning Map Amendment**

The Review and Approval Procedures and Criteria for the Bridge Street District state that the amendment procedures of Zoning Code Section 153.234 shall apply in the Bridge Street District zoning districts for Zoning Map and Zoning Text amendments. As part of the review process, the ART shall make a recommendation to the Planning and Zoning Commission and City Council for their consideration.

Zoning Code Section 153.232(B) grants the Planning and Zoning Commission the authority to review amendments to the Zoning Map and to the Zoning Ordinance and make a recommendation of action to Council. The Commission should review the proposed amendment, provide input where necessary, and vote on the proposal. The draft Zoning Map amendment will be forwarded to City Council for final review and action.

### **Application Contents and Overview**

#### *Summary*

This area rezoning is intended to align the zoning designations for properties in the Scioto River Corridor portion of the Bridge Street District and to be consistent with the direction articulated in the 2010 Bridge Street Corridor Vision Report as incorporated into the Dublin Community Plan (Bridge Street District Plan).

The City of Dublin is sponsoring this application to rezone 20 parcels (and portions of parcels) to the new BSD Scioto River Neighborhood District (refer to the Planning Report for case *14-039ADMC, Zoning Code Amendment*, for additional information about the new zoning district) and BSC Public District for the City-owned riverfront park land.

#### *Background*

Between 2010 and 2012, the Bridge Street District planning and zoning efforts moved toward implementation, including the adoption of the Vision Plan and the subsequent adoption of zoning regulations and an area

rezoning for Bridge Street District zoning districts. The parcels affected by this proposed area rezoning were placed into three different zoning districts: *BSC Residential*, *BSC Office Residential*, and *BSC Commercial*. These zoning districts all permit a mix of uses, but each includes an emphasis on a specific character of uses indicated by the district name. These zoning districts were designed to reflect the “Character Districts” outlined in the 2010 Bridge Street Corridor Vision Report, particularly where certain areas take on more of a supporting role to allow a critical mass of highly mixed-use development to thrive in specific, targeted areas.

The neighborhood zoning districts, on the other hand, allow a much wider range of uses with specific placemaking considerations guided by accompanying graphics (refer to “Scioto River Neighborhood District” below for more about the Neighborhood Districts).

At the time of the 2011-2012 Bridge Street District area rezoning, the land ownership in this area was divided, and each of the owners had differing concerns. Some were principally concerned about ensuring that the new zoning was as similar to the previous zoning (especially the Community Commercial District) as possible. Others wanted to ensure that approved projects were not affected.

#### *Scioto River Corridor Planning Efforts*

Clearly, circumstances have changed dramatically. Following the initial rezoning to the Bridge Street Districts in early 2012, a development entity (Crawford Hoying Development Partners) began assembling much of the land within the Scioto River Corridor. At the same time, the City acquired several strategic properties needed for public infrastructure improvements, putting the City in a much more advantageous position to unify the development of this area. The attention on this area advanced further in late 2012 when City staff was directed by City Council to focus its Bridge Street District planning efforts mainly on the Scioto River Corridor.

As planning progressed in the river corridor, it was noted that unlike the property ownership pattern in place at the time of the original BSD code adoption and area rezoning, ownership circumstances would permit the creation of a more unified zoning plan to create the more intensely developed, mixed-use environment envisioned by the BSD zoning regulations, designed to be implemented through the neighborhood district standards.

Certainly, given the size of the vacant property in this area and its transformational potential to open up the riverfront, it would have been advantageous to have established a more unified zoning in 2012. This would have been Staff’s recommendation had the property owners been more interested in redeveloping the area in a more coordinated fashion.

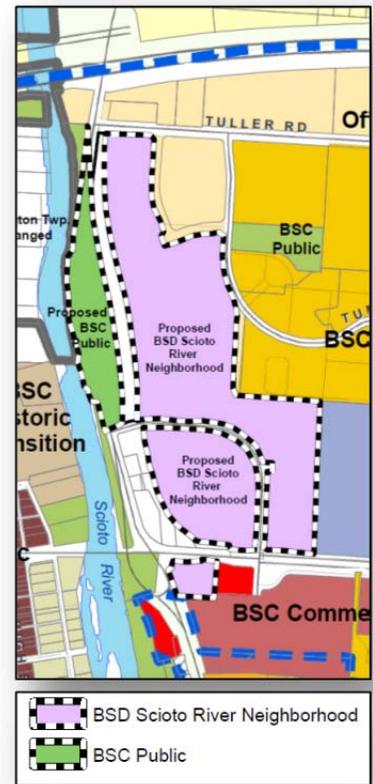
#### *BSD Scioto River Neighborhood District*

The three existing Neighborhood Districts (BSC Sawmill Center Neighborhood, BSC Historic Transition Neighborhood, and BSC Indian Run Neighborhood) are intended to create signature places consistent with the 2010 Bridge Street Corridor Vision Report and Dublin Community Plan (Bridge Street District Special Area Plan). The neighborhood districts are intended for areas with a greater mix of uses and the highest commercial and residential densities and as a result, require special attention to the location and character of buildings, streets, and open spaces to accommodate well defined districts with larger scale, coordinated development and redevelopment that accommodate a variety of uses.

Creating the new BSD Scioto River Neighborhood District allows the Bridge Street District zoning regulations to better fit the intent of the larger, unified development anticipated for the Scioto River Corridor area. The new zoning district allows a coordinated combination of regulations that apply across the previous three zoning districts, including the application of such provisions as the creation of a new “shopping corridor,” new building type requirements, greater diversity of uses, a finer grain for lot and block requirements, comprehensive sign plans, coordinated open spaces, and parking requirements that maximize opportunities for shared parking. This approach also facilitates the review process by allowing these elements to be addressed more comprehensively and in a coordinated fashion through the single BSD Scioto River Neighborhood District, rather than three separate zoning districts with boundaries separated by parcels as they exist today.

The neighborhood approach is consistent with that taken for the other neighborhood districts when they were first created where special conditions or preliminary development concepts helped inform certain elements of the zoning provisions (such as limitations or opportunities associated with the Indian Run, or proximity to Sawmill Road). The BSD zoning regulations for this area are generally consistent with the previously mentioned neighborhoods and the City’s vision for this area. The City has been the applicant on all of the other related, larger scale BSD code provisions, and, because this area has multiple owners, including the City, Dublin is the logical entity to sponsor this amendment.

**Proposed Zoning Map Amendments  
As Recommended by PZC on June 5, 2014**



*Proposed Zoning Map Amendments*

The future riverfront park land is recommended to be zoned BSC Public District, which is an existing zoning district that applies to other public uses throughout the BSD, including the Dublin Schools property, the cemetery, Sycamore Ridge Park, and the AEP substation on Banker Drive.

The new BSD Scioto River Neighborhood District will be applied to land generally along the east side of the relocated Riverside Drive, including the existing Bridge Pointe shopping center, the former Wendy’s restaurant site at the southeast corner of the Riverside/SR 161 intersection, properties along Dale Drive, the former driving range and “Digger and Finch” restaurant site, and land along the north side of the future John Shields Parkway.

In the ART’s recommendation to the Commission, the existing Acura car dealership at the northwest corner of Dale Drive and SR 161 was shown to remain BSC Commercial District until the property owner chose to redevelop the land. Should the land redevelop, it would be eligible to be rezoned to the BSD Scioto River Neighborhood District. Similarly, the ART also recommended that the existing Capitol Cadillac dealership remain in the same zoning district (BSC Commercial) until such time that the property owner chooses to redevelop, at which point it would likely be recommended for rezoning to the BSC Office District, consistent with the office emphasis envisioned for this portion of the Bridge Street District in the “character districts” outlined in the Vision Plan for the Bridge Street District.

The Planning and Zoning Commission requested that the two car dealerships, in addition to the existing daycare center zoned BSC Residential District to coincide with the “residential core” envisioned for this part of

the Bridge Street District, be included in the BSD Scioto River Neighborhood District rezoning to ensure that the same development character is established on both sides of Dale Drive, leading up to Riverside Drive.

Refer to the *Proposed Zoning Map*, attached, showing the existing and proposed Bridge Street District zoning districts, as recommended by the Planning and Zoning Commission at their meeting on June 5, 2014.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Planning**

The proposed Zoning Code and subsequent Zoning Map amendments bring the Scioto River Corridor area into alignment with other similar areas of the BSD and the general recommendations outlined in the 2010 Bridge Street Corridor Vision Report. The amendments are a prerequisite for any proposed redevelopment in the Scioto River Corridor of a significant scale to move forward. Further, the proposed amendments are consistent with the City's policy of establishing as much clarity and predictability for developers as possible of the City's plans and expectations for the Bridge Street District.

At the May 29, 2014 ART meeting, Planning recommended approval of the proposed Zoning Map amendment (area rezoning) as depicted on the proposed BSD Zoning Map dated "PZC June 5, 2014," following a recommendation on case 14-039ADMC, Zoning Code Amendment, establishing the new BSD Scioto River Neighborhood District.

### **Engineering, Building Standards, Parks & Open Space, Economic Development, Fire and Police**

No comments

## **PART III: REVIEW CRITERIA**

### **Compatibility with applicable land use policies**

#### *Future Land Use*

The Future Land Use map of the Dublin Community Plan was updated and adopted by City Council on July 1, 2013. The Future Land Use map identifies the portions of the Bridge Street District east of the Scioto River as *Mixed Use Urban Core*, which is intended to accommodate a strong mixture of uses in an active, highly walkable environment. This classification allows for the widest mixture of uses and highest development densities within the City, and is intended for application specifically within the Bridge Street District. The proposed Zoning Code amendment is consistent with the *Mixed Use Urban Core* land use classification.

#### *Bridge Street District Area Plan | Dublin Community Plan*

The Bridge Street District Plan is intended to establish a vision for the transformation of underutilized land in the city's core into high-value, mixed-use development set in walkable environments—creating value for the community while continuing to enhance Dublin's overall economic strength and quality of life. The Bridge Street District reinforces the City's long-term competitiveness and promotes fiscal health and adaptability by creating new environments and amenities that will help retain, expand and attract the next generation of residents, employees and businesses to Dublin while remaining a center of community for all Dublin residents.

Much of the area included in the proposed Zoning Map amendment is set within the "Riverside District" character neighborhood, which the area plan notes is "poised to capture the untapped potential of making the

Scioto River even more of a community amenity and centerpiece for high-quality mixed-use development. Introduction of a greenway and destination park along the east bank would substantially raise the river's profile as an asset in Dublin's park and greenway network, help bring residents from both sides of the river together around shared activities and places, and anchor a unique new neighborhood."

The proposed Zoning Map amendment to the BSD Scioto River Neighborhood and BSC Public Districts will facilitate implementation of the land use, transportation, and open space objectives of the Bridge Street District Area Plan of the Dublin Community Plan.

#### **PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

##### **Zoning Map Amendment (Area Rezoning)**

Recommendation of **approval** to City Council for this request for a Zoning Map Amendment (area rezoning) of 23 parcels (approx. 66.97 acres) to the BSD Scioto River Neighborhood and BSC Public Districts in the Bridge Street District.