City of Dublin

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Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager

Date: August 7, 2014

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning

Re: Ordinance 76-14 – Establishing a new Bridge Street District Zoning District (BSD Scioto River Neighborhood District) and related Code Amendments for the BSD Scioto River Neighborhood to Sections 153.058, 153.059, 153.060, 153.062, 153.063, 153.065 of the City of Dublin Codified Ordinances (Zoning Code). (Case 14-039ADMC)

Summary

This is a request to amend portions of the Zoning Code to establish development regulations for a new Bridge Street District zoning district. These regulations will provide specific development standards for the Scioto River corridor area of the Bridge Street District (east of the river) that are consistent with the 2010 Bridge Street Corridor Vision Report as incorporated into the Dublin Community Plan (Bridge Street District Area Plan) in July 2013.

Summary of Modifications

The proposed Zoning Code amendments are intended to produce the type of high-quality development pattern envisioned for the Bridge Street District and emphasize the importance of the development character along the Scioto River Corridor with the aim of establishing another special "Place" at the heart of the Bridge Street District. The following amendments include the creation of a new Neighborhood zoning district (BSD Scioto River Neighborhood District) and other related modifications.

153.063 | New BSD Scioto River Neighborhood District

- Adding an intent statement for the new BSD Scioto River Neighborhood District.
- Adding development standards (mirroring the existing BSC Sawmill Center and BSC Indian Run Neighborhood Districts).
- Providing a conceptual graphic that coordinates with the recommended zoning for the Scioto River Neighborhood District. The graphic depicts major street network connections, demonstrates how the open space network complements desired development and respects existing natural features, identifies opportunities to establish gateways, and illustrates generally where the key mixed-use center ("shopping corridor") is desired and could be extended.

Related Amendments

- 153.059, Uses – Allowing Transportation, Transit Stations and Conference Centers as Conditional Uses in all Neighborhood Districts.
- 153.060, Lots and Blocks - Clarification of block size measurement.

- 153.062, Building Types – Establishing a maximum story height for Corridor Buildings.
- 153.065(B), Site Development Standards, Parking and Loading – Clarifying parking structure design requirements.

Related Modifications

- 153.058, BSC Districts Scope & Intent – Adding the new BSD Scioto River Neighborhood District with a description of district intent.
- 153.059 - A, Table of Permitted and Conditional Uses - Add appropriate uses to the BSD Scioto River Neighborhood District, including modifications to Use Specific Standards with special provisions for Neighborhood Districts.
- 153.060, Table of Maximum Block Dimensions - Add the BSD Riverside Neighborhood District.
- 153.065(F), Table of Fixture Power and Efficiency - Add the BSD Riverside Neighborhood District.
- 153.065(H), Signs – Modify various sections and intent statements with special provisions for Neighborhood Districts.

Other Modifications

- 153.059 - A, Table of Permitted and Conditional Uses - Eliminate "Group Homes" as a use category at the recommendation of the Law Director.

Planning and Zoning Commission Review

On May 29, 2014, the Administrative Review Team (ART) reviewed and recommended the proposed Zoning Code amendments to the Planning and Zoning Commission for consideration at their June 5, 2014 meeting. At that meeting, the Commission agreed with the intent to establish a neighborhood zoning district for the Scioto River corridor area, and discussed the importance of consistency with the provisions of the other neighborhood zoning districts. The Commission wanted to avoid establishing special provisions that would target any specific project that had not yet been reviewed for consistency with the objectives of the Bridge Street District.

The Commission had similar concerns with some of the proposed Zoning Code amendments to the building type requirements and parking requirements that would apply to all properties throughout the Bridge Street District. These provisions were generally eliminated from the final version recommended to City Council.

At the June 5th meeting, the Commission discussed potentially eliminating fiber cement siding as a permitted primary building material, in addition to limiting the maximum height of buildings in all Bridge Street District zoning districts to 5.5 stories (instead of up to 7.5 stories in limited areas).

Written comment was submitted to City Council and forwarded to the Commission from three parties with development interests in the Bridge Street District, expressing concerns with these proposed amendments, indicating that these changes would significantly change the course and feasibility of projects currently under development. At their July 10th meeting, the

Commissioners reconsidered these modifications and determined that the existing Code language should remain until further consideration with the pending update to the overall Bridge Street District zoning regulations. Similarly, the Commission also elected to clarify the maximum permitted height for certain buildings, allowing up to six stories, with increased height to be considered through Waivers requested for specific applications.

The Commission also discussed the description of intent for the proposed zoning district, ensuring that the desire for a balanced mix of land uses is clear.

On July 10, 2014, the Planning and Zoning Commission recommended approval to City Council of the proposed Zoning Code amendments for the BSD Scioto River Neighborhood District with modifications noted on the Record of Action.

Recommendation

The Bridge Street District zoning regulations are unique, innovative, and tailored to address the special development conditions present in the Bridge Street District. The regulations crafted for this special area require development that is vibrant, high-quality, pedestrian-oriented, and consistent with the Vision Principles stated in the Bridge Street Corridor Vision Report and adopted by Dublin City Council in July 2013 as part of the Bridge Street District Area Plan in the Dublin Community Plan.

The proposed Zoning Code amendments for the BSD Scioto River Neighborhood District align with the planning themes and objectives for the Bridge Street District and ensure that development is coordinated with the expected street network and infrastructure planned for the District as a whole. Further, the proposed Code amendments bring the Scioto River Corridor area into alignment with other similar areas of the BSD and the general recommendations outlined in the Bridge Street Corridor Vision Report.

Planning recommends City Council approval of Ordinance 76-14 at the second reading/public hearing on August 25th, 2014.

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 76-14 Passed _____, 20____

AN ORDINANCE TO ESTABLISH A NEW BRIDGE STREET DISTRICT ZONING DISTRICT (BSD SCIOTO RIVER NEIGHBORHOOD DISTRICT) AND RELATED CODE AMENDMENTS FOR THE BSD SCIOTO RIVER NEIGHBORHOOD DISTRICT TO SECTIONS 153.058, 153.059, 153.060, 153.062, 153.063, 153.065 OF THE CITY OF DUBLIN CODIFIED ORDINANCES (ZONING CODE). (CASE 14-039ADMC)

WHEREAS, it is necessary from time to time to amend Dublin's Zoning Code to protect the health, safety and welfare of the citizens of the City of Dublin, and

WHEREAS, Dublin City Council adopted the Bridge Street Corridor Vision Report on October 25, 2010 and has since integrated the policy recommendations of the Vision Report into the Dublin Community Plan as the Bridge Street District Plan, adopted on July 1, 2013, and

WHEREAS, Dublin City Council adopted the Bridge Street Corridor Districts as part of the City of Dublin Zoning Code, including Sections 153.057-153.066, on March 26, 2012 and as amended in November 2013, to implement the five Vision Principles identified in the Vision Report, and

WHEREAS, Section 153.066 of the City of Dublin Zoning Code states that the Planning and Zoning Commission and the Architectural Review Board may evaluate and monitor the application of the requirements and standards of Sections 153.057 through 153.066 and recommend to City Council any changes needed in the BSC district standards and requirements to better implement the Bridge Street Corridor Vision Report, and

WHEREAS, the Planning and Zoning Commission reviewed and discussed the proposed amendments to Section 153.063 to establish a new Bridge Street District zoning district and related Zoning Code amendments on June 5, 2014; and recommended adoption of the amendments on July 10, 2014 because it serves to improve the health, safety and welfare of the citizens of the City of Dublin,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, _____ of its elected members concurring, that:

Section 1. Sections 153.058(B)(10) – 153.058(B)(12) of the City of Dublin Zoning Code are hereby amended and shall provide as follows:

§ 153.058 BSC Districts Scope and Intent

(B) Intent

(10) BSD Scioto River Neighborhood

The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Development of the BSD Scioto River Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District. The district is subject to the specific neighborhood standards defined in §153.063(F), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed-use shopping areas.

(11) BSC Vertical Mixed Use

The intent of this district is to allow a wide variety of mid-rise, mixed use development, including vertical mixed use with ground floor retail, and large format retail with liner buildings, as listed in Table 153.059-A. It is intended to be available for areas initially zoned into the BSC Indian Run Neighborhood and BSC Sawmill Center Neighborhood districts, once these areas are developed and the applicable neighborhood standards are no longer needed to establish the organization and hierarchy of places. The district may be applied to areas initially zoned to the BSC Commercial District or elsewhere in the Bridge Street Corridor as may be deemed appropriate when future redevelopment to higher densities is desired. Accordingly, the district is not intended to be mapped at the time the BSC districts are initially adopted.

(12) BSC Public
This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues, as listed in Table 153.059-A. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this Chapter, or lands that have special cultural or environmental sensitivity.

Section 2. Section 153.059(B) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§ 153.059 Uses

(B) Use Table. Refer to Table 153.059-A.

Table 153.059-A: Permitted and Conditional Uses in BSC Districts

Key	BSC Districts												
P - Permitted U - Permitted on upper floor only C - Conditional Use S - Size Limited T - Time Limited	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Stand-ards See §153.-059 (C)
PRINCIPAL USES													
Residential													
Dwelling, Single-Family	P					P							(1)(a)
Dwelling, Two-Family	P												
Dwelling, Townhouse	P	P					P	P	P		P		(1)(b)
Dwelling, Live-Work	C	P	P		P		P	P	P	P	P		(1)(c)
Dwelling, Multiple-Family	P	P	P	U	U		P	P	P	P	P		
Civic/Public/Institutional													
Cemetery												P	
Community Center	C	C					P	P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child		P	P	P	P		P	P	P	P	P		(2)(c)

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District Energy Plant	C	C	C	C	C		C	C	C		C	C	(2)(d)
Educational Facility		P	P	P	P		P	P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C			C	C	C	C	C	P	
High School		P	P	P	P		P	P	P	P	P	P	
Hospital		C/ S	C/ S					C/ S	C/ S	C/S	C/S	C/ S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	P	P	
Religious or Public Assembly			C/ S	C/ S	C/ S		C/ S	C/ S	C/ S	C/S	C/S	C/ S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation, Park & Ride			C	C				C	C	C	C	C	
Transportation, Transit Station			C	C				P	P	C	C	C	
Commercial													
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals			P	P	P		P	P	P	P	P		(3)(a)
Bank		P	P	P	P		P	P	P	P	P		
Bed and Breakfast					P								(3)(b)
Conference Center			C				C	C	C	C	C		
Eating and Drinking	C/S	P/S	P/ S	P	P		P	P	P	P	P		(3)(c)
Entertainment/Re creation, Indoor		P/S	P/S	P/ S			P/ S	P	P	P	P	C	(3)(d)
Fueling/Service Station				C									(3)(e)
Hotel		P	P	P	P		P	P	P	P	P		
Office, General		P	P	P	P		P	P	P	U	P		
Office, Medical		P	P	P	P		P	P	P	P	P		
Parking, Structure		P/ C	P/ C	P/ C	C		P/ C	P/ C	P/ C	P/ C	P/C	P/ C	(3)(f)
Parking, Surface Lot		C	P	C	C			P	P	C	C		(3)(g)

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Personal, Repair, & Rental Services	C/S	P/ S	P/ S	P/ S	P/ S		P/ S	P	P	P/ S	P		(3)(h)
Research & Development		P	P	P	P		P	P	P	U	P		
Retail, General	C/S	P/S	P/S	P	P/ S		P/ S	P	P	P	P		(3)(i)
Sexually Oriented Business Establishment				C									(3)(j)
Vehicle Sales, Rental, and Repair				C					C				(3)(k)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												
ACCESSORY AND TEMPORARY USES	Accessory uses are permitted only in connection with a permitted or approved conditional use on the same property, and must be clearly subordinate and incidental to that use. No accessory use may be operated when a permitted or approved conditional use does not exist on the property. Temporary uses are governed by time limits as provided by this Code.												
ATM, Walk-Up	P	P	P	P	P		P	P	P	P	P		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Activity and Special Event	T	T	T	T	T	T	T	T	T	T	T	T	(4)(a)
Construction Trailer/Office	T	T	T	T	T		T	T	T	T	T	T	(4)(b)
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	P	(2)(c)
Drive-in/Drive-through			C	C			C	C	C	C	C		(4)(c)
Dwelling, Accessory	P	P	P	P	P		P	P	P	P	P		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P		P	P	P	P	P		(4)(e)
Eating & Drinking		P	P	P	P		P	P	P	P	P	P	
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P		P	P	P	P	P	P	
Farmers Market			P	P	P		P	P	P	P	P	P	
Helipad/Heliports			C					C	C	C	C	C	
Home Occupation	P	P	P		P	P	P	P	P	P	P		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C	(4)(g)
Outdoor Display or Seasonal Sales	T	T	T	T	T		T	T	T	T	T		(4)(h)

Table 153.059-A: Permitted and Conditional Uses in BSC Districts

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Parking, Structure	P/C	P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(f)
Parking, Surface Lot	P	P	P	P	P		P	P	P	P	P	P	(4)(i)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	(4)(j)
Renewable Energy Equipment, Wind	C	C	C	C				C	C	C	C	C	(4)(k)
Residential Model Home	T	T	T		T		T	T	T	T	T		(4)(l)
Retail or Personal Services		P	P	P	P		P	P	P	P	P		
Swimming Pool	P	P	P	P				P	P	P	P	P	
Transportation, Transit Stop	P	P	P	P	P		P	P	P	P	P	P	
Vehicle Charging Station	P	P	P	P	P		P	P	P	P	P	P	
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												

Section 3. Section 153.059(C)(1) of the City of Dublin Zoning Code are hereby amended and shall provide as follows:

§ 153.059 Uses

(C) Use Specific Standards

(1) Residential Uses

(a) Dwelling, Single-Family

1. No Development Plan or Site Plan application shall contain more than 35 detached single-family dwelling units.

2. No Development Plan or Site Plan application containing detached single-family dwelling units may be approved if any of the proposed units would be located within 400 feet of any single-family detached dwelling constructed or approved within the BSC Residential district after the effective date of this amendment.

3. No single-family detached dwelling unit may be constructed within 500 feet of the I-270 right-of-way.

(b) Dwelling, Townhouse

1. If single-family attached residential units are located across the street from existing single-

family detached dwellings, no more than eight attached units may be permitted in a building.

2. Ground floor residential uses are not permitted on Bridge Street in the BSC Historic Transition Neighborhood District.

(c) Dwelling, Live-Work

1. No more than two non-resident employees are permitted in addition to the resident(s) of the dwelling. The required reviewing body may permit additional employees.

2. The non-residential use must be operated by a resident of the live-work dwelling unit.

Section 4. Section 153.059(C)(3)(h)-(i) of the City of Dublin Zoning Code are hereby amended and shall provide as follows:

§ 153.059 Uses

(C) Use Specific Standards

(3) Commercial

(h) Personal, Repair, and Rental Services

1. Personal, repair, and rental service establishments shall be limited to no more than 10,000 square feet for single tenant buildings in the BSC Office, BSC Office Residential, and BSC Residential districts. For multi-tenant buildings in the same districts, the indoor gross floor area of the personal, repair, and rental services shall be limited to no more than 10,000 square feet or 20% of the gross floor area of the principal structure, whichever is smaller.

2. Personal, repair, and rental service uses shall be limited to no more than 25,000 square feet of gross floor area in all other BSC districts except the BSC Indian Run Neighborhood, BSC Sawmill Center Neighborhood and BSD Scioto River Neighborhood.

(i) Retail, General

General retail uses shall be limited to no more than 20,000 square feet of gross floor area in all BSC districts except the BSC Indian Run Neighborhood, BSC Sawmill Center Neighborhood, BSD Scioto River Neighborhood, BSC Commercial, and BSC Vertical Mixed Use districts.

Section 5. Section 153.060(C)(2)(a)-(b) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§ 153.060 Lots and Blocks

(C) General Block and Lot Layout

(2) Maximum Block Size

(a) Required Subdivision

Developments meeting any of the following criteria shall subdivide to meet the maximum block sizes as required by Table 153.060-A, Maximum Block Dimensions:

1. All developments within the BSC Sawmill Center Neighborhood District, BSC Indian Run Neighborhood District, or BSC Historic Transition Neighborhood District;
2. Any developments requiring approval of a Development Plan as required in §153.066(E).

(b) Measurement

1. Block length shall be the distance along one side of a block measured between two parallel or approximately parallel property lines on the opposite sides of the block.
2. Block perimeter shall be the aggregate block length along all sides of a block measured along the property lines.
3. Alleys and service streets shall not be used to measure block length.

Table 153.060-A. Maximum Block Dimensions.

Table 153.060-A. Maximum Block Dimensions		
BSC Districts	**Length (ft.)**	**Perimeter (ft.)**
Residential	500	1,750
Office Residential	500	1,750
Office	500	1,750
Commercial	500	1,750
Historic Residential	200	800
Historic Core	200	800
Historic Transition Neighborhood	300	1,000
Indian Run Neighborhood	500	1,750
Sawmill Center Neighborhood	500	1,750
Scioto River Neighborhood	500	1,750
Vertical Mixed Use	500	1,750
Public	300	1,000

Section 6. Section 153.062(B)(3)(a) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§ 153.062 Building Types

(B) General Building Type Requirements

(3) General Requirements

Every building, erected, altered or moved, shall be located on a lot as defined herein, or as otherwise permitted by this chapter. All building types shall meet the following requirements.

(a) Zoning Districts

Each building type shall be constructed only within its designated BSD zoning district. Table 153.062-A, Permitted Building Types in Each BSD Zoning District, outlines which building types are permitted in which BSD zoning districts. Refer to 153.058, BSD District Scope and Intent, for a description of each district.

Table 153.062-A. Permitted Building Types in Each BSD Zoning District

	BSD Districts											
Permitted Building Types	Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
Single Family Detached	*											
Single Family Attached	*	*				*	*	*	*			
Apartment Building	*	*	*			*	*	*	*			
Loft Building	*	*	*			*	*	*	*			
Corridor Building		*	*				*	*	*	*		
Mixed Use Building		*	*	*			*	*	*	*		
Commercial Center				*			*	*				
Large Format Commercial Building				*			*	*	*	*		
Historic Mixed Use Building					*	*						
Historic Cottage Commercial					*							
Civic Building	*	*	*	*	*	*	*	*	*		*	
Parking Structure	*	*	*	*	*	*	*	*	*	*	*	
Podium Apartment Building						*	*	*	*	*		

Section 7. Section 153.062(O)(5) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§ 153.062 Building Types

(O) Building Types

(5) Corridor Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 75% [1]
Occupation of Corner		Required
Front RBZ		0-15 ft.
Corner Side RBZ		0-15 ft.
RBZ Treatment		Landscape, Patio, or Streetscape. Along State Route 161, Streetscape required.
Right-of-Way Encroachment		Awnings, canopies, eaves, patios & projecting signs
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		80% 10%
3. Parking Location & Loading		
Parking Location		Rear yard [2]; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear & side façade
Entry for Parking within Building		Rear & side façade; corner side façade on non-principal frontage streets
(b) Height		
Minimum Height		3 stories
Maximum Height		6 stories.
Ground Story Height	Minimum	12 ft.
	Maximum	16 ft.
Story Height	Minimum	9 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential and general office uses are prohibited in shopping corridors
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of the first 3 floors and fully in any basement(s)
Occupied Space		Minimum 30 ft. depth facing street(s) [2]
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		

1. Street Façade Transparency	
Ground Story Street Facing Transparency	Minimum 60%
Transparency	Minimum 30%
Blank Wall Limitations	Required
2. Non-Street Façade Transparency	
Transparency	Minimum 15%
Blank Wall Limitations	Required
3. Building Entrance	
Principal Entrance Location	Primary street façade of building
Street Façades: Minimum Number of Entrances	1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances	1 per 100 ft. of façade
Mid-Building Pedestrianway	In shopping corridors, required for buildings greater than 250 ft. in length
4. Façade Divisions	
Vertical Increments	No greater than 45 ft.
Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story. Required at any building step-back.
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Glass
6. Roof Types	
Permitted Types	Parapet, pitched roof, flat roof. Other types may be permitted with approval (refer to §153.062(D)).
Tower	Permitted on façades only at terminal vistas, corners at 2 principal frontage streets, and/or adjacent to an open space type

1 A courtyard covering up to 35% of the front or corner RBZ is permitted. The courtyard, when enclosed by building on three sides, may contribute to the front property line coverage.

2 Parking decks are permitted to extend between buildings, screened from street and covering a maximum of 10% of the length of the RBZ. Parking decks visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

Section 8. Section 153.063(A) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(A) Intent

Certain Bridge Street District zoning districts require special attention to locations and character of buildings, streets, and open spaces to

accommodate larger scale, coordinated development and redevelopment to permit a wide variety of uses. The intent of §153.063 is to establish requirements for the creation of signature places in the city consistent with the Community Plan (Bridge Street District Area Plan)by incorporating long-term phasing plans, transitional development conditions, and adaptability to future market needs. The neighborhood standards guide the development of streets, open spaces, buildings, and other placemaking elements over time. They are not intended to designate the precise locations for approved street types, use areas, open spaces or other required elements of this Code; actual locations and specific development requirements will be determined through the Development Plan and Site Plan Reviews as required in §153.066 for individual neighborhoods. However, wherever conflicts with other sections of the zoning regulations applicable to the Bridge Street District exist, the provisions of §153.063 shall apply.

(1) The BSC Historic Residential District is a singularly unique residential neighborhood with a historic development pattern. The requirements for the BSC Historic Residential District ensure that the scale and placement of new or modified buildings are compatible with the historic character of the existing residential uses and streets.

(2) The BSC Sawmill Center Neighborhood and BSC Indian Run Neighborhood districts anchor the Bridge Street Corridor through the creation of mixed use neighborhoods with signature development characters. Each neighborhood is intended to be anchored by a critical mass of commercial uses located in highly walkable shopping corridors with streets, blocks, buildings and open spaces designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity.

(3) The BSC Historic Transition Neighborhood District serves as a bridge between the existing historic scale of the BSC Historic Core District and the more contemporary, larger scale of the BSC Indian Run Neighborhood District.

(4) The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

Section 9. Section 153.063(C)(4)(a) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(C) BSC Sawmill Center Neighborhood District

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Sawmill Center Neighborhood District.

Section 10. Section 153.063(C)(5) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(C) BSC Sawmill Center Neighborhood District

(5) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-A.

3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-B.

TABLE 153.063-B
Shopping Corridor Length - BSD Sawmill Center Neighborhood District

Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) Sign Plans

1. The BSC Sawmill Center Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

2. The Planning and Zoning Commission shall review master sign plans that depart from the requirements of §153.065(H). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of

the sign and graphic standards for the BSC Sawmill Center Neighborhood District are maintained.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-A. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

Section 11. Section 153.063(D)(4)(a) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(D) BSC Historic Transition Neighborhood District

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Historic Transition Neighborhood District.

Section 12. Section 153.063(D)(5)(c) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(D) BSC Historic Transition Neighborhood District

(5) Placemaking Elements

(c) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-B. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open

spaces. Gateway elements should enhance the character of the public realm and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

Section 13. Section 153.063(E)(5)(a) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(E) BSC Indian Run Neighborhood District

(5) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Indian Run Neighborhood District.

Section 14. Section 153.063(C)(6) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(E) BSC Indian Run Neighborhood District

(6) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-C.

3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-C.

TABLE 153.063-C
Shopping Corridor Length - BSC Indian Run Neighborhood District

Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) Indian Run Frontage

1. If buildings are fronted directly along the Indian Run greenway, ground floor façades shall be treated the same as front façades on principal frontage streets. Parking lots, parking structures, garages, and loading facilities are not permitted in the rear yards of lots with frontage along the Indian Run greenway.

2. Eating and drinking establishments are encouraged along the Indian Run greenway, with an additional 10% semi-pervious area permitted for outdoor dining and seating where the outdoor dining area is within 20 feet of the principal structure.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved by the required reviewing body, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(e) Sign Plans

1. The BSC Indian Run Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

2. The Planning and Zoning Commission shall review master sign plans that depart from the requirements of §153.065(H) for development

sites. The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of the sign and graphic standards for the BSC Indian Run Neighborhood District are maintained.

Section 15. Section 153.063(E) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.063 Neighborhood Standards

(F) BSD Scioto River Neighborhood District

(1) Development Intent

The BSD Scioto River Neighborhood District provides a significant opportunity for a well-planned and designed neighborhood with a balanced mix of land uses. Predominant land uses include a residential presence to complement and support a strong mix of uses, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but complementary land uses.

(2) Refer to §153.058 for the BSD Scioto River Neighborhood District intent, and refer to the revised Zoning Map for the actual limits of the BSD Scioto River Neighborhood District. Refer to Figure 153.063-D for an illustration of a conceptual development pattern desired for this district.

(3) Block, Access, and Street Layout

(a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.

(b) Block Length

1. Refer to Table 153.060-A, Maximum Block Dimensions, for block length requirements.

2. Blocks with frontage on Riverside Drive/State Route 161 facing the roundabout (conceptually shown on Figure 153.063-D) may exceed the maximum block length, but shall be required to provide mid-block pedestrianways in accordance with §153.060(C)(6).

3. For the purposes of measuring block length, the limits of private street sections designed and constructed to public street standards and defined on the Development Plan shall be used in lieu of right-of-way.

(c) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSD Scioto River Neighborhood District and acceptable block access configurations.

(d) Street Types

Refer to §153.061 for existing and planned streets and street family designations within the BSC Scioto River Neighborhood District.

(4) Building Types & Uses. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Scioto River Neighborhood District.

(b) Vehicular Canopies

In addition to the requirements of §153.062(L), canopies shall be located per Figure 153.062-J, and are permitted on the side of a building located on a corner lot, provided the vehicular use area is screened from any principal frontage streets and shopping corridors in accordance with §153.059(C)(4)(c).

(c) Ground Story Use & Occupancy Requirements.

Residential, Office and all related support spaces including lobbies, common areas, mechanical and service uses are permitted on the ground floor. Mechanical rooms, service uses, and other related areas shall not front a shopping corridor.

(5) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. At least one continuous shopping corridor is required and shall be located on and perpendicular to a principal frontage street in the approximate location shown on Figure 153.063-D.

3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street, except where portions of the shopping corridor have frontage along Riverside Drive. The required length shall be based on the total area of the development site as noted in Table 153.063-D.

TABLE 153.063-D
Shopping Corridor Length - BSD Scioto River Neighborhood District

Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1,200 linear feet minimum

4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) John Shields Parkway Frontage

If buildings are fronted directly along the John Shields Parkway greenway, ground floor façades shall be treated the same as front façades on principal frontage streets.

(c) Pedestrian-Oriented Streetscape

A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area.

(d) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(e) Gateways

1. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

2. Gateways shall be provided in the approximate locations shown in Figure 153.063-D. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

(f) Sign Plans

1. The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

2. A master sign plan shall be submitted for designated shopping corridors and as required by §153.065(H) and §153.066(L)(8). The approved master sign plan may include

alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of the sign and graphic standards for the BSD Scioto River Neighborhood District are maintained.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

2. A pedestrian bridge will connect the BSD Scioto River Neighborhood District with the Historic District and BSD Historic Transition Neighborhood, establishing an iconic focal point and a key pedestrian and bicycle connection linking the two sides of the Scioto River.

3. A greenway connecting the BSD Scioto River Neighborhood District with the BSC Sawmill Center Neighborhood District to the east is intended to create pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Sawmill Center and throughout the Bridge Street District.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSD Scioto River Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

All open space types are permitted.

(d) Open Space Network

1. Open spaces within the BSD Scioto River Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-D. Open space locations shall be approved with the Site Plan Review, but

locations and types shall be identified with the Development Plan Review and shall meet the following criteria:

A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.

B. A greenway is required along John Shields Parkway and shall be designed to facilitate pedestrian and bicycle travel.

C. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor, the open spaces associated with the pedestrian bridge landing, and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

D. Where a conference center use is present, an adjacent plaza or square shall be provided to serve as a required open space.

Section 16. Section 153.065(B)(5)(c) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.065 Site Development Standards

(B) Parking and Loading

(5) Parking Structure Design

Parking structures shall be designed in accordance with the minimum requirements of this section. Refer to the building type requirements for Parking Structures in §153.062(O) for additional information.

(c) Interior Circulation

1. Maximum aisle length shall not exceed 400 feet without providing a cross-aisle.

2. Cross aisles shall be a minimum of 18 feet and no greater than 24 feet in width.

3. A minimum ceiling clearance height of 12 feet is required where the parking structure has street frontage, excluding the driveway opening, and the parking structure shall be designed and constructed to allow potential occupancy of the first 20 feet of building depth by a commercial or a civic/public/institutional use permitted by §153.059(B).

4. Design of all other parking structures and upper levels shall include a minimum ceiling clearance height of eight and one half feet.

5. Below-grade parking structure levels shall provide minimum clear heights as required by the Ohio Building Code and the Americans with Disabilities Act.

Section 17. Section 153.065(F)(4) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.065 Site Development Standards

(F) Exterior Lighting

(4) Fixture Power and Efficiency

All light fixtures shall meet the standards in Table 153.065-H for power and efficiency.

TABLE 153.065-H: FIXTURE POWER AND EFFICIENCY		
	BSD Indian Run, BSD Sawmill Center, BSD Scioto River Neighborhood Districts	**All other BSC Districts**
Maximum permitted initial lamp lumens per sq. ft.	13.9 lumens/sq. ft.	9.7 lumens/sq. ft.
Maximum lamp allowance	60,000 lumens	44,000 lumens
Minimum lumens per watt or energy consumed (as documented by manufacturers specifications or results of an independent testing laboratory)	80 lumens/watt	80 lumens/watt

Section 18. Section 153.065(H)(1)(c) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.065 Site Development Standards

(H) Signs

(1) Intent and General Purpose

(c) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use District Signs

The purpose of signs in these districts is to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. Sign and graphic standards shall contribute to the vibrancy of the districts and the creation of high quality environments with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

Section 19. Section 153.065(H)(3)(b) of the City of Dublin Zoning Code is hereby amended and shall provide as follows:

§153.065 Site Development Standards

(H) Signs

(3) BSC Districts with Special Sign Provisions

(b) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use Districts

1. Signs in these districts shall be subject to the requirements of §153.065(H)(6) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(H)(2)(b)6)).

2. A master sign plan is required for a planned shopping corridor. The master sign plan shall be submitted prior to or concurrent with a Site Plan Review in a shopping corridor.

Section 20. This ordinance shall be effective on the earliest date permitted by law.

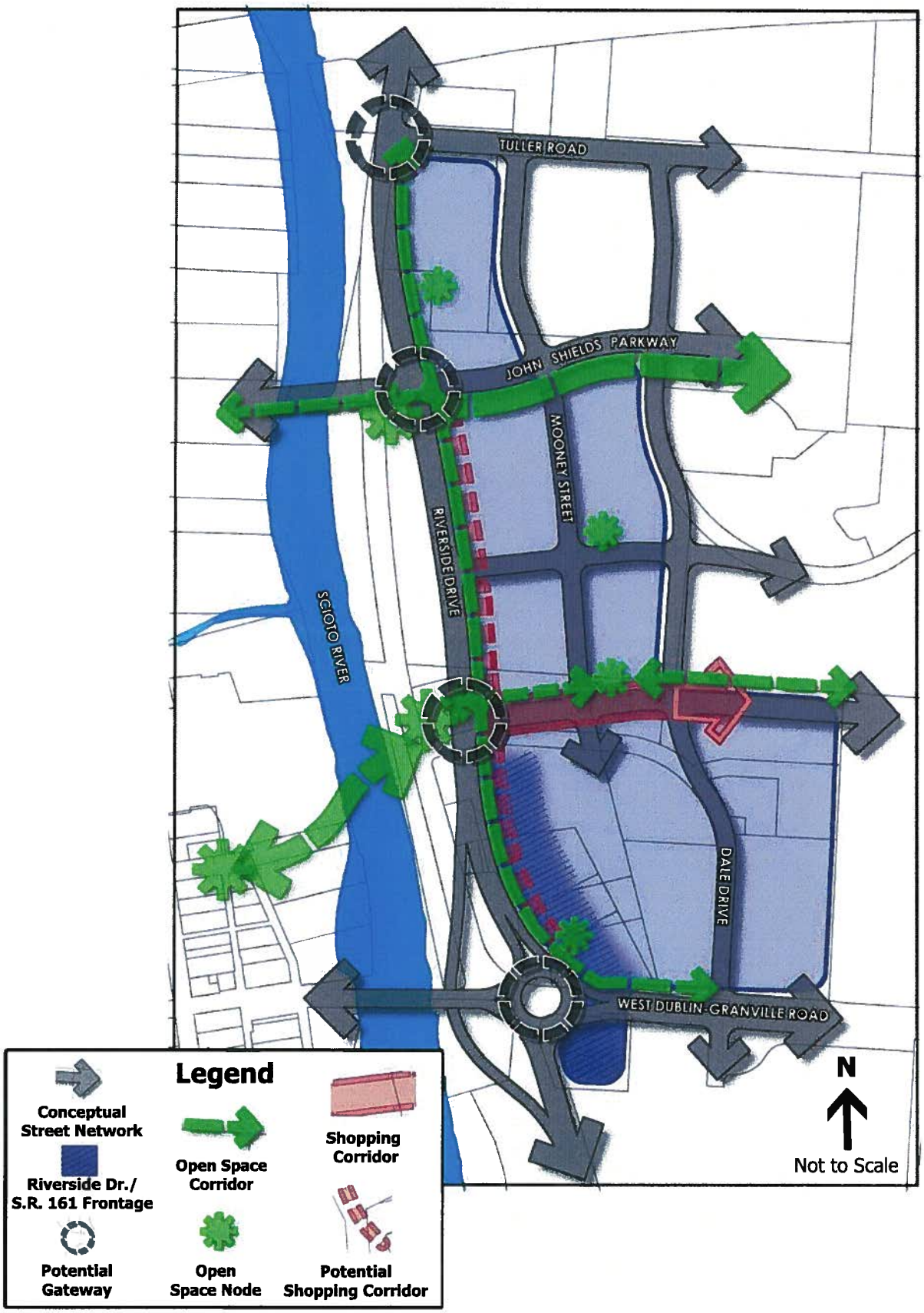
Passed this _____ day of _____, 2014.

_____
Mayor - Presiding Officer

ATTEST:

_____
Clerk of Council

Proposed BSD Scioto River Neighborhood District Graphic | Figure 153.063-D



§153.063 Neighborhood Standards

(A) Intent

Certain Bridge Street ~~Corridor~~ District zoning districts require special attention to locations and character of buildings, streets, and open spaces to accommodate larger scale, coordinated development and redevelopment to permit a wide variety of uses. The intent of §153.063 is to establish requirements for the creation of signature places in the city consistent with the Community Plan (Bridge Street District Area Plan)~~Bridge Street Corridor Vision Report~~ by incorporating long-term phasing plans, transitional development conditions, and adaptability to future market needs. The neighborhood standards guide the development of streets, open spaces, buildings, and other placemaking elements over time. They are not intended to designate the precise locations for approved street types, use areas, open spaces or other required elements of this Code; actual locations and specific development requirements will be determined through the Development Plan and Site Plan Reviews as required in §153.066 for individual neighborhoods. However, wherever conflicts with other sections of the zoning regulations applicable to the Bridge Street District exist, the provisions of §153.063 shall apply.

[Sections 153.063(A)(1) – (3) omitted]

(4) The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

[Sections 153.063(B) – 153.063(C)(3)(e) omitted]

(C) BSC Sawmill Center Neighborhood District

[Sections 153.063(C)(1)-(3)(e) omitted]

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Sawmill Center Neighborhood District.

~~Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single-Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure~~

[Sections 153.063(C)(4)(b)-(c) omitted]

(5) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that

have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-A.

~~2~~3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-B.

TABLE 153.063-B Shopping Corridor Length - BSD Sawmill Center Neighborhood District	
Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

~~3~~4. Any block exceeding 300 feet within a shopping corridor ~~exceeding 300 feet~~ shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

~~4~~5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

[Sections 153.063(C)(5)(b)-(c) omitted]

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-A. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. ~~Gateways may include a gateway sign in accordance with §153.065(H).~~ Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

[Section 153.063(C)(6) omitted]

(D) BSC Historic Transition Neighborhood District

[Sections 153.063(D)(1)-(3)(e) omitted]

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Historic Transition Neighborhood District.

~~Single Family Attached, Apartment Building, Podium Apartment Building, Loft Building, Historic Mixed Use Building, Civic Building, Parking Structure~~

[Sections 153.063(D)(4)(b) – 153.063(D)(5)(b) omitted]

(5) Placemaking Elements

(c) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-B. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateway elements should enhance the character of the public realm and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

[Sections 153.063(D)(6) – 153.063(E)(4)(e)2 omitted]

(E) BSC Indian Run Neighborhood District

(5) Building Types. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Indian Run Neighborhood District.

~~Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure~~

[Sections 153.063(E)(5)(b)-(c) omitted]

(6) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on

designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-C.

~~2~~3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-C.

TABLE 153.063-C Shopping Corridor Length - BSC Indian Run Neighborhood District	
Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

~~3~~4. Any block exceeding 300 feet within a shopping corridor ~~exceeding 300 feet~~ shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

~~4~~5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

[Sections 153.063(E)(6)(b)-(c) omitted]

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved by the required reviewing body, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. ~~Gateways may include a gateway sign in accordance with §153.065(H).~~ Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

[Section 153.063(C)(6)(e) – 153.063(C)(7) omitted]

(F) BSD Scioto River Neighborhood District

(1) Development Intent

The BSD Scioto River Neighborhood District provides a significant opportunity for a well-planned and designed neighborhood with a balanced mix of land uses. Predominant land uses

include a residential presence to complement and support a strong mix of uses, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but complementary land uses.

(2) Refer to §153.058 for the BSD Scioto River Neighborhood District intent, and refer to the revised Zoning Map for the actual limits of the BSD Scioto River Neighborhood District. Refer to Figure 153.063-D for an illustration of a conceptual development pattern desired for this district.

(3) Block, Access, and Street Layout

(a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.

(b) Block Length

1. Refer to Table 153.060-A, Maximum Block Dimensions, for block length requirements.

2. Blocks with frontage on Riverside Drive/State Route 161 facing the roundabout (conceptually shown on Figure 153.063-D) may exceed the maximum block length, but shall be required to provide mid-block pedestrianways in accordance with §153.060(C)(6).

3. For the purposes of measuring block length, the limits of private street sections designed and constructed to public street standards and defined on the Development Plan shall be used in lieu of right-of-way.

(c) Access

Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSD Scioto River Neighborhood District and acceptable block access configurations.

(d) Street Types

Refer to §153.061 for existing and planned streets and street family designations within the BSC Scioto River Neighborhood District.

(4) Building Types & Uses. Refer to §153.062.

(a) Permitted Building Types

Refer to §153.062(B)(3)(a) for permitted building types in the BSD Scioto River Neighborhood District.

(b) Vehicular Canopies

In addition to the requirements of §153.062(L), canopies shall be located per Figure 153.062-J, and are permitted on the side of a building located on a corner lot, provided the vehicular use area is screened from any principal frontage streets and shopping corridors in accordance with §153.059(C)(4)(c).

(c) Ground Story Use & Occupancy Requirements.

Residential, Office and all related support spaces including lobbies, common areas, mechanical and service uses are permitted on the ground floor. Mechanical rooms, service uses, and other related areas shall not front a shopping corridor.

(5) Placemaking Elements

(a) Shopping Corridor

1. The intent for designated shopping corridors in the BSD neighborhood districts is to provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Buildings with frontage on designated shopping corridors should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

2. At least one continuous shopping corridor is required and shall be located on and perpendicular to a principal frontage street in the approximate location shown on Figure 153.063-D.

3. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street, except where portions of the shopping corridor have frontage along Riverside Drive. The required length shall be based on the total area of the development site as noted in Table 153.063-D.

TABLE 153.063-D
Shopping Corridor Length - BSD Scioto River Neighborhood District

Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1,200 linear feet minimum

4. Any block exceeding 300 feet within a shopping corridor shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).

5. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) John Shields Parkway Frontage

If buildings are fronted directly along the John Shields Parkway greenway, ground floor façades shall be treated the same as front façades on principal frontage streets.

(c) Pedestrian-Oriented Streetscape

A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area.

(d) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(e) Gateways

1. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateway elements should enhance the character of the public realm consistent with the Principles of Walkable Urbanism of §153.057(D) and should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

2. Gateways shall be provided in the approximate locations shown in Figure 153.063-D. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.

(f) Sign Plans

1. The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

2. A master sign plan shall be submitted for designated shopping corridors and as required by §153.065(H) and §153.066(L)(8). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of the sign and graphic standards for the BSD Scioto River Neighborhood District are maintained.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSD Scioto River Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

2. A pedestrian bridge will connect the BSD Scioto River Neighborhood District with the Historic District and BSD Historic Transition Neighborhood, establishing an iconic focal point and a key pedestrian and bicycle connection linking the two sides of the Scioto River.

3. A greenway connecting the BSD Scioto River Neighborhood District with the BSC Sawmill Center Neighborhood District to the east is intended to create pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Sawmill Center and throughout the Bridge Street District.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of

an open space type permitted in the BSD Scioto River Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

All open space types are permitted.

(d) Open Space Network

1. Open spaces within the BSD Scioto River Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-D. Open space locations shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan Review and shall meet the following criteria:

A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.

B. A greenway is required along John Shields Parkway and shall be designed to facilitate pedestrian and bicycle travel.

C. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor, the open spaces associated with the pedestrian bridge landing, and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

D. Where a conference center use is present, an adjacent plaza or square shall be provided to serve as a required open space.

§ 153.058 BSC Districts Scope and Intent

[Sections 153.058(A) – 153.058(B)(9) omitted]

(10) BSD Scioto River Neighborhood

The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Development of the BSD Scioto River Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District. The district is subject to the specific

neighborhood standards defined in §153.063(F), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed-use shopping areas.

(~~10~~11) BSC Vertical Mixed Use
The intent of this district is to allow a wide variety of mid-rise, mixed use development, including vertical mixed use with ground floor retail, and large format retail with liner buildings, as listed in Table 153.059-A. It is intended to be available for areas initially zoned into the BSC Indian Run Neighborhood and BSC Sawmill Center Neighborhood districts, once these areas are developed and the applicable neighborhood standards are no longer needed to establish the organization and hierarchy of places. The district may be applied to areas initially zoned to the BSC Commercial District or elsewhere in the Bridge Street Corridor as may be deemed appropriate when future redevelopment to higher densities is desired. Accordingly, the district is not intended to be mapped at the time the BSC districts are initially adopted.

(~~11~~12) BSC Public
This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues, as listed in Table 153.059-A. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this Chapter, or lands that have special cultural or environmental sensitivity.

§ 153.059 Uses

[Section 153.059(A) omitted]

(B) Use Table

Refer to Table 153.059-A.

Table 153.059-A: Permitted and Conditional Uses in BSC Districts													
Key~~P Permitted~~ ~~U Permitted on upper floor only~~ ~~C Conditional Use~~ ~~S Size Limited~~ ~~T Time Limited~~	BSC Districts												
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Standards See §153.059 (C)
PRINCIPAL USES													
Residential													
Dwelling, Single-Family	P					P							(1)(a)
Dwelling, Two-Family	P												

Table 153.059-A: Permitted and Conditional Uses in BSC Districts

Key~~P Permitted~~ ~~U Permitted on upper floor only~~ ~~C Conditional Use~~ ~~S Size Limited~~ ~~T Time Limited~~	BSC Districts												
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Standards See §153.059 (C)
Dwelling, Townhouse	P	P					P	P	P		P		(1)(b)
Dwelling, Live-Work	C	P	P		P		P	P	P	P	P		(1)(c)
Dwelling, Multiple-Family	P	P	P	U	U		P	P	P	P	P		
~~Group Residence~~	~~S~~	~~P~~											~~(1)(d)~~
Civic/Public/Institutional													
Cemetery												P	
Community Center	C	C					P	P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child		P	P	P	P		P	P	P	P	P		(2)(c)
District Energy Plant	C	C	C	C	C		C	C	C		C	C	(2)(d)
Educational Facility		P	P	P	P		P	P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C			C	C	C	C	C	P	
High School		P	P	P	P		P	P	P	P	P	P	
Hospital		C/S	C/S					C/S	C/S	C/S	C/S	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	P	P	
Religious or Public Assembly			C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation, Park & Ride			C	C				C	C	C	C	C	
Transportation, Transit Station			C	C				P	P	C	C	C	
Commercial													
Animal Care, General Services,			P	P	P		P	P	P	P	P		(3)(a)

Table 153.059-A: Permitted and Conditional Uses in BSC Districts

Key~~P Permitted~~ ~~U Permitted on upper floor only~~ ~~C Conditional Use~~ ~~S Size Limited~~ ~~T Time Limited~~	BSC Districts												
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Standards See §153.059 (C)
Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals													
Bank		P	P	P	P		P	P	P	P	P		
Bed and Breakfast					P								(3)(b)
Conference Center			C				~~P~~C	~~P~~C	~~P~~C	~~U~~C	C		
Eating and Drinking	C/S	P/S	P/S	P	P		P	P	P	P	P		(3)(c)
Entertainment/Recreation, Indoor		P/S	P/S	P/S			P/S	P	P	P	P	C	(3)(d)
Fueling/Service Station				C									(3)(e)
Hotel		P	P	P	P		P	P	P	P	P		
Office, General		P	P	P	P		P	P	P	U	P		
Office, Medical		P	P	P	P		P	P	P	P	P		
Parking, Structure		P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(f)
Parking, Surface Lot		C	P	C	C			P	P	C	C		(3)(g)
Personal, Repair, & Rental Services	C/S	P/S	P/S	P/S	P/S		P/S	P	P	P/S	P		(3)(h)
Research & Development		P	P	P	P		P	P	P	U	P		
Retail, General	C/S	P/S	P/S	P	P/S		P/S	P	P	P	P		(3)(i)
Sexually Oriented Business Establishment				C									(3)(j)
Vehicle Sales, Rental, and Repair				C					C				(3)(k)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												
ACCESSORY AND	Accessory uses are permitted only in connection with a permitted or approved												

Table 153.059-A: Permitted and Conditional Uses in BSC Districts

Key~~P Permitted~~ ~~U Permitted on upper floor only~~ ~~C Conditional Use~~ ~~S Size Limited~~ ~~T Time Limited~~	BSC Districts												
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Standards See §153.059 (C)
TEMPORARY USES	conditional use on the same property, and must be clearly subordinate and incidenta to that use. No accessory use may be operated when a permitted or approved conditional use does not exist on the property. Temporary uses are governed by time limits as provided by this Code.												
ATM, Walk-Up	P	P	P	P	P		P	P	P	P	P		
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Activity and Special Event	T	T	T	T	T	T	T	T	T	T	T	T	(4)(a)
Construction Trailer/Office	T	T	T	T	T		T	T	T	T	T	T	(4)(b)
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	P	(2)(c)
Drive-in/Drive-through			C	C			C	C	C	C	C		(4)(c)
Dwelling, Accessory	P	P	P	P	P		P	P	P	P	P		(4)(d)
Dwelling Administration, Rental, or Sales Office	P	P	P	P	P		P	P	P	P	P		(4)(e)
Eating & Drinking		P	P	P	P		P	P	P	P	P	P	
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	
Exercise and Fitness	P	P	P	P	P		P	P	P	P	P	P	
Farmers Market			P	P	P		P	P	P	P	P	P	
Helipad/Heliports			C					C	C	C	C	C	
Home Occupation	P	P	P		P	P	P	P	P	P	P		(4)(f)
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C	(4)(g)
Outdoor Display or Seasonal Sales	T	T	T	T	T		T	T	T	T	T		(4)(h)
Parking, Structure	P/C	P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(f)
Parking, Surface Lot	P	P	P	P	P		P	P	P	P	P	P	(4)(i)

Table 153.059-A: Permitted and Conditional Uses in BSC Districts

Key~~P Permitted~~ ~~U Permitted on upper floor only~~ ~~C Conditional Use~~ ~~S Size Limited~~ ~~T Time Limited~~	BSC Districts												
P Permitted U Permitted on upper floor only C Conditional Use S Size Limited T Time Limited	Residential	Office Residential	Office	Commercial	Historic Core	Historic Residential	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Vertical Mixed Use	Scioto River Neighborhood	Public	Use Specific Standards See §153.059 (C)
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	(4)(j)
Renewable Energy Equipment, Wind	C	C	C	C				C	C	C	C	C	(4)(k)
Residential Model Home	T	T	T		T		T	T	T	T	T		(4)(l)
Retail or Personal Services		P	P	P	P		P	P	P	P	P		
Swimming Pool	P	P	P	P				P	P	P	P	P	
Transportation, Transit Stop	P	P	P	P	P		P	P	P	P	P	P	
Vehicle Charging Station	P	P	P	P	P		P	P	P	P	P	P	
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances												

(C) Use Specific Standards

(1) Residential Uses

[Sections 153.059(C)(1)(a)-(c) omitted]

~~(d) Group Residence~~

~~No more than six residents are permitted per dwelling, not including caregivers, in the BSC Residential district.~~

[Sections 153.059(C)(2) – 153.059(C)(3)(g) omitted]

(3) Commercial

(h) Personal, Repair, and Rental Services

1. Personal, repair, and rental service establishments shall be limited to no more than 10,000 square feet for single tenant buildings in the BSC Office, BSC Office Residential, and BSC Residential districts. For multi-tenant buildings in the same districts, the indoor gross floor area of the personal, repair, and rental services shall be limited to no more than 10,000 square feet or 20% of the gross floor area of the principal structure, whichever is smaller.

2. Personal, repair, and rental service uses shall be limited to no more than 25,000 square feet of gross floor area in all other BSC districts except the BSC Indian Run Neighborhood, ~~and~~ BSC Sawmill Center Neighborhood and BSD Scioto River Neighborhood.

(i) Retail, General

General retail uses shall be limited to no more than 20,000 square feet of gross floor area in all BSC districts except the BSC Indian Run Neighborhood, BSC Sawmill Center Neighborhood, BSD Scioto River Neighborhood, BSC Commercial, and BSC Vertical Mixed Use districts.

[Sections 153.059(C)(3)(j) – 153.059(C)(4)(l) omitted]

§ 153.060 Lots and Blocks

[Sections 153.060(A) – 153.060(C)(1)(f) omitted]

(C) General Block and Lot Layout

(2) Maximum Block Size

(a) Required Subdivision

Developments meeting any of the following criteria shall subdivide to meet the maximum block sizes as required by Table 153.060-A, Maximum Block Dimensions:

1. All developments within the BSC Sawmill Center Neighborhood District, BSC Indian Run Neighborhood District, or BSC Historic Transition Neighborhood District;

2. Any developments requiring approval of a Development Plan as required in §153.066(E).

(b) Measurement

1. Block length shall be the distance along one side of a block measured between two parallel or approximately parallel property lines on the opposite sides of the block.

2. Block perimeter shall be the aggregate block length along all sides of a block measured along the property lines.

~~2.~~3. Alleys and service streets shall not be used to measure block length.

Table 153.060-A. Maximum Block Dimensions.

Table 153.060-A. Maximum Block Dimensions		
BSC Districts	Length (ft.)	Perimeter (ft.)
Residential	500	1,750

Table 153.060-A. Maximum Block Dimensions		
BSC Districts	Length (ft.)	Perimeter (ft.)
Office Residential	500	1,750
Office	500	1,750
Commercial	500	1,750
Historic Residential	200	800
Historic Core	200	800
Historic Transition Neighborhood	300	1,000
Indian Run Neighborhood	500	1,750
Sawmill Center Neighborhood	500	1,750
Scioto River Neighborhood	500	1,750
Vertical Mixed Use	500	1,750
Public	300	1,000

[Sections 153.060(C)(2)(c) – 153.060(C)(9)(f)3 omitted]

§ 153.062 BUILDING TYPES

[Sections 153.062(A) – 153.062(B)(2)(g) omitted]

(B) General Building Type Requirements

(3) General Requirements

Every building, erected, altered or moved, shall be located on a lot as defined herein, or as otherwise permitted by this chapter. All building types shall meet the following requirements.

(a) Zoning Districts

Each building type shall be constructed only within its designated ~~BSC~~ BSD zoning district. Table 153.062-A, Permitted Building Types in Each ~~BSC~~ BSD Zoning District, outlines which building types are permitted in which ~~BSC~~ BSD zoning districts. Refer to 153.058, ~~BSC~~ BSD District~~s~~ Scope and Intent, for a description of each district.

Table 153.062-A. Permitted Building Types in Each ~~BSC~~ BSD Zoning District	
	~~BSC~~ BSD Districts

		Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
Permitted Building Types	Single Family Detached	*											
	Single Family Attached	*	*				*	*	*	*			
	Apartment Building	*	*	*			*	*	*	*			
	Loft Building	*	*	*			*	*	*	*			
	Corridor Building		*	*				*	*	*	*		
	Mixed Use Building		*	*	*			*	*	*	*		
	Commercial Center				*			*	*				
	Large Format Commercial Building				*			*	*	*	*		
	Historic Mixed Use Building					*	*						
	Historic Cottage Commercial					*							
	Civic Building	*	*	*	*	*	*	*	*	*		*	
	Parking Structure	*	*	*	*	*	*	*	*	*	*	*	
	Podium Apartment Building						*	*	*	*	*		
	~~* Building Types do not apply to the Historic Residential District. Refer to §153.063(B).~~												

[Sections 153.062(B)(3)(b) – 153.062(O)(4) omitted]

(O) Building Types

(5) Corridor Building

(a) Building Siting		
1. Street Frontage		
Multiple Principal Buildings		Permitted
Front Property Line Coverage		Minimum 75% [1]
Occupation of Corner		Required
Front RBZ		0-15 ft.
Corner Side RBZ		0-15 ft.
RBZ Treatment		Landscape, Patio, or Streetscape. Along State Route 161, Streetscape required.
Right-of-Way Encroachment		Awnings, canopies, eaves, patios & projecting signs
2. Buildable Area		
Minimum Setbacks	Side Yard	5 ft.
	Rear Yard	5 ft.
Lot Width	Minimum	50 ft.
	Maximum	None
Maximum Impervious Coverage Additional Semi-Pervious Coverage		80% 10%
3. Parking Location & Loading		
Parking Location		Rear yard [2]; within building (refer to (c) Uses & Occupancy Requirements)
Loading Facility Location		Rear & side façade
Entry for Parking within Building		Rear & side façade; corner side façade on non-principal frontage streets
(b) Height		
Minimum Height		3 stories
Maximum Height		~~5.5~~6 stories. ~~For buildings with residential uses fronting on Riverside Drive, or any building located on a parcel within 600 ft. of the I-270 right-of-way, an additional 2 stories are permitted with an 8-foot step back from the front façade.~~

Ground Story Height	Minimum	12 ft.
	Maximum	16 ft.
Story Height	Minimum	9 ft.
	Maximum	14 ft.
(c) Uses & Occupancy Requirements		
Ground Story		Residential and general office uses are prohibited in shopping corridors
Upper Story		No additional requirements
Parking within Building		Permitted in the rear of the first 3 floors and fully in any basement(s)
Occupied Space		Minimum 30 ft. depth facing street(s) [2]
(d) Façade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. Street Façade Transparency		
Ground Story Street Facing Transparency		Minimum 60%
Transparency		Minimum 30%
Blank Wall Limitations		Required
2. Non-Street Façade Transparency		
Transparency		Minimum 15%
Blank Wall Limitations		Required
3. Building Entrance		
Principal Entrance Location		Primary street façade of building
Street Façades: Minimum Number of Entrances		1 per 75 ft. of façade
Parking Lot Façades: Minimum Number of Entrances		1 per 100 ft. of façade
Mid-Building Pedestrianway		In shopping corridors, required for buildings greater than 250 ft. in length
4. Façade Divisions		
Vertical Increments		No greater than 45 ft.

Horizontal Façade Divisions	On buildings 3 stories or taller, required within 3 ft. of the top of the ground story. Required at any building step-back.
Required Change in Roof Plane or Type	None
5. Façade Materials	
Permitted Primary Materials	Stone, Brick, Glass
6. Roof Types	
Permitted Types	Parapet, pitched roof, flat roof. Other types may be permitted with approval (refer to §153.062(D)).
Tower	Permitted on façades only at terminal vistas, corners at 2 principal frontage streets, and/or adjacent to an open space type

1 A courtyard covering up to 35% of the front or corner RBZ is permitted. The courtyard, when enclosed by building on three sides, may contribute to the front property line coverage.

2 Parking decks are permitted to extend between buildings, screened from street and covering a maximum of 10% of the length of the RBZ. Parking decks visible between principal buildings must be set back a minimum of 15 feet from the street facing façades.

[Sections 153.062(O)(5) – 153.062(O)(13) omitted]

§ 153.065 SITE DEVELOPMENT STANDARDS

[Sections 153.065(A) – 153.065(B)(4) omitted]

(B) Parking and Loading

(5) Parking Structure Design

Parking structures shall be designed in accordance with the minimum requirements of this section. Refer to the building type requirements for Parking Structures in §153.062(O) for additional information.

(c) Interior Circulation

3. A minimum ceiling clearance height of 12 feet is required where the parking structure has street frontage, excluding the driveway opening, and the parking structure shall be designed and constructed to allow potential occupancy of the first 20 feet of building depth by a commercial or a civic/public/institutional use permitted by §153.059(B).

4. Design of all other parking structures and upper levels shall include a minimum ceiling clearance height of eight and one half feet.

5. Below-grade parking structure levels shall provide minimum clear heights as required by the Ohio Building Code and the Americans with Disabilities Act.

[Sections 153.065(B)(5)(d) – 153.065(F)(3)(c) omitted]

§ 153.065 SITE DEVELOPMENT STANDARDS

(F) Exterior Lighting

(4) Fixture Power and Efficiency

All light fixtures shall meet the standards in Table 153.065-H for power and efficiency.

TABLE 153.065-H: FIXTURE POWER AND EFFICIENCY		
	BSD~~C~~ Indian Run, ~~and~~ BSD~~C~~ Sawmill Center, BSD Scioto River Neighborhood Districts	**All other BSC Districts**
Maximum permitted initial lamp lumens per sq. ft.	13.9 lumens/sq. ft.	9.7 lumens/sq. ft.
Maximum lamp allowance	60,000 lumens	44,000 lumens
Minimum lumens per watt or energy consumed (as documented by manufacturers specifications or results of an independent testing laboratory)	80 lumens/watt	80 lumens/watt

[Sections 153.065(F)(5) – 153.065(H)(1)(b) omitted]

§ 153.065 SITE DEVELOPMENT STANDARDS

(H) SIGNS

(1) Intent and General Purpose

(c) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use District Signs

The purpose of signs in these districts is to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. Sign and graphic standards shall contribute to the vibrancy of the districts and the creation of high quality environments with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.

[Sections 153.065(H)(1)(d) – 153.065(H)(3)(a) omitted]

(3) BSC Districts with Special Sign Provisions

(b) BSC Indian Run Neighborhood, Sawmill Center Neighborhood, Scioto River Neighborhood and Vertical Mixed Use Districts

1. Signs in these districts shall be subject to the requirements of §153.065(H)(6) through (7) as applicable, unless a master sign plan is approved by the Planning and Zoning Commission (refer to §153.065(H)(2)(b)6)).

2. A master sign plan is required for a planned shopping corridor. The master sign plan shall be submitted prior to or concurrent with a Site Plan Review in a shopping corridor.

[Sections 153.065(H)(3)(c) – 153.065(H)(7)(d) omitted]

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 10, 2014

The Planning and Zoning Commission took the following action at this meeting:

1. Zoning Code Amendment – Bridge Street District – Scioto River Neighborhood District
14-039ADMC **Zoning Code Amendment**

Proposal:	An amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Scioto Riverside Neighborhood District.
Request:	Review and recommendation to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant:	Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact:	Rachel S. Ray, AICP, Planner II and Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410.4600, rray@dublin.oh.us and chusak@dublin.oh.us.

MOTION: Richard Taylor moved, John Hardt seconded, to recommend approval to City Council for the Zoning Code Amendment to establish a new Bridge Street District zoning district and related Code amendments for the BSD Scioto Riverside Neighborhood District; changing the maximum corridor building height to six stories and eliminating the exceptions in 153.062(O)(5); eliminating "Group Residences" from Table 153.059-A and the associated Use Specific Standards; ensuring the consistency of the District Intent statements of 153.058 and 153.063 and addressing the references to the mix of land uses in 153.063(F)(1); removing the references to the Principles of Walkable Urbanism of 153.065(I); and eliminating the changes to 153.062(E) and (I).

VOTE: 6 – 0.

RESULT: The Zoning Code Amendment was recommended for approval to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Yes
Amy Salay	Absent

STAFF CERTIFICATION

Rachel S. Ray, AICP
Planner II

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1. Zoning Code Amendment-Bridge Street District Scioto River Neighborhood District
14-039ADMC Zoning Code Amendment

and

2. Zoning Map Amendment/Area Rezoning-Bridge Street District
14-040Z Scioto River Neighborhood District
Zoning Map Amendment

Chris Amorose Groomes said the following two cases were previously tabled and will be heard together but will require separate actions. She said the following applications are requests for review and recommendation to City Council for modifications to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the BSD Scioto River Neighborhood District and for an area rezoning of 23 parcels for the BSD Scioto River Neighborhood and BSC Public Districts in the Bridge Street District.

Rachel Ray said this case was tabled at the June 5th Planning and Zoning Commission meeting. She said Planning has modified the name of the district from "BSD Riverside Neighborhood District" to the "BSD Scioto River Neighborhood District" in response to the Commission's comments from the last review.

Ms. Ray said the majority of the Zoning Code amendments involve the Neighborhood Standards, which includes the new standards for the Scioto River Neighborhood in addition to related Code amendments to some of the other main sections of the Bridge Street District zoning regulations.

Ms. Ray said the text follows the same general format and outline as the other neighborhood districts. She explained the history for the creation of the neighborhood districts and noted that the components had been drafted in coordination with the developers and land owners who were working on plans for the Indian Run and Sawmill Center neighborhood districts at the time. She said the general locations for the shopping corridors, street network framework, open space network, and other elements that the developers were contemplating had been incorporated into the draft regulations and the associated graphics.

Ms. Ray referred to the updated Riverside Neighborhood District graphic and noted the updates, including an arrow at the east end of the shopping corridor for a mixed use activity node, a designation on the graphic indicating limited vehicular access adjacent to the roundabout at the intersection of Riverside Drive and State Route 161, and modifications to the boundaries of this district consistent with the modifications to the zoning map.

Ms. Ray said the modification to the proposed zoning text included the District Scope and Intent to emphasize the importance of a balance of land uses, in addition to a modification to the use table to require conditional use review for transit stations and conference centers. She said the Law Director's office requested that the reference of the "Group Residences" be eliminated from the use table entirely. She said the most significant modification is related to the Building Types. She stated that at the June 5th meeting, the Commission requested the elimination of wood and fiber cement siding as a permitted primary material and also to reduce the maximum permitted height for corridor buildings from 7.5 down to 5.5 stories in all Bridge Street District zoning districts. She said they have received three letters from potential developers in the Bridge Street District with some concerns about those two provisions, along with the fact that drive-through uses are prohibited other than for banks in certain BSD zoning districts. She said that the letters had been provided to the Commission prior to the meeting.

Ms. Ray referred to the building types requirements related to permitted primary façade materials. She explained that the Code requires permitted primary materials to be used on a minimum of 80 percent of each façade, and that can be through a combination of any of the permitted primary materials which include stone, cultured stone, brick, glass, wood, and fiber cement siding, as well as other high quality

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durable, natural materials. She said wood and fiber cement siding are only permitted to be used as primary building materials mainly for the more residential-scale building types or those used in the Historic District. She said the reason for listing the range of permitted primary building materials has to do with the diversity requirements in the Code and the intent to maintain an interesting mix of building types and building characters. She said fiber cement siding could provide an interesting mix of colors, textures, with a variety of applications such as flat or vertical panels or lap siding.

Ms. Ray said the reduction in the permitted building height from a maximum of 7.5 stories down to 5.5 stories is inconsistent with the objectives for the Bridge Street District. She said the mixes of land use, the building height, and massing are the most significant elements that contribute to the diversity of building types and development character throughout the Bridge Street District. She said when the regulations were initially drafted it was acknowledged that height limitations are appropriate around the Historic District as the development transitions in scale farther south to the residential neighborhoods south of the Bridge Street District, but in some areas around I-270 or closer to Sawmill Road there are opportunities to be taken advantage of for some higher building heights. She said the building heights are important to establish the density of employment as well as residential development to support the commercial uses that are anticipated throughout the Bridge Street District.

Ms. Ray summarized the recommendation of approval to City Council for this request for an amendment to the Zoning Code to establish a new Bridge Street District and related Code Amendments for the BSD Scioto River Neighborhood District, maintaining the existing maximum corridor building height provisions of the Zoning Code as well as eliminating the group residences use from Table 153.059A and related use specific standards.

Ms. Ray said the Zoning Map amendment showed the areas included in the area rezoning that recognizes the future right-of-way for the relocated Riverside Drive and the roundabout. She said they are recommending that the four parcels totaling 11 acres on the west side of the relocated Riverside Drive be rezoned to the Bridge Street Corridor Public District, which is consistent with the zoning for other public spaces within the Bridge Street District. She said the new Scioto River Neighborhood District land consists of the land on the east side of the relocated Riverside Drive including the existing Bridge Pointe shopping center, the former driving range, and the area north of the John Shields Parkway. She said a modification since the June 5th meeting included three other parcels that include two existing car dealerships and a daycare facility, based on the Commission's desire to see consistent zoning for land on both sides of Dale Drive.

Ms. Ray stated that approval to City Council is recommended for the proposed Zoning Map Amendment for the 23 parcels.

David Brown, Stockamp Brown, Attorneys at Law, representing Acura of Columbus, said two years ago they went through the process with the current businesses along SR161 including the Acura Dealership. He said at that time, the land was proposed to be zoned BSC Office, and with the support of the dealership, the zoning was changed to BSC Commercial. He said the dealership would like to remain BSC Commercial because the investment they have made in the property to remain a commercial parcel.

Ms. Amorose Groomes asked if, with this rezoning, the dealership could continue to operate the business that they have until whatever time they decided to no longer operate that business.

Jennifer Readler said there were extensive discussions on this at the time of the original rezoning, and as a result, a significant effort was made to draft provisions that would allow the existing businesses protections to expand, improve, and continue their businesses. She said the main difference between the BSC Commercial designation and the proposed zoning district is that *Vehicle Sales, Rental and Repair* is currently a conditional use, which would be eliminated with the proposed rezoning.

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Ms. Amorose Groomes confirmed that regardless of the proposed rezoning, that the car dealerships would be able to continue to do business.

Ms. Readler said they are protected under the Existing Uses provisions. She explained that if they abandoned the use, they would still have the opportunity to come forward with a conditional use request with the existing zoning. She said under the new district, if they abandoned the use under the definition of "abandonment," they would not be able to come back with any vehicle-related use on the parcel.

Ms. Ray said the abandonment provisions are extensive and would require the business to abandon the use for over a year, including turning off utilities, taking down signs, etc. She said they are considered a conforming use. She stated that the title "BSC Commercial District" is a misnomer because the "BSD Scioto River Neighborhood District" is also a commercial zoning desi

Ms. Amorose Groomes asked if the Acura Dealership understood the rights they enjoy related to the changes.

Mr. Brown said they understand that continued use of that property will never change unless they discontinue the use, but they are concerned that the highest and best use for that property may always be a retail automotive dealership, and preferred that if they do decide to discontinue the use, they could still revert back to that use if another dealership would like to be situated there. He said with the new zoning, once the use was abandoned, they would no longer have the opportunity to entertain the business of a vehicular retail sales, leasing, rental, or service facility.

Ms. Ray said the overall range of vehicular uses is minimized and is not the desired direction moving forward for this area.

Mr. Langworthy said the only disadvantage from the dealership's point of view, is if they wanted to expand beyond the allowance of the Existing Structure provisions; however, they could come in for a conditional use to verify the use and allow the use to expand beyond the limits of the allowed 50 percent.

Amy Kramb said the new zoning opens up the possibilities to even more building types than the existing zoning, which would make the land more valuable.

Ms. Amorose Groomes asked if anyone else wanted to speak with respect to this application. [Hearing none.]

Ms. Kramb referred to the Zoning Code amendment related to permitted primary materials, and said she is okay with wood siding being a permitted material for building types. She said that although she is concerned with the overall height of buildings, she is not necessarily concerned with the overall number of stories of buildings.

Mr. Taylor referred to the Code modifications related to the corridor building height, and said if they are going to *not* do what was discussed on June 5th, then they should default back to the Code as written and leave it alone, which will solve the problems because it allows the additional 2 stories under certain circumstances.

Mr. Hardt asked Mr. Yoder if that would address his concern for his project.

Mr. Yoder said allowing six-story buildings would accommodate what is needed throughout the Scioto River Neighborhood District.

Mr. Hardt said it was his intention not to allow *taller* buildings for the entire Bridge Street District area without first seeing the buildings, but it was also not his intention to lower the allowable height of

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buildings from what Code currently allows. He said he agreed with Mr. Yoder's earlier statement that a half story does not make any sense for buildings in this District. He said he would support changing the permitted story height to six stories for corridor buildings.

Ms. Newell said there is no perceived difference from a five story to a seven story building when you're a pedestrian standing next to one. She said she would be supportive of six story buildings. She said she has seen buildings that are eight stories and is comfortable with them in business settings.

Ms. Kramb noted that since building height is based on number of stories, she asked how that would translate to maximum height in feet.

Ms. Ray said the maximum ground floor height for corridor buildings is 16 feet, with a maximum upper story height of 14 feet.

Ms. Newell said those are appropriate floor heights and suggested that the Code stay the way it was written.

Mr. Taylor said he wants developers to have the ability to have taller buildings, but he wants the Commission to be able to decide when they are too tall with the ability to negotiate where appropriate.

Ms. Amorose Groomes said that Waiver requests are encouraged and welcomed when appropriate. She said the Commission does not pretend to have written the perfect Code, and she encouraged developers to come forward with their greatest ideas to achieve their goals for the Bridge Street District, regardless of whether Waivers are required for the architecture.

Mr. Hardt said he would advocate for six stories across the board for the corridor buildings within neighborhood districts. Mr. [illegible] if the hotel proposed is going to be six stories.

Mr. Yoder said it would be four stories over a ground floor, with a rooftop amenity which may be considered as a story, and that would make it six stories. He said they have a hard time working around a half story when implementing contemporary building designs.

Mr. Hardt said he agrees that half stories do not make any sense and suggested leaving the text the way it is written but changing the numerals to "6" and "7," respectively.

Mr. Taylor agreed that the text should remain the same and if the developers want a taller building they should come back for a Waiver.

Ms. Amorose Groomes said she was concerned about keeping the Neighborhood Districts as similar as possible, and the changes made in this district would have a direct impact on the other Neighborhood Districts.

Mr. Hardt said that is why he is supportive of changing the height to six stories.

Mr. Taylor said he had a few other comments on the proposed Zoning Code amendment. He referred to the General Intent Statement for the districts and said they should be the same throughout the Code. He said he wants to keep the "Principles of Walkable Urbanism" in the beginning of the Code so they stay subjective and overriding principals for the district and are not intermingled with actual regulations, so where referenced, the new "Section 153.065(I)" should be eliminated, removing the references to the Walkability Standards.

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Mr. Taylor said referred to page 4 under (F), which states "predominant land uses are intended to be" and should say "predominant land uses *include* residential, office employment and supporting services commercial uses."

Mr. Taylor said to eliminate the word "natural" from the "durable, natural materials" under the permitted materials section because he could not think of a material that is not natural that is inappropriate.

Mr. Taylor said there was a reference in one of the letters received to not allow some of the fiber cement materials which would eliminate some of the panel options. He clarified the Commission's objection to fiber cement was related only to cementitious lap siding and he did not think there was any issue with large panels on the walls in some places where appropriate.

Mr. Hardt agreed that they were presuming lap siding. He said fiber cement materials were part of the primary permitted materials and thought the appropriate use of the materials is tied directly to the scale and height of the building.

Ms. Amorose Groomes said one of the letters talked about using different materials on higher levels of buildings because people wouldn't experience them in person at that height. She said that is the reason why they should *not* be used. She stated that *all* materials should be durable and of high quality.

Ms. Ray agreed that developers would be required to use a variety of materials, and they could not *just* have a building constructed entirely of fiber cement.

Ms. Amorose Groomes stated she thought they are going to have to go back to the Waiver option for materials because she was concerned that the proposed amendment is a reaction to a specific developer and she is uncomfortable with writing Code language that would apply across the Bridge Street District for buildings a particular developer wants to build and the Commission hasn't yet seen.

Mr. Hardt said he agrees that they are playing "what if" games, and that for every building that is proposed in this area the Commission will have an opportunity to review, under provisions in the Code that require a high level of architectural quality and variety. He said he thought the Code text should be left alone as it was originally written.

Ms. Kramb agreed.

Ms. Ray summarized that the Commission decided to eliminate all proposed changes to Sections (E) and (I) under 153.062, Building Types.

Ms. Kramb suggested the same thing for the height and not add anything new, specific or different about the height of corridor buildings within the Scioto River District, allowing it to default to what it has been in all the other existing districts.

Ms. Amorose Groomes said the only issue is that they were weak in allowing as much fiber cement siding as they did, because they are giving away a tremendous amount of density in these areas and in return expect to have the highest quality architecture.

Mr. Hardt agreed and said he is still comfortable with the Code language as approved two years ago.

Mr. Yoder said the developers have been moving forward with the existing regulations and they will be submitting detailed building elevations for review and feedback. He said there are key things in the Code that give flexibility to keep the process moving and get the project in the ground when expected. He said he would like to lobby for the Commission's support on both of the proposals.

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Mr. Taylor said his concern was that this neighborhood district was being created for a project that was substantially designed and the Commission had not seen any details in eight months. He said his hesitation had to do with not knowing what was in this District that is in direct response to the designs of elements in this development. He said usually, we write Code and the developer responds to the Code, and it seems to be the other way around her. He said he believes they are all on the right track and is more comfortable knowing the proposed project will be their best efforts. He said it would help tremendously if they would communicate to the Commission through staff more often, knowing that the next steps will come through for review very quickly. He said he would have been more comfortable with this project had they been involved as it progressed instead of going from November to July with no communication.

Ms. Amorose Groomes said no one on the Commission has any intent of slowing down the project, and reiterated that any applicant should not hesitate to bring forward whatever requests. She said it is difficult writing Code text for a project that exists, yet has not been officially reviewed.

Mr. Hardt said the neighborhood district unified the regulations across the project except a chunk of the site not allowing corridor buildings that are being proposed. He said he does not mind creating a new zoning district to make sure the right elements of the project are accommodated.

Ms. Kramb said the draft Code language the Commission reviewed in June was almost identical to the existing neighborhood districts, and she felt the few changes were too developer-specific. She said those elements were struck from the text, having asked that they remain similar to the other districts. She said the current version has two major differences, which are changes that the Commission requested. She said she feels that it should be restored to the original text and as it currently applies to other districts.

Mr. Hardt said he agrees but recommends changing the 5.5 stories to 6.

Ms. Kramb said she agrees with 6 stories, but thought it should be included in the overall Code update, rather than with this Code amendment for the new zoning district. She said she was ok with the revised Zoning Map with the revisions that show consistent zoning on both sides of Dale Drive.

Ms. Ray summarized the proposed changes associated with the Zoning Code amendment: maintaining the existing maximum corridor building height and returning to status quo; ensuring the consistency of the District Intent Statements between 153.058 and 153.063"; correcting the references to the Principals of Walkable Urbanism; and eliminating the changes to 153.062 regarding materials and balconies.

Mr. Hardt requested that a copy of the updated Code language be sent to the Commission, showing all of the final revisions.

Ms. Amorose Groomes asked if there were any other comments. [There were none.]

Motion and Vote

Richard Taylor moved to recommend approval to City Council for the Zoning Code Amendment to establish a new Bridge Street District zoning district and related Code amendments for the BSD Scioto Riverside Neighborhood District; changing the maximum corridor building height to six stories and eliminating the exceptions in 153.062(O)(5); eliminating "Group Residences" from Table 153.059-A and the associated Use Specific Standards; ensuring the consistency of the District Intent statements of 153.058 and 153.063 and addressing the references to the mix of land uses in 153.063(F)(1); removing the references to the Principles of Walkable Urbanism of 153.065(I); and eliminating the changes to 153.062(E) and (I). Mr. Hardt seconded.

The vote was as follows: Ms. Newell, yes; Mr. Zimmerman, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

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Motion and Vote
John Hardt moved to recommend 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. Ms. Kramb seconded.

The vote was as follows: Mr. Taylor, yes; Mr. Zimmerman, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; and Mr. Hardt, yes. (Approved 6 – 0.)

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CASTO

Inspired ideas.
Integrated real estate solutions.

Mayor Mike Keenan
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Mayor Keenan:

Last week, Casto received word second-hand that there is the possibility of a Bridge Street Zoning Code amendment that would limit the use of hardi-siding to a maximum of 20% of exterior building facades. At that time, our concerns were provided by e-mail to Terry Foegler and Marsha Grigsby. It now appears that this proposed amendment is to be considered in the context of a larger amendment of the code at this week's Planning and Zoning Commission meeting. This letter is to urge the City not to pursue this amendment.

Casto has been through many iterations of its architecture over the last nine months, all of which have included cementitious siding as an important element of the architecture. The cementitious siding is a way to add variety and color, not as perceived, a cost saving decision. A 20% maximum would cause the need to revisit the architectural design once again. This would be a major set-back at a time when very positive momentum has been gained with respect to the City's views on Casto's proposed architecture and its project overall. In light of this history, the need for another major overhaul of the design will be insurmountable for Casto. Architecture cannot be judged merely by the percentage of siding or brick; we believe it should be evaluated on a case-by-case basis.

The economic ramifications of this new restriction, if approved, would be immense. The restriction could mean the end of Casto's project which, like nearly every other project in the Bridge Street area, already needs a strong financial commitment from the City in order to construct Bridge Street's required infrastructure. It is likely that this proposed code revision will deal a significant blow to many other projects within the Bridge Street District. The combination of the required infrastructure that the code requires, land prices in the area, and requirements for exterior materials that drive costs even higher will give many developers great pause.

We at Casto strongly urge Dublin City Council to not allow the proposed code change to become law. It would be appreciated if you could forward this correspondence to your fellow City Council members and to members of the Planning and Zoning Commission. Thank you for your consideration.

Sincerely,

William J. Riat
Partner

CRAWFORD HOYING
development

7/1/2014

TO: City of Dublin
RE: Response to proposed modifications to Bridge Street District Zoning Code & Amendments

Background

Crawford Hoying Development Partners fully supports the City of Dublin's effort to create a new Scioto River Neighborhood District. Our planning and architecture consultant Elkus Manfredi created the initial draft of the new District text by closely mirroring the two existing neighborhood district requirements, and made only minor modifications that were geared towards:

- characteristics unique to this site such as the roundabout and park;
- bringing the code into line with building code and constructability requirements (e.g. parking garage clear heights);
- facilitating characteristics of the dense project design that had been vetted through months of planning, market testing, input from the public, staff, city consultants, private consultants, focus groups, and financial institutions.

Some of the recently proposed modifications to the text would inadvertently cause detrimental impact to all projects, including Bridge Park and others already in the pipeline.

Although the concept of implementing the new neighborhood district and "cleaning up" the overall code is excellent, some of the recently proposed changes to the Scioto River Neighborhood District and the Bridge Street Code will undermine the feasibility of projects to move forward, particularly:

1. Limiting the height of buildings to 5 ½ stories. The Bridge Park project is not economically feasible with this proposed height limit in place. At least 6 stories and up to 7 stories in some locations accomplishes the following:

    a. Creates a convenient and synergistic critical mass of uses in close proximity to the park and other amenities that is an absolute necessity to achieving rent rates to are high enough to justify (and secure financing approval) for high development costs.

    b. Generates adequate revenue to fund the parking required for office and a high concentration of ground floor restaurant users.

    c. Allows us to create financeable vertically-integrated mixed use structures.

    d. Addresses urban planning principles supported by our consultants, the city consultants throughout the course of the past two years including "holding the edge" of the larger roadways and park and creating a walkable core.

    Implementing a 5 ½ story limit and relying on waivers to be granted at a later point for this issue is not an acceptable risk for us to accept due to the major impacts on project feasibility; especially when the body responsible for granting the waivers is the same one that has suggested a reduction in allowable building height. "Half stories" are also nearly impossible to execute in a tall contemporary buildings with flat roofs and we respectfully suggest that references to them not be utilized in the revised text.

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2. Imposing a new limit on the use of fiber cement (aka hardie panel or hardie plank), to no more than 20% of any structure's exterior in the entire Bridge Street District, including the Scioto River Neighborhood District. Although we certainly support the use of brick and stone where economics allow, particularly at lower elevations where buildings are closely seen and touched, a broad brush ban on this quality material represents a dramatic change to a key cost driver. Implementing this change will have massive impacts on the financial feasibility of projects across the Bridge Street District. Existing "model" projects in the district such as Bri-Hi would fall far short of meeting this new rule, but these projects and many others in the region demonstrate that this material can be effectively utilized to create beautiful, durable buildings that add aesthetic variety and offer a counterpoint to the masonry materials when used appropriately. Requiring full depth stone and brick as the primary material on all buildings in Bridge Street – especially on upper floors where it is even more expensive to carry – will price living units out of reach for the many of the young professionals and empty nesters that the Bridge Street projects are geared to attract and retain. For the same reasons as above, implementing this new code change now and then relying on future waivers to be granted in order obtain the current standard is also an unacceptable risk due to its impact on project feasibility.

3. Forbidding all coffee, pharmacy, or food uses on the ground floor of buildings from having drive thru even where they are not visible from primary frontages and satisfy engineering requirements. Drive thrus are key to attracting certain desirable tenants such as Panera and Starbucks to this site. We believe there are very few appropriate locations in the Bridge Park project where a drive through would be acceptable, but they do exist – and the flexibility to approve these few locations on a conditional use basis is a must. We successfully identified one drive through location through a several week process in October - November 2013. The location, on Jane Avenue at the rear of building B3 which faces the service area of a parking structure met engineering's concerns about circulation, stacking, and access, and was not visible from any Primary Street. This drive thru has been shown on all plans since last November, including those shared at the public forum and with planning commission last November. Creative integration in the urban environment will not result in a suburbanization or sprawl effect within this dense mixed use project; in fact it will have the opposite effect of allowing the project to attract services that will make this an even more desirable, walkable place to live, work, and play. We would support making drive thrus a conditional use so the Planning Commission and Staff would have an opportunity to approve a location based upon meeting the criteria above.

Conclusion

We sincerely appreciate the massive efforts of the Council, Staff and appointed Commissions, and hope that this letter is received in the spirit in which it is intended. The City and Crawford Hoying Development Partners share a common goal of creating a thriving district that will stand the test of time and greatly enhance the quality of life in our community for many years to come. Both parties have invested significant time and resources, and reconsideration of the recently proposed changes would to equip us and others to see district projects through to a successful start and completion.

Best Regards,
Crawford Hoying Development Partners

CRAWFORD HOYING
development

7/1/2014

TO: City of Dublin
RE: Response to proposed modifications to Bridge Street District Zoning Code & Amendments

Background

Crawford Hoying Development Partners fully supports the City of Dublin's effort to create a new Scioto River Neighborhood District. Our planning and architecture consultant Elkus Manfredi created the initial draft of the new District text by closely mirroring the two existing neighborhood district requirements, and made only minor modifications that were geared towards:

- characteristics unique to this site such as the roundabout and park;
- bringing the code into line with building code and constructability requirements (e.g. parking garage clear heights);
- facilitating characteristics of the dense project design that had been vetted through months of planning, market testing, input from the public, staff, city consultants, private consultants, focus groups, and financial institutions.

Some of the recently proposed modifications to the text would inadvertently cause detrimental impact to all projects, including Bridge Park and others already in the pipeline.

Although the concept of implementing the new neighborhood district and "cleaning up" the overall code is excellent, some of the recently proposed changes to the Scioto River Neighborhood District and the Bridge Street Code will undermine the feasibility of projects to move forward, particularly:

1. Limiting the height of buildings to 5 ½ stories. The Bridge Park project is not economically feasible with this proposed height limit in place. At least 6 stories and up to 7 stories in some locations accomplishes the following:

    a. Creates a convenient and synergistic critical mass of uses in close proximity to the park and other amenities that is an absolute necessity to achieving rent rates to are high enough to justify (and secure financing approval) for high development costs.

    b. Generates adequate revenue to fund the parking required for office and a high concentration of ground floor restaurant users.

    c. Allows us to create financeable vertically-integrated mixed use structures.

    d. Addresses urban planning principles supported by our consultants, the city consultants throughout the course of the past two years including "holding the edge" of the larger roadways and park and creating a walkable core.

    Implementing a 5 ½ story limit and relying on waivers to be granted at a later point for this issue is not an acceptable risk for us to accept due to the major impacts on project feasibility; especially when the body responsible for granting the waivers is the same one that has suggested a reduction in allowable building height. "Half stories" are also nearly impossible to execute in a tall contemporary buildings with flat roofs and we respectfully suggest that references to them not be utilized in the revised text.

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2. Imposing a new limit on the use of fiber cement (aka hardie panel or hardie plank), to no more than 20% of any structure's exterior in the entire Bridge Street District, including the Scioto River Neighborhood District. Although we certainly support the use of brick and stone where economics allow, particularly at lower elevations where buildings are closely seen and touched, a broad brush ban on this quality material represents a dramatic change to a key cost driver. Implementing this change will have massive impacts on the financial feasibility of projects across the Bridge Street District. Existing "model" projects in the district such as Bri-Hi would fall far short of meeting this new rule, but these projects and many others in the region demonstrate that this material can be effectively utilized to create beautiful, durable buildings that add aesthetic variety and offer a counterpoint to the masonry materials when used appropriately. Requiring full depth stone and brick as the primary material on all buildings in Bridge Street – especially on upper floors where it is even more expensive to carry – will price living units out of reach for the many of the young professionals and empty nesters that the Bridge Street projects are geared to attract and retain. For the same reasons as above, implementing this new code change now and then relying on future waivers to be granted in order obtain the current standard is also an unacceptable risk due to its impact on project feasibility.

3. Forbidding all coffee, pharmacy, or food uses on the ground floor of buildings from having drive thru even where they are not visible from primary frontages and satisfy engineering requirements. Drive thrus are key to attracting certain desirable tenants such as Panera and Starbucks to this site. We believe there are very few appropriate locations in the Bridge Park project where a drive through would be acceptable, but they do exist – and the flexibility to approve these few locations on a conditional use basis is a must. We successfully identified one drive through location through a several week process in October - November 2013. The location, on Jane Avenue at the rear of building B3 which faces the service area of a parking structure met engineering's concerns about circulation, stacking, and access, and was not visible from any Primary Street. This drive thru has been shown on all plans since last November, including those shared at the public forum and with planning commission last November. Creative integration in the urban environment will not result in a suburbanization or sprawl effect within this dense mixed use project; in fact it will have the opposite effect of allowing the project to attract services that will make this an even more desirable, walkable place to live, work, and play. We would support making drive thrus a conditional use so the Planning Commission and Staff would have an opportunity to approve a location based upon meeting the criteria above.

Conclusion

We sincerely appreciate the massive efforts of the Council, Staff and appointed Commissions, and hope that this letter is received in the spirit in which it is intended. The City and Crawford Hoying Development Partners share a common goal of creating a thriving district that will stand the test of time and greatly enhance the quality of life in our community for many years to come. Both parties have invested significant time and resources, and reconsideration of the recently proposed changes would to equip us and others to see district projects through to a successful start and completion.

Best Regards,
Crawford Hoying Development Partners

CRAWFORD HOYING
development

7/1/2014

TO: City of Dublin
RE: Response to proposed modifications to Bridge Street District Zoning Code & Amendments

Background

Crawford Hoying Development Partners fully supports the City of Dublin's effort to create a new Scioto River Neighborhood District. Our planning and architecture consultant Elkus Manfredi created the initial draft of the new District text by closely mirroring the two existing neighborhood district requirements, and made only minor modifications that were geared towards:

- characteristics unique to this site such as the roundabout and park;
- bringing the code into line with building code and constructability requirements (e.g. parking garage clear heights);
- facilitating characteristics of the dense project design that had been vetted through months of planning, market testing, input from the public, staff, city consultants, private consultants, focus groups, and financial institutions.

Some of the recently proposed modifications to the text would inadvertently cause detrimental impact to all projects, including Bridge Park and others already in the pipeline.

Although the concept of implementing the new neighborhood district and "cleaning up" the overall code is excellent, some of the recently proposed changes to the Scioto River Neighborhood District and the Bridge Street Code will undermine the feasibility of projects to move forward, particularly:

1. Limiting the height of buildings to 5 ½ stories. The Bridge Park project is not economically feasible with this proposed height limit in place. At least 6 stories and up to 7 stories in some locations accomplishes the following:

    a. Creates a convenient and synergistic critical mass of uses in close proximity to the park and other amenities that is an absolute necessity to achieving rent rates to are high enough to justify (and secure financing approval) for high development costs.

    b. Generates adequate revenue to fund the parking required for office and a high concentration of ground floor restaurant users.

    c. Allows us to create financeable vertically-integrated mixed use structures.

    d. Addresses urban planning principles supported by our consultants, the city consultants throughout the course of the past two years including "holding the edge" of the larger roadways and park and creating a walkable core.

    Implementing a 5 ½ story limit and relying on waivers to be granted at a later point for this issue is not an acceptable risk for us to accept due to the major impacts on project feasibility; especially when the body responsible for granting the waivers is the same one that has suggested a reduction in allowable building height. "Half stories" are also nearly impossible to execute in a tall contemporary buildings with flat roofs and we respectfully suggest that references to them not be utilized in the revised text.

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Best Regards,
Crawford Hoying Development Partners

wagenbrenner
DEVELOPMENT

July 9, 2014

Mayor Mike Keenan
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Mayor Keenan:

As you know, Wagenbrenner Development has been actively involved in development opportunities in the Bridge Street corridor and we are currently working on a potential urban mixed use project on Bridge Street. We are very encouraged by the planning efforts to date and the welcoming development environment Dublin is trying to create in this district.

It is with that spirit of cooperation in mind that we send you this letter. It has been brought to our attention that an amendment to the Bridge St Zoning code is being considered that would potentially have a very negative economic impact on the exact type of projects the code was meant to encourage.

We are aware of three key areas of concern:

1. Maximum of 20% of cementitious (Hardi) siding on all exterior building facades - It is our opinion, and that of architects we work with, that there are many fiber cement board products that are extremely hard, durable and look much like stone panels. If used properly, these types of products can add very positive architectural elements and are much more cost effective than typical brick or natural stone. The creative use of these types of materials will allow for more reasonable constructions costs, which will equate to more competitive rents and opportunities for enhanced landscaping and other site related amenities.
2. Limiting building heights to 5 ½ stories – Although our site plan does not current contemplate a scale of this height, a 5 ½ story height limit may not be appropriate for projects fronting major streets in this area, especially Bridge St, which has a very wide right of way. To create a truly urban environment along Bridge St., we believe at least some buildings could and potentially should be higher (certainly 6 or 7 stories) in order to help define the street edge and create a visual relationship from one side to the other. Building heights such as this have created some of this country's most successful urban neighborhoods and should continue to be considered on a case by case basis.
3. Not allowing any *creative* retail drive thru locations in the Bridge St planning area - Although drive thru uses can be challenging in urban environments, we feel the door should be left open for solutions that are creative and minimally disruptive (i.e. drive thru not visible from front façade, where traffic patterns and stacking has been accommodated).

Wagenbrenner Development is primary an "urban" developer and therefore we were attracted by the efforts made in the Bridge St planning process to stimulate quality urban design. We feel these recent amendments are not consistent with current urban design principals and could potentially create devastating effects on the feasibility of our (and other) development projects in this district. We look forward to working with the City of Dublin Staff, Planning Commission and City Council on future projects and we appreciate your consideration of these concerns.

Sincerely,

Mark Wagenbrenner
President

575 W. First Avenue • Suite 100 • Columbus, OH 43215 • 614.545.9247

City of Dublin
LAND USE & LONG RANGE PLANNING

July 10, 2014

Zoning Code Amendment

14-039ADMC

Bridge Street District – Scioto River Neighborhood District

This is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the BSD Scioto River Neighborhood District. This request for review and recommendation regarding proposed Zoning Code amendments is proposed in accordance with 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
Rachel S. Ray, AICP, Planner II (614) 410-4656 | rray@dublin.oh.us
Claudia D. Husak, AICP, Planner II (614) 410-4675 | chusak@dublin.oh.us

PART I: Application Overview

Review Type	Zoning Code Amendment
Proposal	Modifications to Chapter 153 of the Dublin Code of Ordinances (Zoning Code) to establish a new Bridge Street District zoning district and related Code amendments.
Applicant	Marsha I. Grigsby, City Manager, City of Dublin
Case Managers	Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us Claudia D. Husak, AICP, Planner II | (614) 410-4675 | chusak@dublin.oh.us

Application Review Procedure: Zoning Code Amendment

Process

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 and determination.

Zoning Code Section 153.232(B)(9) provides the Planning and Zoning Commission with "other powers and duties" which includes making recommendations to City Council for amendments to the Zoning Code. The Commission should review the modifications, provide input, and vote on the changes. The proposed amendment and City-sponsored area rezoning within the Bridge Street District will be forwarded to City Council for its consideration and determination.

Application Contents and Overview

Summary

This is a request for review and recommendation of approval to City Council to amend portions of the Zoning Code to establish development regulations for a new Bridge Street District zoning district. These regulations will provide specific development standards for high-quality development in the Scioto River corridor area of the Bridge Street District (east of the river) that are consistent with the 2010 Bridge Street Corridor Vision Report as incorporated into the Dublin Community Plan (Bridge Street District Area Plan) in July 2013.

The proposed amendments to the Bridge Street District zoning regulations (Zoning Code Sections 153.057 – 153.066) include the following (detailed descriptions are provided in subsequent sections of this report):

Zoning Code Section	Summary of Proposed Amendments
<u>Underlined</u> items requested by PZC on June 5, 2014	
153.058 | BSC Districts Scope & Intent	Adding the new *BSD Scioto River Neighborhood District* with a description of intent for the district.
153.059 | Uses	• Amending the Table of Permitted and Conditional Uses in the BSC Districts to add appropriate uses to the *BSD Scioto River Neighborhood District*. • Modifications to Use Specific Standards with special provisions for Neighborhood Districts. • <u>Making *Transportation, Transit Stations* and *Conference Centers* Conditional Uses in the BSD Scioto River Neighborhood District and other Neighborhood</u>

Zoning Code Section	Summary of Proposed Amendments
	Districts. • Adding Group Homes as Permitted Uses where residential uses are permitted.
153.059 | Lots & Blocks	• Clarification of block size measurement. • Amending the Table of Maximum Block Dimensions to add the BSD Riverside Neighborhood District.
153.062 | Building Types	• ~~Modifications to the types of permitted primary and secondary building materials.~~ Eliminated. • Allowing wood and/or fiber cement siding only as a secondary material. • Clarification of the measurement of Juliet balconies. • Reducing Corridor building types to a maximum of 5.5 stories (instead of up to 7.5 stories), regardless of location.
153.063 | Neighborhood Standards	• Adding a description of intent for the new *BSD Scioto River Neighborhood District*, and eliminating references to a "substantial residential presence." • Adding development standards for the new zoning district (mirroring the BSC Sawmill Center and BSC Indian Run Neighborhood Districts). • Referencing 153.062(B) for permitted building types. • Clarifying the desired intent for shopping corridors. • De-emphasizing gateways as private development signs, and encouraging their use to enhance the public realm, assist with wayfinding, etc. • Making similar changes to the other Neighborhood Districts.
153.065(B) | Site Development Standards – Parking & Loading	~~Modifying~~ Clarifying the parking structure design requirements.
153.065(F) | Site Development Standards – Exterior Lighting	Amending the Table of Fixture Power and Efficiency to add the *BSD Riverside Neighborhood District.*
153.065(H) | Site Development Standards – Signs	Modifications to various sections and intent statements with special provisions for Neighborhood Districts.

Primary Zoning Code Amendment: 153.063 | Neighborhood Standards

Overview

The Neighborhood Districts have some of the more exciting characteristics of the Bridge Street District provisions. These special districts require particular attention to locations and characters of buildings, streets, and open spaces to accommodate larger scale, coordinated development and redevelopment to permit a wide variety of uses and establish signature places in Dublin. The Bridge Street District is currently anchored by the Sawmill Center Neighborhood District on the east and the Indian Run Neighborhood District on the west. The Neighborhoods are applied to large development sites under consolidated ownership that have the potential to create special, memorable "Places."

The Neighborhood Standards section describes the intent of each district as it relates to creating those special places in the Bridge Street District, providing development standards that encourage placemaking elements, such as provisions to encourage signs that relate directly to the style and character of development, gateway

features to announce prominent entries to these areas, open space networks that link the Neighborhoods to the rest of the Bridge Street District and the city, and other design character considerations. The Neighborhood Standards also recognize the reality that development over such large areas may be expected to develop over time in multiple phases by multiple applicants, and the standards therefore provide a means of guiding well-coordinated development consistent with the goals for the District.

Since late 2012, the City has focused its Bridge Street District planning efforts mainly on the Scioto River Corridor. The significant land assemblage by development interests with a vision that is generally consistent with that of the Bridge Street District and the advanced planning for a substantial portion of the developable properties in this area have resulted in an opportunity to create a new neighborhood district similar to those already existing.

Summary of Provisions

The proposed Zoning Code amendments are intended to produce the type of high-quality development pattern envisioned for the Bridge Street District and emphasize the importance of the development character along the Scioto River Corridor with the aim of establishing another special "Place" at the heart of the Bridge Street District.

The regulations are outlined in a manner that is very similar to the other two major Neighborhood Districts (Sawmill Center and Indian Run), including the following main subsections:

(1) **Development Intent**
(2) Reference to the Zoning Map for district boundaries
(3) Special provisions for **Block, Access, and Street Layout**
(4) Special provisions for **Building Types**
(5) **Placemaking Elements**, including Shopping Corridors, sign plans, gateways, street frontage considerations, etc.; and
(6) Special provisions for **Open Spaces**.

Consistent with the approach taken for the other neighborhood districts where special conditions or preliminary development concepts helped inform certain elements of the zoning provisions, the proposed BSD Riverside Neighborhood District provisions differ in terms of the following (updates since the June 5, 2014 PZC meeting are <u>underlined</u>):

- **153.063(F)(3)(b) – Block Length**: Given the advanced degree of planning for this area, Planning is aware that certain areas of this Neighborhood District will be unable to meet the specific block length requirements due to the unique configuration of the roundabout at Riverside Drive and SR 161. As such, a special provision is included to address this physical constraint, but requires mid-block pedestrianways to achieve the intent of the block length requirement to allow for convenient pedestrian connectivity. <u>The accompanying graphic for the BSD Scioto River Neighborhood District has been modified to identify the area that this provision is intended to apply.</u>

  In addition, the below grade structured parking proposed in this area will cause some of the roads installed over the parking structures to be private streets, but designed to public street standards. The proposed provisions allow these private streets to be counted as public for the purposes of measuring block length. <u>Since the Commission's discussion on June 5th, this provision has been clarified to indicate that the "typical sections" of these private streets as identified on the Development Plan should be used in lieu of right-of-way limits.</u>

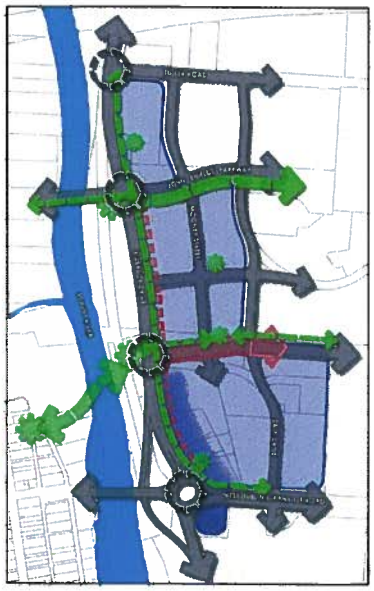
- **153.063(F)(4)(a) – Permitted Building Types**: ~~*A special provision is added allowing for heights for Corridor building types to reach 7.5 stories (instead of 5.5) where they contain residential, hotel, or office uses and as long as they are located within 600 feet of I-270 or SR 161 (currently only permitted for Corridor buildings within proximity of I-270 and along Riverside Drive). Buildings exceeding 5.5 stories are required to have a minimum 8-foot "step-back" from the front façade.*~~ This provision has been eliminated at the Commission's request, allowing applicants to request Waivers to be considered by the Planning and Zoning Commission on a case-by-case basis. This Section now references 153.062(B)(3)(a) for the permitted building types, rather than listing them.

- **153.063(F)(4)(b) – Building Type Layout and Relationships**: ~~*As requested by the current property owner, provisions are made to allow any building type to be constructed immediately across the street from or on the same block face as any other permitted building type. This is to address potential conflicts with the "Building Type Incompatibility Table" (Table 153.062-B) and anticipated project phasing. In addition, this section allows conference centers to be single story – the only building type that would be permitted to be single story in the BSD Riverside Neighborhood District. Based on the floor-to-ceiling heights associated with this type of use, this can be appropriately integrated into the overall development while maintaining the urban design objectives for the District.*~~ This provision has been eliminated at the Commission's request, allowing applicants to request Waivers to be considered by the Planning and Zoning Commission on a case-by-case basis.

- **153.063(F)(4)(c) & (d) – Vehicular Canopies and Ground Story Use & Occupancy Requirements**: Appropriate provisions are included for these uses and architectural elements.

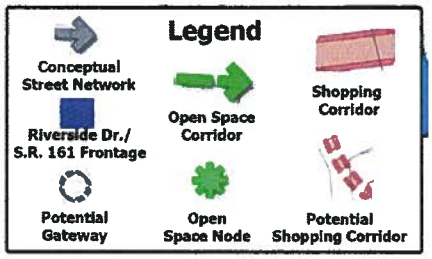
- **153.063(F)(5)(b) – John Shields Parkway Frontage**: Special architectural requirements are provided for buildings fronting John Shields Parkway, given the prominence of this roadway and the adjacent greenway.

- **153.063(F)(5)(a) & (c) – Shopping Corridor and Pedestrian-Oriented Streetscape**: The public realm along the designated shopping corridors and Riverside Drive should be designed to accommodate a significant amount of pedestrian activity. Therefore, a special provision is recommended to ensure that a minimum of 12 feet of clear sidewalk area is provided on these streets, including walkways both within the public right-of-way and on private property. This area should be free of outdoor dining and seating areas, or any other obstructions. Intent language for the design of shopping corridors and siting of buildings in these areas has been added to ensure that buildings are placed in a manner that will not preclude future outdoor activities (such as outdoor dining and seating) from occurring in front of buildings in shopping corridors.



Graphic

Like the other neighborhood districts, a conceptual graphic is provided that coordinates with the recommended zoning for the Riverside Neighborhood District. The graphic depicts the major street network connections in this area, demonstrates how the open space network is intended to



complement desired development and respect existing natural features, identifies opportunities to establish gateways announcing arrivals into this area, and illustrates generally where the key mixed-use center ("shopping corridor") is desired and could be extended along Riverside Drive. The graphic has also been modified since the June 5th PZC meeting to show the intent to allow the shopping corridor to expand to the east in the future; to clarify the area where the special block length provisions apply, and to coincide with the proposed zoning district boundaries recommended by the Commission.

Related Zoning Code Amendments

153.058 | BSC Districts Scope & Intent

The proposed district intent statement recognizes the importance of a balanced mix of land uses (modified since the June 5th PZC meeting). The intent also states that the district provides vibrant public spaces and development oriented toward the Scioto River with critical bicycle and pedestrian links.

153.059 | Uses

The mix of uses proposed for the BSD Scioto River District are identical to the mix of uses permitted in the other BSC Neighborhood Districts, including a wide range of residential, civic/public/institutional, commercial, and accessory uses. Single- and two-family residences are not permitted to ensure a sufficient density of residential development, and fueling/service stations are not permitted as an inappropriately auto-oriented use in what is envisioned to be a highly pedestrian-oriented environment. The use specific standards for *Personal, Repair, and Rental Services* and *General Retail* have been modified to exclude the proposed BSD Riverside Neighborhood District from the size limitations on these uses, similar to the other neighborhood districts. The Commission requested that the *Transportation, Transit Station* and *Conference Centers* be made conditional uses to ensure that their operations are conducive to the highly pedestrian-oriented environment envisioned for this district.

153.060 | Lots and Blocks

The general Zoning Code amendment proposed for this section clarifies that alleys and service streets shall not be used to measure block length. These block divisions may serve as mid-block pedestrianways, but shall not be used to meet the block size requirements. The purpose of this amendment is to clarify the intent of this Code Section, as well as to distinguish it from the special provisions for measuring private streets designed to public standards noted for the BSD Scioto River Neighborhood District. This proposed amendment had also been identified as a potential Code amendment prior to this application having been submitted.

This section also adds the BSD Scioto River Neighborhood District to Table 153.060-A, Maximum Block Dimensions.

153.062 | Building Types

The following modifications are proposed to the Building Types section:

1. ~~The amendment to the façade materials is intended to give the required reviewing body the authority to approve other architecturally appropriate building materials to serve as both primary and secondary façade materials. This proposed amendment gives additional flexibility both to the required reviewing body and the applicant, provided the applicant demonstrates that the alternative material is appropriate and will successfully last over time. High quality, durable, natural materials such as stone, cultured stone, full depth brick, glass, wood or fiber cement siding (depending on building type) continue to be permitted primary building materials.~~ This provision has been eliminated at the Commission's request, allowing applicants to request Waivers to be considered by the Planning and Zoning Commission on a case-by-case basis, and/or to request "other high-quality synthetic materials"

after demonstrating their success in other comparable installations. In addition, wood and/or fiber cement siding has been eliminated as a permitted primary material, and relocated as a permitted secondary material.

2. Modifications to the requirements for Juliet Balconies are recommended to clarify the dimensional requirements when these balconies are proposed in association with double doors, or with windows adjacent to doors. The proposed modification limits the width to not more than six inches past the fenestration, rather than an absolute width of up to five feet.

3. The maximum height for Corridor buildings has been reduced from up to 7.5 stories in limited locations, to a maximum of 5.5 stories (regardless of location) at the request of the Planning and Zoning Commission. Applicants may request Waivers for consideration by the Commission on a case-by-case basis for additional stories.

   Of all the changes requested by the Commission, the reduction in permitted building height from up to a maximum of 7.5 stories in limited areas of the Bridge Street District down to 5.5 stories is, in Planning's opinion, inconsistent with the objectives for the District.

   In addition to land use, building height and massing are the most significant elements that result in the diversity in development character desired throughout the Bridge Street District. When the zoning regulations were originally drafted, it was acknowledged that height limitations were appropriate, particularly in the areas adjacent to the Historic District. Similarly, in limited areas, such as those in proximity to I-270 and the major regional thoroughfares, slightly higher building heights were recommended to ensure that sufficient densities are created, in terms of employment and residential units, to be capable of supporting the commercial uses.

   Since the 7.5-story buildings have been limited to the perimeter of the Bridge Street District near I-270, and therefore will not overwhelm the district with large numbers of 7.5-story buildings, Planning recommends that the Commission reconsider the modification to the Corridor building (the only type permitted up to 7.5 stories) and maintain the intent for this provision of the BSD zoning regulations.

Amendments to 153.065, Site Development Standards
Refer to the Summary of Proposed Amendments table on page 3.

PART II: Administrative Review Team Comments Based on the May 29, 2014 Draft Zoning Regulations

Planning

The Bridge Street District zoning regulations are unique, innovative, and tailored to address the special development conditions present in the Bridge Street District. The regulations crafted for this special area require development that is vibrant, high-quality, pedestrian-oriented, and consistent with the Vision Principles stated in the Bridge Street Corridor Vision Report and adopted by Dublin City Council in July 2013 as part of the Bridge Street District Area Plan in the Dublin Community Plan.

The proposed Zoning Code amendments for the BSD Scioto River Neighborhood District align with the planning themes and objectives for the Bridge Street District and ensure that development is coordinated with the expected street network and infrastructure planned for the District as a whole. Further, the proposed Code

amendments bring the Scioto River Corridor area into alignment with other similar areas of the BSD and the general recommendations outlined in the Bridge Street Corridor Vision Report.

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

No comments

PART III: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Zoning Code Amendment

Recommendation of **approval** to City Council of this request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the BSD Scioto River Neighborhood District, and maintaining the existing maximum corridor building height provisions of the Zoning Code.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 5, 2014

The Planning and Zoning Commission took the following action at this meeting:

4. Zoning Code Amendment-Bridge Street District-Riverside Neighborhood District
14-039ADMC **Zoning Code Amendment**

Proposal:	An amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District.
Request:	Review and recommendation to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant:	Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact:	Rachel Ray, AICP, Planner II and Claudia Husak, AICP, Planner II.
Contact Information:	(614) 410-4600, rray@dublin.oh.us and chusak@dublin.oh.us

MOTION: Richard Taylor moved to table this Zoning Code Amendment. John Hardt seconded the motion.

VOTE: 7 – 0.

RESULT: This Zoning Code Amendment was tabled.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes
Amy Salay	Yes

STAFF CERTIFICATION

Rachel S. Ray, AICP
Planner II

yes; Ms. Kramb, yes; Mr. Budde, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Ms. Salay, yes. (Tabled 7 – 0.)

4. Zoning Code Amendment-Bridge Street District-Riverside Neighborhood District 14-039ADMC Zoning Code Amendment

and

5. Zoning Map Amendment/Area Rezoning-Bridge Street District - Riverside Neighborhood District Zoning Map Amendment 14-040Z

Ms. Amorose Groomes said the following two cases will be heard together as they are related to one another but will require separate actions. She said the following applications are requests for review and recommendation of approval to City Council for modifications to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District and for an area rezoning of 20 parcels for the BSD Riverside Neighborhood and BSC Public Districts in the Bridge Street District.

Rachel Ray said wanted to begin her presentation by briefly explaining how the zoning districts for the entire Bridge Street district were established. She said that Planning originally used the character districts included in the Vision Report for the Bridge Street District to generalize the land use character envisioned in different portions of the district. She said they envisioned from a form perspective the different types of building heights, massing and types of uses, which informed the proposed zoning districts. She explained once the zoning districts were created, Planning assigned zoning district designations to individual parcels throughout the entire Bridge Street District achieve the intent and overall objectives of the Bridge Street District Vision.

Ms. Ray said some of the zoning districts are special, such as the neighborhood districts. She referred to the Historic Residential Neighborhood, which was intended to carry over the existing zoning standards in effect prior to the Bridge Street District zoning, because there was no need to make any changes to the zoning regulations applicable to the residential properties in the Historic District. She pointed out the Historic Transition Neighborhood, which has some degree of consolidated property ownership. She stated that this area is important because of the transition into the Historic District.

Ms. Ray referred to the two neighborhood districts at each end of the District, which have the most significant opportunities for transformational placemaking for the Bridge Street District as the major mixed use centers of activity. She said the Neighborhood District graphics were created to guide the placemaking elements for each of these special zoning districts because there was an expectation that these properties would develop over time.

Ms. Ray said after the Area Rezoning and the Zoning Code Amendment was approved in 2012, the City began to focus at City Council's direction on the Scioto River Corridor toward the end of 2012. She said it began with the acquisition of key properties for the implementation of some key public improvements such as the planned roundabout at SR161 and Riverside Drive, and the relocation of Riverside Drive to create the riverfront park. She explained that around the same time, a development entity came forward that began to consolidate many of the properties within the Scioto River Corridor area which was a significant change from the property ownership pattern at the time of the area rezoning. She said that when the Area Rezoning initially went forward the property ownership was highly fragmented. She said the owners at the time were less interested in the significant mixed use development opportunities along the riverfront and that is why the existing zoning of BSC Office Residential and BSC Commercial was recommended at that time.

Ms. Ray summarized that clearly, circumstances have changed and given the new property owners for a lot of the land in this area and the opportunities to open up and expand access to and engage the riverfront, there is an opportunity to take another look at the zoning for this area.

Ms. Ray said creating the new Riverside Neighborhood District allows the Bridge Street Zoning Regulations to better fit the intent of the larger unified development anticipated for the Scioto River Corridor area. She said the new zoning is largely a combination of the regulations that apply across the other neighborhood districts in addition to the provisions for placemaking elements including the "shopping corridor," which is a highly mixed use node within each Neighborhood District. She outlined the requirements for building types, comprehensive sign plans, and lot and block requirements. She said this also facilitates the review process by allowing these elements to be addressed more comprehensively and in a coordinated fashion rather than based on the separate zoning districts that apply to the individual parcels in this area.

Ms. Ray said the related Code amendments involve a series of technical amendments as well as a few more substantive amendments. She said the Riverside District is structured nearly identical to the structures of the other Neighborhood Districts. She said the graphic is intended to show conceptual alignments for the street network, as well as open space corridors, gateways, and the location of the shopping corridor.

Ms. Ray said this Neighborhood District does include a few differences intended to mitigate the need for future waivers or Code amendments when developments come forward based on unique site conditions. She said the first of which is block length, given the unique frontage configuration along the roundabout. She explained that whatever happens in the area, it is likely the block sizes will exceed the maximum block length requirement, but the proposed amendment still requires the mid-block pedestrian ways to ensure connectivity and that the development is broken down into smaller project elements. She said they included the provision that requires a minimum of 12 feet of clear sidewalk area along the shopping corridors free from any patios, bike facilities, street trees or any other furnishings to make sure there is plenty of room for the anticipated degree of pedestrian activity in this area.

Ms. Ray said the City is sponsoring the application for an Area Rezoning for 20 parcels, which includes a combination of three zoning districts, the BSC Residential, Office Residential, and Commercial Districts. She said these were designed to reflect the character districts within the Vision Plan and intended to have more of a single use focus to support the more mixed-use nodes that are envisioned elsewhere. She said this zoning had much to do with the fragmented land ownership at the time of the original zoning in 2012. She said many property owners were concerned about their existing uses, and were concerned with the names of the zoning districts, and wanted to make sure their existing properties would not be impacted by the new zoning.

Ms. Ray said the new Riverside Neighborhood District will be applied to the land along the east side of the relocated Riverside Drive including the driving range, the Bridge Point Shopping Center, properties along Dale Drive and the former Wendy's restaurant site. She said on the west side of the relocated Riverside Drive right-of-way, the BSC Public District is recommended, which is the same zoning district applied to the other parks and other publicly owned and operated uses throughout the Bridge Street District.

Ms. Ray said the proposed Zoning Code and subsequent Zoning Map amendments bring this area into alignments with the overall vision and planning for the Scioto River corridor area and generally are consistent with City's policy for establishing as must clarity and predictability for developers as possible for the City's plans and expectations for development within the Bridge Street District. She said the amendments are a prerequisite for any redevelopment of the Scioto River Corridor of this scale and magnitude. She concluded that approval to City Council for the proposed Zoning Code Amendments to create the new Zoning District and a related Code Amendments has been recommended by the

Administrative Review Team. She stated that the Administrative Review Team also recommended approval to City Council for the Area Rezoning of 20 parcels to the BSD Riverside Neighborhood District and the BSC Public District.

Ms. Amorose Groomes asked if there was anyone from the general public that would like to speak to this application. [There was none.]

Amy Kramb said she read through all the other Neighborhood District texts to compare them with the proposed text and realized that it is almost identical, with only a handful of sentences that are different. She referred to the description of the district and noted that the phrase "substantial residential presence" should not be used because it implies there is a ton of residential development. She said this is too strong and suggested that it be changed to "residential base to complement a strong mixed-use..." She said she would like to see the land uses balanced.

Ms. Kramb referred to (F)(4)(a)2 referring to corridor buildings with residential, hotel or office uses located on a parcel within 600 feet of SR161. She suggested eliminating the word "parcel" because a parcel could be a huge piece of land and should be changed to say "the corridor building [itself] should be within 600 feet of West Dublin-Granville Road." She said they should go off the building itself and not the parcel because she never wants to see a 7.5-story building.

Ms. Kramb asked for clarification of the intent of (F)(4)(b)1.

Ms. Ray referred to page 26 of the Bridge Street District Code. She said in 153.062, there is a table to address building type incompatibilities. She pointed to the list of existing building types and said that if one of those building types exists, such as an existing single-family detached building, and a developer wants to build a corridor building, they couldn't do it next to a single-family detached given the scale difference. She said the reason why this was noted as a potential amendment is that, as the City has been working with Crawford Hoying, they have indicated that for a portion of their development, they would like to build townhomes first (which is a single-family attached type of product), and then build a corridor building across the street in one area as part of a later phase. She said this could create a conflict with the building type incompatibility table, and that is why Crawford Hoying requested that the amendment be included.

Ms. Kramb said she was concerned with making an overall Zoning Code amendment as an exception for a single developer with an isolated issue.

Victoria Newell agreed with Ms. Kramb and pointed out that was the purpose of the Waiver process. She thought a Waiver would be a much better solution in this instance.

Ms. Ray said the amendment could be eliminated.

Ms. Kramb agreed. She asked why conference centers could not be on the first floor of buildings, and if the restriction no longer applies, then the amendment should apply to all the districts and not just this Neighborhood District.

Ms. Amorose Groomes said the nature of conference centers is that people are inside all day with no engagement with the street. She said this was counterproductive to the objectives of the Bridge Street District, because we want the street to be active. She recalled a lot of discussion on this topic when the Bridge Street Code was initially drafted, and she was concerned with the potential negative impact on the streetscape as a result.

Ms. Ray said this Code Section just states that conference centers are permitted to be within one story buildings, not saying that they cannot be on the ground floor.

Ms. Kramb said in the other zoning districts, conference centers are not permitted on the first floor.

Ms. Amorose Groomes agreed that regulations pertaining to conference centers should either apply to all the districts the same way, or applicants should request Waivers for something different.

John Hardt said he is supportive of modifying the text to address fundamental structural issues in the Code that prohibit the present developer from doing what they are trying to do. He said he is not comfortable with changes in the Code that deal with one particular building or one instance that should be dealt with on a case-by-case basis, which is the reason why the Waiver process was conceived.

Ms. Amorose Groomes reiterated that Waivers should not be perceived as an obstacle. She said they should be encouraged in the sense that they are really an invitation to excellence.

Ms. Kramb referred to the block length requirements along the roundabout ((F)(3)(b)2). She asked if there was a better way to identify "blocks with frontage."

Ms. Ray said the City is certain that there cannot be a new street with full access that would intersect Riverside Drive south of Dale Drive/ "Park Avenue" to meet the block requirements due to the roundabout right-of-way, so that is the reason, regardless of who comes forward with a development project, that this provision is recommended.

Ms. Amorose Groomes said the area of influence for the roundabout should be defined.

Richard Taylor referred to the Riverside Neighborhood District graphic. He said previously, they had discussed extending the shopping corridor farther to the east to at least to the intersection with the Dale/Tuller connector road. He said he hoped there would be accommodations made to allow for a great deal more activity that would allow the shopping corridor to extend all the way along that roadway east toward Sawmill road. He said if that is correct, he would like to see the shopping corridor extended to the east limit of this district.

Ms. Ray noted that mixed-use development has to be fairly concentrated to be successful, and said that we would not want to detract from the success of commercial areas along Riverside Drive or the other Neighborhood Districts in lieu of what could potentially happen farther to the interior of the Bridge Street District. She pointed out that all of the zoning districts allow for a mix of uses and suggested that an arrow be drawn to the end of the shopping corridor diagram.

Mr. Hardt said he agrees with the desire for a concentration of mixed-use development along Riverside Drive. He said he wanted to make sure whatever infrastructure is in place, between the streetscape design and the distance of buildings setback off the street, he would not want to do anything in the easternmost block that would result in a choke point that prohibits the shopping district from going farther east. He said if this is wildly successful as he envisions, the shopping district could someday connect up the hill to Dublin Village Center.

Mr. Taylor said the parking garage height is also something of a concern.

Mr. Taylor referred to page 5 in the district intent, he is not in favor of the statement that "this development within the district will include a strong residential presence." He said he doesn't think that by not including the statement they are denying residential uses in this area, but they are also not encouraging it in specific areas. He said the mix of uses needs to be looked at holistically. He said he would like to eliminate any reference to the "strong residential presence" and that will bring it more in line with the other two Neighborhood Districts that refer back to the charts and tables.

Mr. Taylor referred to page 5, the BSD Riverside Neighborhood District Intent, and asked what was meant by "complementing the Historic District."

Ms. Ray said the intent is the types and scale of uses that are possible in the Riverside Neighborhood District can help support the smaller scale businesses and uses within the Historic District.

Mr. Taylor said he is worried that instead, we may end up creating two separate districts with a neat bridge between them. He said he is concerned that they are suggesting that they are "complementing" the Historic District on the west side of the river and he does not see anything that accomplishes a real connection between the two.

Mr. Langworthy said the idea was to have strong attractions on both sides of the bridge. He said they may need to reword the statement to "coordinate with."

Mr. Taylor referred to the list of permitted building types on page two and asked that this refer to the chart in Code Section 153.062 instead.

Mr. Taylor said with respect to the building height provision referenced earlier, buildings exceeding 5.5 stories should be approved on an individual basis through Waivers, so that eliminates provision 2 under Building Types.

Ms. Kramb pointed out that the other Neighborhood Districts have similar wording.

Amy Salay confirmed that there is a provision within the Bridge Street District that allows up to 7.5-story buildings. She said that height should not be permitted by right, but if there is a reason to allow that height, then it can be allowed as a Waiver. She said 7.5 stories is a large building, and that scale would dwarf everything around it.

Ms. Ray clarified that Code allows for buildings with a maximum of 5.5 stories, but in certain areas, an additional two stories with a "step back" from the front façade of a minimum of eight feet could be permitted. She said the buildings with additional height are intended to be within proximity to I-270, so that if there is a taller building, it is in a more appropriate location for taller heights.

Mr. Taylor said they have talked about larger and taller buildings and did not realize it was already in the other districts.

Ms. Amorose Groomes said the height issue needs to be addressed now. She said 5.5 stories should be the maximum without a Waiver.

Mr. Taylor asked for clarification on the sidewalk requirement of 12 feet.

Ms. Ray said the intent was to have 12 feet of clear sidewalk space free of any planters, cycle tracks, or patios, to ensure a highly walkable area within the shopping corridor.

Mr. Taylor said his biggest concern is that this provision and many of the others appear to be supporting the needs of a particular developer and they are being asked to make specific Code changes and to rezone an entire area without seeing what they are voting on. He said this might be the best approach given the situation but he is reluctant to take this much further without seeing any development proposals. He said the Commission is aware that there is already something that has been conceptually designed and presented informally months ago, although the plans may have changed. He said the Commission deserves to see the buildings and what they are voting on before they vote on the Code amendment.

Mr. Hardt said he agrees with Mr. Taylor and requested an informal presentation with an update on the developer's current plans informing the proposed Code amendments.

Mr. Hardt said he agreed with Ms. Kramb's earlier comments related to the Riverside Drive frontage and the first block close to the roundabout. He said with respect to the comments on building height, he is willing to consider 7.5-story buildings on a case by case basis. He said he thought he recalled a discussion about parking structures not being permitted across the street from each other because they create dead streetscapes with no activity and no commercial uses, and the Commission didn't want them dominating a block.

Ms. Ray agreed and said a provision to that effect was discussed with a potential update of the Code. She said it was a lengthy discussion and Planning intended to bring those amendments forward.

Mr. Hardt said when they were having that discussion, he was envisioning above-ground parking structures. He said he could support the need to tweak those provisions to address below-ground parking structures, since that is a very different situation. He said he was expecting to see parking garages be the basis of the issue with building type incompatibilities because the proposed development has spots where there are multiple parking garages planned, which would potentially be fine because they are underground. He said from a Code perspective, there may be an issue.

Mr. Hardt said he is not in support of gateways because they become monuments for developers to put their individual stamps out front indicating where their development starts and ends. He said he thought the intent is to have a cohesive district, from Sawmill Road to the I-270/33 interchange.

Ms. Ray said staff had talked about the intent of "gateways" as well. She said this is going to be a very public area with plaza spaces and open spaces and water features, and so on. She said the intent is that those areas have a higher degree of design to make a statement about entering a *place* and that is why they are along Riverside Drive and not at the edges of the development where the transition should be more seamless. .

Ms. Amorose Groomes said she thought that a major statement would be made with the use of granite curbs and paver streets, not with huge signs. She said there is nothing less attractive than a sign across I-270 with a development name on it. She said she thought the intent was to create a place that was identified by the overall sense of place.

Ms. Newell said she thinks the gateway text is appropriate but the problem is with the way it is written, because it states that signs are specifically permitted. She suggested eliminating the reference to the sign provisions altogether, which presents an opportunity to review signs if they are presented as part of a gateway, or reject signs that are not appropriate.

Ms. Ray suggested that in addition, the public function of the gateways could be emphasized.

Mr. Langworthy said Council has asked that they develop a City-wide wayfinding system that includes gateway designs, and part of the presentation that the consultant team with Kolar Design will make will include examples of gateway designs based on location.

Ms. Kramb pointed out that reference to signs in the gateway provisions is also in the other Neighborhood Districts, so the change will need to be made across the board.

Mr. Hardt asked how the use table reflected the uses proposed by the developer.

Ms. Ray said the use table is a mirror of the other Neighborhood Districts, with no differences. She said the developer asked for a potential for a drive-thru for restaurants, and staff was not supportive of that

use. She said that use would then have to be addressed separately. She said when the Commission went through the Code a few months ago, they noted other desired changes to the table and Planning intended to bring those back, but for this short term they wanted to keep it consistent with the other districts.

Ms. Kramb said under the current zoning it is BSC Office and up to the north is BSC Office Residential, so comparing the office zoning districts, conference centers as zoned were conditional uses and in the proposed rezoning allows it to be a permitted use. She said religious institutions under the existing would be conditional and they had some specifics added to the condition and they are now permitted. She said transit stations are conditional uses under office and now would be permitted, and surface lots were permitted and now they are conditional uses under the new district.

Ms. Ray said there are some other size limitations to retail, entertainment and personal service uses, and with the new zoning there would no longer be size restrictions.

Mr. Hardt said if transit stations are conditional in other districts they should be in this district as well because they have a potential for significant impacts on the properties that abut them and need to be located in the right spot.

Mr. Hardt referred to the "Materials" section in the Building Types Code Section, and stated the provisions should be kept the same. He said other high quality materials could be considered, but are subject to the reviewing body.

Ms. Amorose Groomes said the use of special materials should be an earned waiver and not codified as a right.

Mr. Hardt said he would happy to approve a modification that gives relief to the dimensional requirements for below grade parking but would be inclined to keep them in place for parking above ground. He said it does not make sense to put something in Code that requires compliance, and if the intent is to say that the minimum clear heights as required in the Ohio Building Code is acceptable then the correct approach is to delete the paragraph altogether because they have to comply with that anyway. He said to modify the text so that the minimum clearances they had in the Code remain in effect but clarify that they only apply to above ground parking.

Mr. Hardt said he is concerned that they are being asked to rezone a chunk of the City that is arguably the most critical and most precious piece of land in the City and the map they have drawn conveniently coincides with the ownership of one particular party. He said the proposed Zoning District boundaries should be in the best interest of the community, and not just a particular property owner.

Ms. Ray pointed out that the potential developer of much of the land does not actually control all of the land proposed for rezoning to the BSD Riverside Neighborhood District. She asked for clarification how the Commission recommended that the boundary be drawn.

Mr. Hardt said they should include the additional parcels to the east of Dale Drive, or they cut it off at Dale Drive. He said either would make sense to him from a planning standpoint and understood that there may be different opinions.

Ms. Ray said they want to make sure whatever happens on both side of Dale Drive has a relationship to each other.

Mr. Taylor said it would be more appropriate to have the Riverside Neighborhood District turn that corner than to have the corner itself be the intersection of two different districts.

Ms. Salay commented that with respect to conference centers, Council had been informed that such facilities would be studied to determine where should be located in the city. She said in terms of the Code amendment and area rezoning, she wanted to make sure they are working for Dublin and not just the property owner, and that we are doing what is best for the Bridge Street District. She said that the conference center use should be moved back to a conditional use so that it can be determined if the location is appropriate.

Ms. Salay said the Crawford Hoying project proposal had a lot of siding shown on some of the buildings. She said the materials provisions in the Code needed to involve less siding.

Ms. Newell said her comments have been addressed by the other Commissioners and her biggest concern was related to spot zoning this particular area. She said she saw merit in creating a Neighborhood District along Riverside Drive but the district needs to follow along Dale Drive and/or include the properties leading up to it.

Ms. Amorose Groomes said she agrees with the comments of the Commission. She said her biggest concern is the importance of getting the residential component right. She said the potential for a 7.5-story building was alarming because it allows residential uses. She said she knows that everyone wants to build residential development, because that is where the money is, but she would like to make sure great care is taken with the type of development that is approved and the mix of land uses. She said this is the crown jewel property in the entire Bridge Street District and it should be remain the crown jewel particularly given its prominence along the riverfront.

Ms. Amorose Groomes said she dislikes the name "Park Avenue" and that it does not represent who they are as a city. She pointed out that the street is labeled as such on the drawings and to her knowledge the names of the streets have not been approved. She said she does not like the name "Riverside Neighborhood District" because they have a community called Riverside.

Mr. Hardt and Ms. Kramb agreed.

Ms. Amorose Groomes commented on the importance of balance in the Bridge Street District and agreed with the removal of the language specific to creating a "strong presence of residential." She said she was hopeful that in no district is the residential presence stronger than other uses; if so, then by nature they have defeated the mixed use component of the mixed use walkable urban district. She said whatever they are codifying they are codifying the encouragement of a balanced district with as many jobs created as there are residential units created because there has to be a relationship to balance the uses.

Ms. Amorose Groomes said she appreciates the number of hours that the Commissioners have dedicated to review the Code. She thought the changes are good and would like to see this come back along with the other residential neighborhood districts with the problems fixed that were revealed through this review so that they are all three amended at the same time.

Ms. Amorose Groomes said they would like to see the project details that have been presented to other the other reviewing bodies, because it would be more helpful for the Commission to become comfortable with the Code amendments. She reiterated that Waivers should not be perceived as a bad thing if the result is a better project.

Ms. Ray requested that these applications be tabled.

Motion and Vote

Richard Taylor moved to table this amendment to the Zoning Code to allow staff to revise the proposed zoning regulations in accordance with the Commission's discussion. Mr. Hardt seconded. The vote was as

follows: Ms. Salay, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; Ms. Kramb, yes; Mr. Budde, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Tabled 7 – 0.)

Motion and Vote
Ms. Newell move to table this request for a Zoning Map Amendment. Mr. Hardt seconded. The vote was as follows: Mr. Taylor, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Mr. Budde, yes; Ms. Kramb, yes; Mr. Hardt, yes; and Ms. Newell, yes. (Tabled 7 – 0.)

Communications
Ms. Husak introduced four new planning assistants, Logan Stang, Jonathan Staker, Katie Ashbaugh, and Nicki Martin.

Roundtable
Mr. Taylor said the issue with ARB and the Planning and Zoning Commission and the review of the Bridge Street Corridor major projects that are occurring in the architectural review district which was part of a presentation to Council on Monday and there was some discussion and voted on that regard. He said he still thinks it is an issue that they should look at. He said he attended the last ARB meeting where they looked at the Bridge Park West project and it was an informal and the first time they had seen the project and it was the first time he had seen it. He said he saw that body address the issues that they typically address within the Historic District and do that very well, what he did not see them do was address issues that were extremely problematic and major. He said he doesn't want to say that this particular group or commission is more qualified than the people on the ARB to review projects, but he thought the Commissions intense involvement in the process from day one and their long history of reviewing projects of that scale and knowing what questions to ask does make the Commission more qualified and more appropriate to review projects like that to maintain a consistency between the reviews of the both sides of the river and wanted to have this discussion continued and bring it up again at a later date.

Ms. Amorose Groomes said that their review of the Code tonight says to the difficulty of understanding this Code and how it interplays together in these districts and she knows that it was presented to Council that the Administrative Review Team was involved and familiar with the Code and all the issues, but she suspects that they were to have a conversation about this particular piece of legislation this evening that the ART comments would be far different than those of the Commission. She said she did not think it was a well representation to say that the ART is as well versed with the districts and Code and the implementation of such.

Ms. Amorose Groomes adjourned the meeting at 10:33 p.m.

As approved by Planning and Zoning Commission on July 17, 2014.

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 29, 2014

The Administrative Review Team made the following determination at this meeting:

1. **Zoning Code Amendment – Bridge Street District**

14-039ADMC **Riverside Neighborhood District Zoning Code Amendment**

Proposal:	An amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District.
Request:	Review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant:	Marsha I. Grigsby, City Manager, City of Dublin
Planning Contact:	Rachel S. Ray, AICP, Planner II
Contact Information:	(614) 410-4656; rray@dublin.oh.us

DETERMINATION: Recommendation of approval to the Planning and Zoning Commission for the request for a Zoning Code Amendment, to establish a new Bridge Street District zoning district and related code amendments for the BSD Riverside Neighborhood District.

RESULT: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy

Steve Langworthy, Director of Planning

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 29, 2014

ART Members and Designees: Rachel Ray, Planner II; Ray Harpham, Commercial Plans Examiner; Alan Perkins, Fire Marshal; Laura Ball, Landscape Architect; Barb Cox, Engineering Manager; Dave Marshall, Review Services Analyst; Colleen Gilger, Economic Development Director; and Jeff Tyler, Building Standards Director.

Other Staff: Claudia Husak, Planner II; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Ross Sanford, Lincoln Construction; Gayle Zimmerman, Ford & Associates Architects; Todd Faris, Faris Design & Planning; Tom Warner, Advanced Civil Design; and Matt Booms, State Bank (Case 3).

Rachel Ray called the meeting to order. She asked if there were any amendments to the May 22, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

DETERMINATIONS

1. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District
14-039ADMC **Zoning Code Amendment**

Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said the Planning Report highlights the differences between the Riverside Neighborhood District and other neighborhood districts for 1) Block Length; 2) Permitted Building Types; 3) Building Type Layout and Relationships; 4) Vehicular Canopies and Ground Story Use & Occupancy Requirements; 5) John Shields Parkway Frontage; and 6) Pedestrian-Oriented Streetscape.

Ms. Ray said a graphic was prepared to match the graphics for the other neighborhood districts that show the planned street network and street connections in this area; the potential shopping corridor along the new mixed-use street and Riverside Drive; open space nodes and corridors; and potential gateways announcing arrivals to this area.

Ray Harpham asked if the regulations were prepared in response to what is anticipated from Crawford Hoying and Ms. Ray said yes, to some extent, since the City has been working with the major land owner in this area. She explained that the majority of the Code regulations are very consistent among the other neighborhood districts, but there are a few unique elements, which she highlighted earlier. She explained that a neighborhood district would have been applied to this site when the Code was originally drafted, but there were different property owners at that time that had less interest in the significant mixed-use

development envisioned for each of the neighborhood districts. She stated that since the circumstances have changed, the neighborhood district is now being prepared.

Ms. Ray asked if the Administrative Review Team members had any further comments regarding this proposal [There were none.] She confirmed the ART's recommendation of approval of this application to the Planning and Zoning Commission.

2. Area Rezoning – Bridge Street District – Riverside Neighborhood District
14-040Z Zoning Map Amendment

Rachel Ray said this is a request for an area rezoning of 20 parcels for the Riverside Neighborhood District in the Bridge Street District. She said 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.

Ms. Ray said the overall area covers approximately 57.75 acres of land along the east side of the proposed relocation of Riverside Drive, including the existing Bridge Pointe shopping center, the former Wendy's restaurant site at the southeast corner of Riverside Drive/SR 161 intersection, properties along Dale Drive, the former driving range and "Digger and Finch" restaurant site, and land along the north side of John Shields Parkway. She explained the existing Acura car dealership at the northwest corner of Dale Drive/SR 161 will remain BSC Commercial District until the property owner chooses to redevelop the land, at which time it would be eligible for be rezoned to the BSD Riverside Neighborhood District.
Ms. Ray stated the future riverfront park land is recommended to be zoned BSC Public District, which is an existing zoning district that applies to other public areas throughout the BSC, including the Dublin Schools property, the cemetery, Sycamore Ridge Park, and the AEP substation on Banker Drive.
Ms. Ray said a *Proposed* BSD Zoning Map and *Existing* BSD Zoning Map are found in the Planning Report for comparison.
Ms. Ray asked if the Administrative Review Team members had any further comments regarding this proposal [There were none.] She confirmed the ART's recommendation of approval of this application to the Planning and Zoning Commission.

CASE REVIEWS

3. BSC Office District - State Bank West Dublin-Granville Road
14-047BSC-SP/PP/FP Site Plan Review/Preliminary Plat/Final Plat

Rachel Ray said this is a request for an 11,500-square-foot Loft building for State Bank with a retail banking facility, a drive-through kiosk and all associated site improvements. She said this proposal also includes the subdivision of one 2.8-acre lot into two lots. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Site Plan Review under the provisions of Zoning Code Section 153.066. She said this is also a request for review and recommendation of approval to City Council for a preliminary and final plat under the provisions of the Subdivision Regulations.

Ms. Ray stated that Gary Gunderman introduced this case last week. She said Gary was out of town but had provided a preliminary analysis of the proposal. Ms. Ray said a recommendation of approval to forward the case on to the PZC is anticipated at the June 5th ART meeting.

Ms. Ray inquired about the height dimensions of the parapet from the roof deck.

Steve Langworthy asked the applicant if he agreed with the five conditions. John Gavin said yes. He asked if he could provide the footcandle lighting level measurements once the structure is built. The ART members agreed that was acceptable.

Mr. Harpham asked to clarify that the dimmer switch needed to be installed to adjust lighting if need be, once the canopy is completed.

Dave Marshall asked Mr. Harpham what level of footcandle is acceptable. Mr. Langworthy stipulated that the readings are for ground level. Mr. Harpham said one or two footcandles at ground level should be sufficient. Mr. Gavin agreed. Mr. Marshall confirmed that a photometric reading would be taken at the time of the canopy's installation, and then the approved lighting levels would be set and kept on file. He suggested that Code Enforcement be notified of the approved lighting levels so they could check periodically to ensure the canopy does not become too bright.

Mr. Langworthy asked if there were any further comments with respect to this case. [There were none.] He confirmed the ART's approval of this request for Minor Project Review with five conditions.

CASE REVIEWS

2. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District
14-039ADMC Zoning Code Amendment

Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said Dan Phillabaum created the draft Neighborhood District graphic noted in the Code, which she presented, consistent with the other neighborhood district graphics to guide the placemaking efforts in the neighborhood districts. She explained the graphic and how projects will need to coordinate as areas are redeveloped. She noted the open space corridors, bikeway, greenways, cycletrack connection, and connections to the proposed pedestrian bridge. She explained that the future riverfront parkland is proposed to be rezoned to the BSC Public District. She pointed out the open space nodes distributed throughout the neighborhood district and conceptual gateway locations.

Ms. Ray said the Zoning Code amendment and the Zoning Map amendment will require a recommendation from the ART at next week's meeting. She explained that the applications are expected to move forward to the Planning and Zoning Commission for their meeting on June 5.

Fred Hahn inquired about permitted uses in the BSC Public District, like food trucks and food cart vendors.

Steve Langworthy said food trucks are be a separate topic, and he is currently working on an Ordinance to address their operation, which will not be part of the Zoning Code

Mr. Hahn said his intent was to ensure that commercial enterprise will not be prohibited in the park.

Ms. Ray asked what type of permanent structures intended for food or retail sales were anticipated for the riverfront park at this time, if any.

Mr. Hahn responded that the food vendors would be temporary and no permanent structures were contemplated. Mr. Langworthy asked if food vendors were permitted in the City's other parks.

Mr. Hahn suggested that the operations for food vendors should be managed more like a licensing process, as the City handles Solicitors/Peddlers.

Mr. Hahn inquired about renewable energy equipment and who puts the controls on that. Ms. Ray answered that they were addressed through the Use Specific Standards and approved by the required reviewing body.

Mr. Langworthy asked if there were any further questions or comments on the proposed Zoning Code amendment at this time. [There were none.] He concluded the ART is expected to make a recommendation to the Planning and Zoning Commission at next week's ART meeting.

3. Area Rezoning – Bridge Street District – Riverside Neighborhood District
14-040Z Zoning Map Amendment

Rachel Ray said this is a request for an area rezoning of 20 parcels for the Riverside Neighborhood District in the Bridge Street District. She said 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.

Ms. Ray said the conversation for the Zoning Amendment application above applies here as well.

INTRODUCTIONS

4. BSC Office District - State Bank West Dublin-Granville Road
14-047BSC-SP/PP/FP Site Plan Review/Preliminary Plat/Final Plat

Gary Gunderman said this is a request for an 11,500-square-foot Loft building for State Bank with a retail banking facility, a drive-through kiosk and all associated site improvements. He said this proposal also includes the subdivision of one 2.8-acre lot into two lots. He said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Site Plan Review under the provisions of Zoning Code Section 153.066. He said this is also a request for review and recommendation of approval to City Council for a preliminary and final plat under the provisions of the Subdivision Regulations.

Mr. Gunderman reported that this proposal had been reviewed by the Planning and Zoning Commission for their Basic Site Plan Review in February 2014. Mr. Gunderman provided an overview of the comments made by the Commission and how the applicant had addressed the comments. He pointed out that the applicant had relocated all of the previously ground-mounted HVAC units to the roof. He noted that the Commission had concerns with the mid-block pedestrianway and the pocket plaza, and suggested that they be added when the adjacent property was developed to ensure that they are appropriately designed for the two sites.

Mr. Gunderman pointed out that the Code requires developments to provide their required open space, and therefore the applicant has provided the pocket plaza open space at the southwest corner as originally presented, and explained that the applicant had provided a conceptual site plan showing how the plaza space could be expanded with conceptual future development. He said with the exception of a few site details, the Site Plan is very similar to the Basic Plan. Mr. Gunderman said the applicant will need ART's recommendation to proceed to the Planning and Zoning Commission for a determination at their meeting on June 19.

Ross Sanford, Lincoln Construction, added that the building had also been pushed farther back from the SR 161 right-of-way to allow for future development flexibility, which was another of the Commission's concerns. He explained that there are also easements in this area that they are trying to avoid with the building. He said that as a result, the proposed building is one foot behind the maximum Required

3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

Ms. Rauch suggested options for next steps.

Ms. Thomas inquired about the proposed sign colors and asked if the blue could be used for the right side and the reddish brown used for the left side. She also asked if a rich brown color would be appropriate for the shutters.

Ms. Rauch said the colors all need to coordinate. She said they met the Code requirements for the location of the sign but requested a revised detailed design for the sign showing all dimensions.

Ms. Rauch asked if the ART could recommend this application to the ARB with conditions or if this should be resolved next week.

Steve Langworthy said the applicant needs to determine their proposed color scheme before the ART could make a recommendation to the ARB. Mr. Tyler said he did not want to decide the colors for the clients and suggested Ms. Thomas discuss the options with her clients to see what they would prefer.

Ms. Rauch said this application could be postponed and reviewed by the ARB at their next meeting in June. Ms. Thomas said her clients want a sign as soon as possible and they are unavailable currently. She said she was not comfortable with making a selection without consulting with her clients first. She requested a time extension for this application.

CASE REVIEWS

3. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District
14-039ADMC **Zoning Code Amendment**

Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said Dan Phillabaum is in the process of creating the draft Neighborhood District graphic for this district, consistent with the other neighborhood district graphics. She said at this stage, the Zoning Code amendment and Zoning Map amendment are expected to move forward to the Planning and Zoning Commission for their meeting on June 5.

Barb Cox reported she had read through the Code and had some questions like how the lots and blocks would be measured.

Ms. Ray explained that one of the associated Code amendments is a modification to the Lots and Blocks section clarifying that alleys cannot be used to measure block size, although private streets that are designed to look like public streets could be, given the special circumstances expected for the Neighborhood District. She added that a specific requirement of a minimum of 12 feet of clear sidewalk area will be added to the Code to ensure adequate space for pedestrian activity.

Mr. Langworthy asked if there were any further questions or comments on the proposed Zoning Code amendment at this time. [There were none.]

CASE REVIEWS

3. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District
14-039ADMC **Zoning Code Amendment**

Claudia Husak said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Steve Langworthy said a determination was contemplated to take the Riverside Park out of the neighborhood and put it in the Public designation.

Ms. Husak said City Council is hearing about the proposed amendments at their work session on Monday and the Planning and Zoning Commission is invited.

Barb Cox asked if a time extension was possible and Ms. Husak replied yes but said it depends on how the meeting goes on Monday night. Ms. Husak said this is scheduled to go to PZC on June 5 so the ART needs to make a recommendation prior.

Ray Harpham concluded that these amendments need to be resolved before Crawford Hoying can move forward.

Ms. Husak inquired about the application submittal timing.

Mr. Harpham asked if the west side of Riverside Drive still had FEMA issues. Ms. Husak responded affirmatively.

Ms. Cox said the new roadway configuration has not been completely resolved. She inquired about a 3-dimensional model. Mr. Hahn said it will be produced.

Mr. Langworthy encouraged the ART to read through the text and submit comments to Ms. Ray.

Mr. Hahn inquired about the proceedings for Monday night's meeting. Mr. Langworthy said City Council will be introduced to the process, provided reasons for the Riverside Neighborhood District, and then Crawford Hoying will give a presentation.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He concluded that a determination on this application would be anticipated for the upcoming ART meeting agenda.

4. Area Rezoning – Bridge Street District – Riverside Neighborhood District
14-040Z **Zoning Map Amendment**

Claudia Husak said this is a request for an area rezoning of 19 parcels for the Riverside Neighborhood District in the Bridge Street District. She said 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.

Ms. Husak said the conversation for the Zoning Amendment application above applies here as well.

Ms. Ray restated the options for next steps. Mr. Gavin said he would speak with the customer and confirm how they would like to proceed by Monday.

5. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District
14-039ADMC Zoning Code Amendment

Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said this application is a result of a development proposal submitted by Crawford Hoying for the mixed-use development project proposed along Riverside Drive. She presented the area this covers, which is for the land on the east side of the river only, and includes the driving range site.

Ms. Ray said the proposed new zoning district is a "neighborhood district," which is a special zoning district for the major parts of the Bridge Street District with consolidated land ownership and the opportunity to establish a major critical mass of mixed use activity. She said the proposed zoning district regulations have been drafted to be very similar to the other neighborhood districts that were created for the Indian Run Neighborhood, Sawmill Center Neighborhood, and Historic Transition Neighborhood.

Steve Langworthy pointed out that if the City would have had property owners with an interest in this type of development back when the Code was originally written and the land was zoned, we may have proceeded differently and created a special neighborhood district for this area originally.

Ms. Ray said this land will develop in phases, but the neighborhood districts were set up to address the need to review larger developments to ensure that each phase would achieve the overall goal for the district. She agreed that when this area was originally zoned into the Bridge Street District zoning district, the previous land owners had wanted to retain their existing zoning as much as possible, and were not interested in this type of zoning district. She said that the zoning district must be changed to accommodate the type of mixed use development envisioned for this part of the Bridge Street District.

Ms. Ray said after a conference call with the City's Law Director this afternoon, they determined that the City should be the sole applicant on both the Zoning Code amendment and the Zoning Map Amendment, consistent with the process originally initiated for the Bridge Street District. She said next Thursday the ART can recommend these cases to go forward to the Planning and Zoning Commission.

Ms. Ray said the Zoning Code amendments have to happen before the area rezoning. She suggested that the text changes be viewed in the report that will show the "Track Changes" which will be placed in the Drop Box.

Mr. Langworthy asked Nelson Yoder, Crawford Hoying Development Partners, if he had anything else to add.

Mr. Yoder said he is comfortable with the proposed text and introduced Matt Starr, who was recently hired by Crawford Hoying to help with this project.

Mr. Langworthy reiterated that this is the introduction phase that provides an opportunity to ask questions.

Jeff Tyler asked what the downside might be to the proposed Zoning Code amendment and area rezoning.

Ms. Ray said the change in text is pretty straightforward; they plan to clarify the drive-through uses as it is currently prohibited except for banks.

Mr. Yoder said he was fine with the conditional use. He said they hope to add a coffee shop-type of restaurant with a drive-through that would not be visible from the shopping corridor. He said the drive-through would have alley access and not be accessible or have frontage from the main roadway.

Ms. Ray said with the City as the applicant, an eating/drinking drive-through use would need to be added to the Code.

Ms. Ray said she had discussed the types of building materials with Crawford Hoying as part of the potential Zoning Code amendment. She said at this point, only minimal modifications were recommended to the Building Types. She said any Code modifications to other parts of the Code other than the neighborhood district will apply across the board.

Mr. Langworthy asked if the riverside park was included in the rezoning or if it was going to be placed in the Public District. Fred Hahn inquired about the standards and permitted uses.

Mr. Langworthy asked if there were any further questions or comments.

Colleen Gilger said she would approve of a drive-through for an eating/drinking use.

Mr. Langworthy explained these cannot sprout up anywhere as they need to keep the pedestrian-oriented character of this neighborhood and Ms. Ray reiterated that the drive-throughs will need to be placed on the back side of the buildings, where any are located.

Mr. Hahn inquired about block size, parks, and connectivity. Mr. Langworthy said parks could be in the Public zoning district.

Ms. Ray asked if there were any further comments. [There were none.] Mr. Langworthy reiterated that Ms. Ray's report will highlight all the differences being proposed.

6. Area Rezoning – Bridge Street District – Riverside Neighborhood District
14-040Z Zoning Map Amendment

Rachel Ray said this is a request for an area rezoning of 19 parcels for the Riverside Neighborhood District in the Bridge Street District. She said 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.

Ms. Ray said the conversation for the Zoning Amendment application above would apply here as well. She presented a map showing the proposed change in zoning districts.

Ms. Ray asked if there were any further comments. [There were none.]

ADMINISTRATIVE

Mr. Langworthy asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 3:19 pm.