



City of Dublin Administrative Review Team

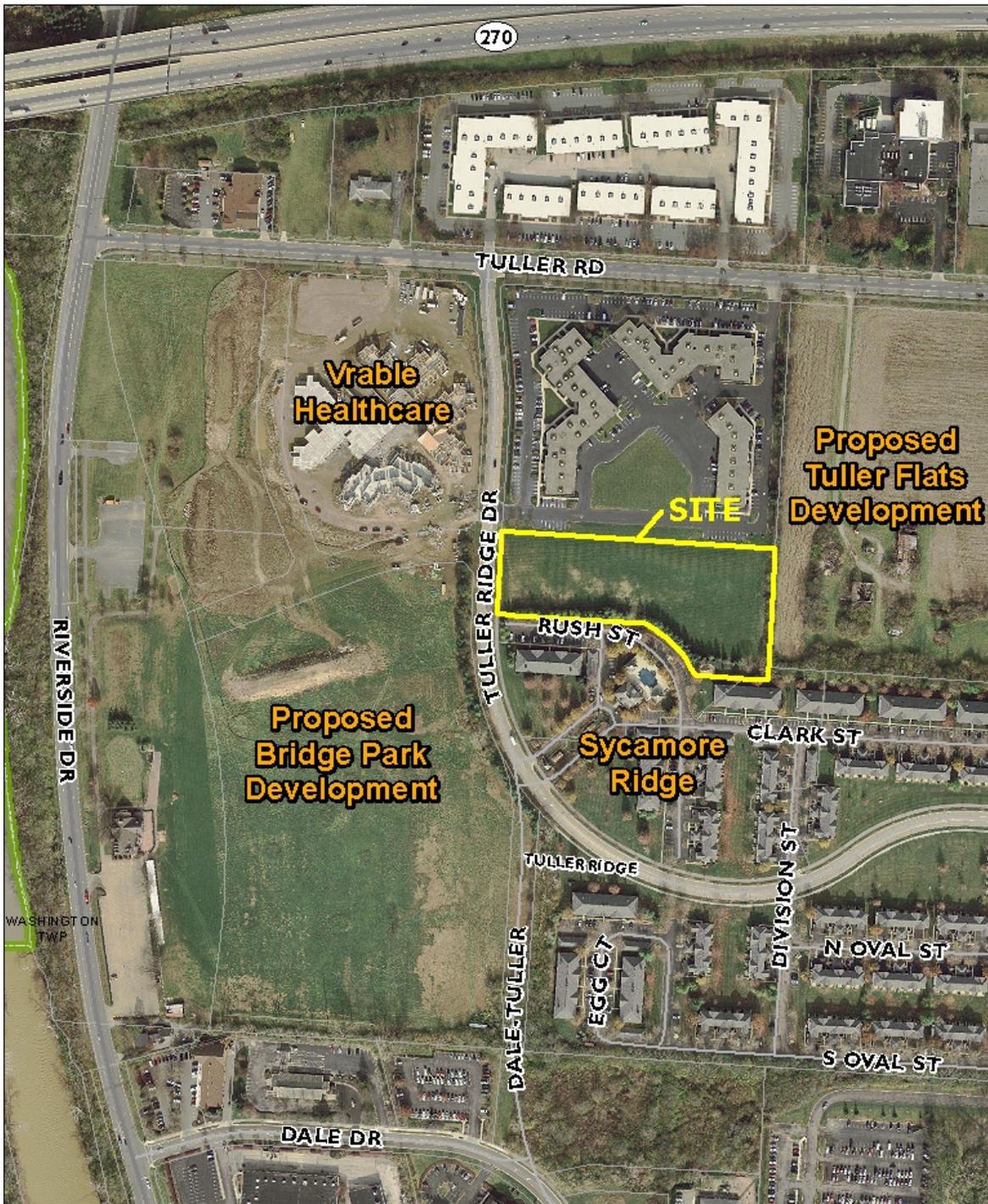
Planning Report

Thursday, March 5, 2015

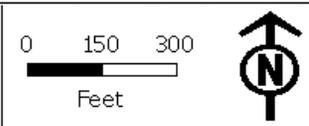
Sycamore Ridge Park Rezoning
6720 Riverside Drive

Case Summary

Agenda Item	2
Case Number	15-011Z
Site Location	6720 Riverside Drive East side of Tuller Ridge Drive, between future John Shields Parkway and Rush Street.
Proposal	A <u>rezoning</u> from BSD Public District to BSD Residential District in accordance with the Community Plan.
Request	Review and recommendation of approval to Planning and Zoning Commission and City Council of a rezoning under the provisions of Zoning Code Section 153.234.
Owner	City of Dublin. Dana McDaniel, City Manager
Case Manager	Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	<u>Recommendation of Approval of Rezoning</u> Based on Planning's analysis, the proposed modification to the Zoning Map to rezone from BSD Public District to BSD Residential District meets the Community Plan. A recommendation of approval to Planning and Zoning Commission and City Council is recommended.



15-011Z
Rezoning
Sycamore Ridge Park
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Facts	
Site Area	3.5 acres
Zoning	BSD Public District
Surrounding Zoning	North, East and South: BSD Residential District West: BSD Scioto River Neighborhood District
Site Features	The site is currently undeveloped City parkland dedicated with the development of the Sycamore Ridge Apartments, south of the park. The site has frontage on Tuller Ridge Drive to the west. Existing vegetation is located along the southern property line, which borders the parking area and apartment buildings of Sycamore Ridge.
Ordinance 115-14	City Council approved the development agreement and real estate exchange (Ordinance 115-144) on January 5, 2015 for the development of the site and the 16.94 acres to the east as part of the future Tuller Flats development.

Details	Rezoning
Process	Code Section 153.232(B)(2) provides the Planning and Zoning Commission with the authority to make recommendations to City Council for amendments to the Zoning Map, which is the purpose of a rezoning. The Commission should review the proposal, provide input, and vote on the zoning change. The proposed amendment will be forwarded to City Council for its consideration. The following summarizes the major components of the proposed Zoning District.
Plan Overview	The proposal is for a rezoning from BSD Public District to BSD Residential District.
Table 153.059 (A) Permitted and Conditional Uses	Permitted principal uses in the BSD Residential District are residential, community garden, library/museum/gallery, parks and open space. Conditional uses include live-work dwelling units, community centers, day cares, energy plants, educational facilities, government safety services, animal care facilities, banks, general and medical offices, and skilled nursing facilities.
Community Plan <i>Future Land Use and Open Space Overlay</i>	<p>The Future Land Use Map designates this site as Park and Open Space. The Plan describes this land use classification as land used for public or privately owned parks and recreational uses, or lands that are to be preserved in a natural state. This classification may include portions of private lands that have been identified for open space preservation as part of future development projects, but not necessarily targeted for public dedication or acquisition.</p> <p>The Community Plan also identifies environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city's larger greenway network. The Future Land Use Map includes an 'open space overlay' that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area. This overlay is not intended to identify public land acquisition or to prohibit the development potential of individual properties. In many cases, existing development regulations will result in the</p>

Details	Rezoning
	<p>preservation of certain portions of land as part of a larger development proposal. Public access and ownership are determined through the development review process on a case by case basis. The proposed site is identified as an area within the open space overlay.</p>
<p>Community Plan <i>Bridge Street District Area Plan</i></p>	<p>This site is included in the Bridge Street District as part of the Tuller/Greenway District, which offers opportunities for important connections: a greenway connecting the Scioto River to Sawmill and Dublin-Granville Roads, an expanded street network that integrates existing housing developments into larger walkable neighborhoods, and improves access to Emerald Parkway taking traffic pressure off of Historic Dublin.</p> <p>The Tuller/Greenway District plays three important supporting roles for mixed-use development east of the Scioto River. First, it contains existing residential developments that can contribute a valuable critical mass to support new residential development nearby. These developments are poised to benefit from the added amenities and access improvements that adjacent development will bring as it contributes to the creation of a true neighborhood.</p> <p>Second, the Tuller/Greenway District offers two potential opportunities for important east-west greenway, street and transit links between the Riverside and Sawmill districts. The east-west connections also improve regional access to Emerald Parkway as an alternative to Bridge Street and Dublin-Granville Road.</p> <p>Third, this district can deliver substantial additional development capacity, with opportunities to take advantage of visibility from I-270 as well as connections to emerging neighborhoods and districts to create higher-value development than exists in the district today. Land ownership and access patterns in the Tuller/Greenway District offer significant flexibility for providing an optimal response to these opportunities.</p> <p>While this is the Bridge Street area's one district not directly accessible from a major arterial—and thus not likely to be a core location for mixed-use development—it will play a very important role as a complement to surrounding districts through the direct street linkages, green space amenities and additional development opportunities it offers.</p>

Analysis	Rezoning
<p>Process</p>	<p>The Zoning Code requires the Planning and Zoning Commission to determine whether the proposed rezoning will generally conform to the Dublin Community Plan and other applicable area plans, integrates in an appropriate and compatible manner with surrounding land uses, and generally adheres to other accepted planning policies and practices. After recommendation by the Planning and Zoning Commission, the rezoning application will be forwarded to City Council for public hearing and final vote. This analysis is separate from any consideration of a specific use.</p>

Analysis	Rezoning
1) Evaluation based on the Future Land Use designation	Future Land Use met: The site was placed in the BSD Public District to recognize the existing Sycamore Ridge Park and provide an opportunity to provide a greenway connection identified by the open space overlay. The proposed rezoning to BSD Residential is consistent with the adjacent zoning classifications and Future Land Use designations. A portion of the existing park will be incorporated into the John Shields Parkway greenway, allowing the City to continue the planned Greenway connection between the Scioto River, Scioto River Neighborhood District and the Sawmill Center Neighborhood District. Additional open space/parkland will be provided with the future Tuller Flats development.
2) Evaluation based on Area Plan	Area Plan met: The existing 3.5 acre City-owned parcel was dedicated to the City as open space to meet an open space requirement for the development of Sycamore Ridge Apartments. The acquisition of new rights-of-way for the future construction of John Shields Parkway, a north-south connector street (Graham Street), and the installation of a new greenway will reduce the size of the park and create a narrow land segment. An approved land exchange relocated a portion of the parkland to a new proposed park centrally located along John Shields Parkway to serve the future neighborhood and other surrounding development. This exchange enables the developer to place housing units along both sides of this narrow segment of land abutting John Shields Parkway, continuing the development edge needed to maintain a walkable urban context while reinforcing the connection between the proposed Tuller Flats and Bridge Park neighborhoods, as outlined in the Area Plan.

Recommendation	Approval
Approval	The proposed modification to the Zoning Map to rezone from BSD Public District to BSD Residential District meets the Community Plan. Planning recommends the Planning and Zoning Commission recommend approval of this rezoning to City Council.