



City of Dublin Architectural Review Board

Planning Report

Wednesday, October 22, 2014

Administrative Review – Zoning Code Amendment Bridge Street District Code Modifications

Case Summary

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| Agenda Item | 2 |
| Case Number | 13-095ADM |
| Proposal | Amendments to the Bridge Street District zoning regulations (Zoning Code Sections 153.057 – 153.066). |
| Request | Review and recommendation of approval to the Planning and Zoning Commission regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.172, 153.232 and 153.234. |
| Applicant | Marsha I. Grigsby, City Manager, City of Dublin, 5200 Emerald Parkway, Dublin, Ohio 43017. |
| Case Manager | Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us |
| Planning Recommendation | <i>Recommendation of Approval</i> Planning recommends the Architectural Review Board make a recommendation of approval to the Planning and Zoning Commission for the proposed Bridge Street District Zoning Code amendments. |

Update

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| Code Review | <p>The Architectural Review Board reviewed a draft version of the proposed Bridge Street District Zoning Code amendments on September 24, 2014. This version of the Code has been revised based on comments made by the Board, the Planning and Zoning Commission, staff, and consultant review. A final draft of the proposed Code provisions will be reviewed by the Planning and Zoning Commission on October 29, 2014. Before the Commission can make a final recommendation to City Council, the Architectural Review Board is required to review and make a recommendation of the draft Code to the Commission.</p> |
| ARB Discussion | <p>The Board expressed concerns regarding the following topics as part of their review in September. Planning has provided the following responses:</p> <p><i>153.061(E)(3) – Clarification regarding the deletion of the crosswalk requirements</i> Certain specific requirements were deleted from the Code, because they fall under the purview of the City Engineer as crosswalks are typically installed as a public improvement. Other crosswalk-related provisions, such as the intent for crosswalks to encourage pedestrian activity, were relocated to the new Zoning Code Section 153.065(I), Walkability Standards.</p> <p><i>153.062 - Primary building materials</i> No modifications regarding the primary building materials were made. Waivers may be reviewed and determined by the Board on a case-by-case basis.</p> <p><i>153.065(F) – Exterior Lighting provisions</i> Minor clarifications to the decorative lighting provisions were made to better coordinate when decorative lighting may be used, and when shielding is required (based on an updated standard relying on lumens rather than wattage). A more comprehensive update to bring the City's overall lighting requirements up to date with current standards is planned as part of an upcoming amendment to the overall Zoning Code.</p> <p><i>Table 153.065(K) - Regulations and enforcement of sandwich board signs</i> Modifications have been made to the permitted sandwich board location allowing for Director approval of alternative appropriate locations. Additional discussion will be conducted at the meeting regarding this topic.</p> <p><i>153.065(H)(6)(c)(4) - Color provisions for new multi-tenant storefront sign</i> Modified to address ARB comments.</p> |

Details **Zoning Code Amendment**

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| Process | <p>Code Section 153.172(H)(2) requires the Architectural Review Board to make recommendation to the Planning and Zoning Commission and City Council regarding the modifications to the Zoning Code. The Architectural Review Board is to review the draft Bridge Street District Development Code and make a recommendation to the Planning and Zoning Commission. A summary of the more significant features of the proposed amendments is provided below for each of the main Code sections.</p> |
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| Details | | Zoning Code Amendment |
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| 153.058 and 153.059 Districts & Uses | The proposed modifications include adding intent provisions, clarifying the Existing Uses provisions, clarifying the differences between principal and accessory uses, modifying the Use Table and use specific standards. | |
| 153.060 Lots and Blocks | The revised Code language includes a reference to a new section regarding walkability standards and clarification of the applicability of the standards for Development Plan review. | |
| 153.061 Street Types | The revisions to this section include referencing the walkability standards, principles of walkable urbanism and the Thoroughfare Plan; designating street type and section determination as a responsibility of the City Engineer; and clarifying how to plan for street alignments and existing roadways. | |
| 153.062 Building Types (General) and Building Types Tables | The building types and general requirements were modified regarding modifications to Existing Structures, including the Historic Core and Historic Residential Districts, modifications to the Incompatible Building Types, and clarification regarding specific building type requirements. The building type tables were evaluated regarding upper story transparency and permitted primary building types, and modified regarding how the Architectural Review Districts standards apply to the BSD Historic Residential District. | |
| 153.063 Neighborhood Standards | General and technical amendments are proposed within this section. | |
| 153.064 Open Space | This section was modified regarding the requirements for a fee paid in lieu of dedicating open space, and regarding the requirements for particular open space type allowances within all zoning districts. | |
| 153.065 Site Development Standards | The proposed modifications for this section include clarification of parking requirements for vehicles and bicycles, structural soils requirements, street frontages screening requirements, tree replacement exemptions, modifications to the sign provisions including clarifying the Master Sign Plan process, and the addition of a new section regarding Walkability Standards. | |
| 153.066 Review and Approval Procedures and Criteria | Reformatting the procedure table and minor modifications to the review criteria are proposed within this section. | |

| Recommendation | | Adoption of Zoning Code Amendment |
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| Recommendation for Approval | Planning recommends the Architectural Review Board make a recommendation of approval to the Planning and Zoning Commission for the proposed Zoning Code Amendment for the Bridge Street District zoning regulations. | |