



To: Members of Dublin Planning and Zoning Commission
From: Steve Langworthy, Planning Director
Date: September 11, 2014
Initiated By: Rachel Ray, AICP, Planner II
Re: Review of Permitted Primary Building Materials (Fiber Cement Siding)
Case 13-095ADMC – Zoning Code Amendment – Bridge Street District

Building Materials | Background

At their meeting on August 25, 2014, City Council members approved the Zoning Code amendments for the new BSD Scioto River Neighborhood District and associated Code modifications. As part of Council's discussion of the proposed amendments, Council changed the proposed language to provide for fiber cement siding only as a secondary building material (secondary materials are restricted to not more than 20% of any elevation). Modifications were made to Zoning Code Section 153.062(E)(1) and the various building type tables in Section 153.062(O) where the permitted primary materials are listed to account for this change.

Council members requested additional information about the various types and applications of fiber cement siding, and installation methods that will result in high-quality, durable, and lasting development. As part of the Planning and Zoning Commission work session on September 11, Planning has engaged a consultant (Mark Ford of Ford and Associates) to present information about fiber cement materials and facilitate a discussion with the Commission about its appropriateness.

Copies of the final drafts of Code Sections 153.062(A)-(N) (General Building Type requirements) and 153.062(O) (Building Type tables), as approved by City Council and effective September 24, 2014, have been attached to this memo (a complete revised draft of the Bridge Street District zoning regulations will be provided to the Commission prior to the effective date of the ordinance).

BSD Zoning Code Amendment | 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. On July 10, 2014, the Commission reviewed and commented on draft amendments to the first portion of the Bridge Street District zoning regulations:

- 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)

Following the Commissions review of these sections, Planning is finalizing draft text for final review and recommendation to City Council later in 2014.

September 11 Review Materials

Planning has prepared draft amendments for the remaining Bridge Street Code sections:

- 153.062(O) – Building Types (Individual Building Type Tables)
- 153.063 – Neighborhood Standards
- 153.064 – Open Space Types
- 153.065(A) – Site Development Standards – Purpose & Intent
- 153.065(B) – Site Development Standards – Parking & Loading
- 153.065(C) – Site Development Standards – Stormwater Management
- 153.065(D) – Site Development Standards – Landscaping & Tree Preservation
- 153.065(E) – Site Development Standards – Fences, Walls, and Screening
- 153.065(F) – Site Development Standards – Exterior Lighting
- 153.065(G) – Site Development Standards – Utility Undergrounding
- 153.065(H) – Site Development Standards – Signs
- 153.065(I) – Site Development Standards – Walkability Standards ([new section](#))
- 153.066 – Review and Approval Procedures and Criteria

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.”

Since City Council approved the Zoning Code amendments for the new BSD Scioto River Neighborhood District and associated modifications at their meeting on August 25th (effective September 24, 2014), the new language is shown as adopted.

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

153.062(O) | Building Types (Individual Building Type Tables)

- Evaluating the appropriateness of the upper story transparency requirements for Single-Family Detached and Single-Family Attached building types.
- Clarifying how the Architectural Review District requirements apply to properties in the BSC Historic Residential District.
- Evaluating the appropriateness of different types of permitted primary building materials, such as glass and fiber cement, and applicable quality measures.

153.063 | Neighborhood Standards

- General/technical amendments.

153.064 | Open Space Types

- Providing criteria for evaluating request for payment of a fee in lieu of dedicating open space.
- Allowing an applicant to pay a fee in lieu of dedicating open space if the required amount of open space is less than the smallest open space type permitted in that zoning district, with approval of the Director of Parks and Open Space.
- Allowing Pocket Parks as an open space type in all zoning districts (instead of only in the BSD Residential and Office Residential Districts).
- Allowing Parks (min. 2 acres) as an open space type in all zoning districts except the BSD Historic Transition District.

153.065(A) | Site Development Standards – Purpose & Intent

- Clarifying applicability to Existing Uses, Existing Structures, and Nonconforming Uses & Structures.

153.065(B) | Site Development Standards – Parking & Loading

- Adding an intent statement.
- Considering whether to eliminate Code Section 153.065(B)(2)(b)1B, prohibiting on-site parking lots from encroaching into setbacks to allow for more coordinated, shared parking arrangements.
- Clarifying the parking plan procedures and criteria.
- Clarifying parking requirements for temporary and accessory uses.
- Adding a “shopping center” parking requirement to avoid the need to calculate parking based on frequent turnover of individual tenants.
- Clarifying the demonstration of parking need for parking plan approval.
- Clarifying the bicycle parking location requirements for residential uses.
- Evaluating whether special bicycle parking provisions for the Historic District are appropriate, given the tighter public realm conditions (particularly south of Bridge Street).
- Clarifying the requirements for curbs and wheel stops.

153.065(C) | Site Development Standards – Stormwater Management

- Adding an intent statement.

153.065(D) | Site Development Standards – Landscaping & Tree Preservation

- Including provisions for tree diversity in landscape plans.
- Clarifying the requirements for structural soil, at the request of the City Forester and the Director of Parks & Open Space, to reflect appropriate applications for street trees and interior landscaping conditions.
- Eliminating the perimeter landscape buffering “options” in lieu of an approach that allows the required reviewing body to approve landscape buffering plans on a case by case, site by site basis (given the limited locations this provision will apply).
- Clarifying street frontage screening requirements.
- Potentially relocating the Required Build Zone treatment provisions to the new Walkability Standards (Code Section 153.065(I)).
- Clarifying tree replacement exemptions.

153.065(E) | Site Development Standards – Fencing, Walls and Screening

- Clarifying where fences can be placed.
- Allowing for creative, alternative street wall designs.

153.065(F) | Site Development Standards – Exterior Lighting

- Modernizing lighting requirements. Planning engaged a consultant firm specializing in lighting design (Illumination Arts) to recommend a comprehensive update to the City’s overall lighting regulations, not just for the Bridge Street District. The consultant team has reviewed the existing regulations and does not disagree with the existing provisions in concept, with the understanding that they will be revisited in the context of the overall Zoning Code update.

153.065(G) | Site Development Standards – Utility Undergrounding

- Adding provisions for siting and screening utility transformers and similar utility structures and clarifying when overhead utility lines should be buried.

153.065(H) | Site Development Standards – Signs

- Planning engaged Studio Graphique, one of the City’s sign review consultants, to review the Bridge Street District sign regulations. Studio Graphique has been instructed to provide recommendations for desired sign quality, aesthetics and design intent, in addition to construction quality. Their recommendations are due mid-September, and will be forwarded to the Commission for consideration as part of the final draft.
- Clarifying the purpose and intent of Master Sign Plans.
- Adding provisions related to quality of sign materials.
- Adding “Identification Plaques” as a sign type.

- Allowing a single, 1-square-foot window sign indicating the name of the business on the primary entrance for tenant spaces in multiple-tenant buildings with storefronts.
- Clarifying the placement and dimensional requirements for various building-mounted sign types.

153.065(I) | Site Development Standards – Walkability Standards - NEW SECTION

- Providing an intent statement with walkability objectives and references to the Principles of Walkable Urbanism. Provisions are sectioned in terms of the following objectives:
 - *Connectivity* (Mid-Block Pedestrianways and Mid-Building Pedestrianways)
 - *Safety* (Crosswalks and Pedestrian Circulation Plans)
 - *Comfort and Convenience* (Required Building Zone Treatment; Building Entrances; and Seating Areas)

153.066 | Review and Approval Procedures and Criteria

- Reformatting the Summary Procedure Table 153.066-A and adding Parking Plans.
- Adding subdivision as one of the four criteria for when Development Plans are required in addition to Site Plan Review.

Next Steps

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. The estimated timeline is to provide the Commission with a final draft by November, so a recommendation can be made to City Council for first reading at their December 8, 2014 meeting.

Recommendation

Planning recommends the Commission review and discuss the proposed revisions to Code Sections 153.062(O) – 153.066 and provide feedback.