

Zoning Code Amendment

16-047ADMC

Bridge Street District – Riverside Neighborhood District

This is a request for an amendment to the Zoning Code to allow “Religious or Public Assembly” as a conditional/size limited use in the BSD-Office Residential 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

Friday, June 17, 2016

Date of ART Recommendation to the Planning and Zoning Commission

Thursday, June 30, 2016

Case Managers

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PART I: Application Overview

Review Type Zoning Code Amendment

Proposal Modifications to Chapter 153 of the Dublin Code of Ordinances (Zoning Code) to modify the conditional uses permitted in the new Bridge Street District Office Residential District.

Applicant Scott Engebretson, Vineyard Columbus.

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 allow “Religious or Public Assembly” as a conditional/size limited use in the BSD-Office Residential District. This addition will align the use of “Religious or Public Assembly” with the rest of the BSD Zoning District, exclusive of the Historic Residential District.

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
153.059 Uses	<ul style="list-style-type: none"> • Amending the Table of Permitted and Conditional Uses in the BSD Office Residential District to add C/S (Conditional Use/Size Limited) to the Religious or Public Assembly row in Table 153.059-A for the Office Residential District. • No modifications are proposed to the applicable Use Specific Standard, Section 153.059(C)(2)(g) which limits the size of the use to 100,000 square feet. This standard will apply to this use.

Primary Zoning Code Amendment: 153.059 | Uses

Overview

All of the Zoning Districts within the Bridge Street District were created based on a vision for a vibrant, walkable environment at the center of the city, with a dynamic mix of land uses and housing types that enhances the city's long-term sustainability while preserving and highlighting the natural features that tie the Corridor together. The Vision also reinforces the Dublin's long-term competitiveness and promotes fiscal health and adaptability by creating new environments and amenities that can attract and retain the next generation of employees and businesses.

Background

The applicant approached Planning earlier this year with the intent to relocate from an existing tenant space in Dublin Village Center to a new tenant space in an existing building along Tuller Road. During these conversations, staff discovered that "Religious or Public Assembly" was not included as a conditional use in the BSD Office Residential District. The use is permitted as a conditional use in all other BSD Zoning Districts, except BSD Historic Residential. Based on research, it is not clear why the use was not included in this district, particularly given the minimal differences between this and the other BSD Zoning Districts.

Process

The applicant has therefore filed an application requesting an amendment to the Zoning Code to provide for "Religious or Public Assembly" as a conditional/size limited use consistent with the current provisions for 10 other BSD Zoning Districts. Code Amendments in the Bridge Street District require a recommendation from the ART to the Planning and Zoning Commission, who will make a recommendation to City Council. The Commission will simultaneously consider a conditional use request for a 17,000-square-foot tenant space to be used as a church. ART is not required to make a recommendation on the Conditional Use.

Summary of Provisions

The proposed Zoning Code amendment is intended to allow a religious use continued operations within the City of Dublin in the vicinity of their current location and will align the uses in the BSD-OR District with the other districts.

PART II: Administrative Review Team Comments

The case was introduced at ART on June 23, 2016. ART members asked the applicant to address parking provisions for the new location in the BSD Office Residential District and the applicant indicated that the uses within the building will have opposing schedules with church services mainly on Sundays.

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 allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District.