



Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017
Phone: 614.410.4400 • Fax: 614.410.4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: April 14, 2016
Initiated By: Vincent A. Papsidero, FAICP, Director of Planning
Terry Foegler, ACIP, Director of Strategic Initiatives and Special Projects
Claudia D. Husak, AICP, Senior Planner
Re: Bridge Street District – Review Process

Background

City Council first adopted the Bridge Street District (BSD) zoning regulations on March 26, 2012 and approved modifications to the regulations on December 8, 2014, which are in effect today. As part of the most recent modifications, Council requested and approved revisions to the BSD Review and Approval Procedures and Criteria (Code Section 153.066) to require the Basic Plan applications to be reviewed and approved by City Council where projects include a Development Agreement. This action was taken because of the recognized need to assess the basic terms of the proposed development agreement within the close context of the specific needs and merits of the proposed project.

As part of each Basic Plan Review, City Council must render a determination whether the Required Reviewing Body for subsequent applications would be City Council, the Administrative Review Team, the Planning and Zoning Commission or the Architectural Review Board for properties within the Historic District boundaries.

Since the approval of this provision, the following three Basic Plan Review applications have been reviewed and approved by City Council:

15-002 Bridge Park Blocks B & C – January 20, 2015
15-017 Home2 Hotel – August 24, 2015
15-112 Bridge Park Block A – December 7, 2015

In each of these three reviews, City Council selected the Planning and Zoning Commission as the Required Reviewing Body for all subsequent development applications. No Basic Plan Reviews have taken place for properties within the Historic District thus far, since this new provision was added to the Code.

Summary

Staff is currently engaged with two large scale public projects in the Bridge Street District involving pending or executed Development Agreements. Specifically, the proposed Scioto Riverside Park and the new Dublin Library and its associated parking garage will require Basic Plan Review by City Council.

Scioto Riverside Park

Staff has determined that a majority of the Riverfront Park geography lies within the boundaries of the Architectural Review District and any modifications to land within the District require review and approval by the ARB. The Zoning Code determines the boundary of the District on Appendix F. The District extends to the western right-of-way line of Riverside Drive north of SR161 and to the eastern edge of the Scioto River south of SR161. Only the southeast portion of the park is outside of the Architectural Review District.

The Scioto Riverside Park Master Plan is expected to be formally adopted by City Council this spring. Formal adoption of the master plan does not supersede Code requirements for review and approval of Basic or Final Plans as outlined in Section 153.066. However, the adoption of the master plan may be combined with the review of the Basic Plan for the park and Council will as part of this review determine the Required Reviewing Body for the future final Site Plans. Given the significant public investment into the park and Council's substantial role and engagement in the river corridor planning effort to date, and park geography expanding across multiple review entities, Council may want to consider a recommendation to continue as the Required Reviewing Body for the park and all associated park elements.

New Library and Parking Garage

Given the expectation that development agreements involving three governmental entities (the City, Columbus Metropolitan Library and Dublin City Schools) will be necessary for the new Dublin Library and its associated parking garage, City Council will be responsible for the review of the Basic Plan for both projects. The site location, within the Historic District, is within the purview of the Architectural Review Board and as part of the Basic Plan Review, Code requires a determination of the Required Reviewing Body for all future applications. With the on-going negotiations between the three intergovernmental bodies, Council may want to consider whether it is appropriate to retain final review of all future applications at the Council level. A second option is for Council to determine that the ARB be either the Required Reviewing Body or an advisory review body for all future applications for the Library and the garage, including final Site Plan and Master Sign Plan. In either option, the Planning and Zoning Commission is required to review the Conditional Use for the parking garage.

Recommendation

Staff recommends City Council carefully consider the determination of the Required Reviewing Body for future applications for the two major public development projects anticipated above when they are scheduled for Basic Plan Review. This consideration especially should involve whether the Final Plan Reviews should be conducted by Council due to the significant public interest, the need for intergovernmental coordination, the substantial local financial investments involved, and the previous levels of Council engagement in these public projects.