



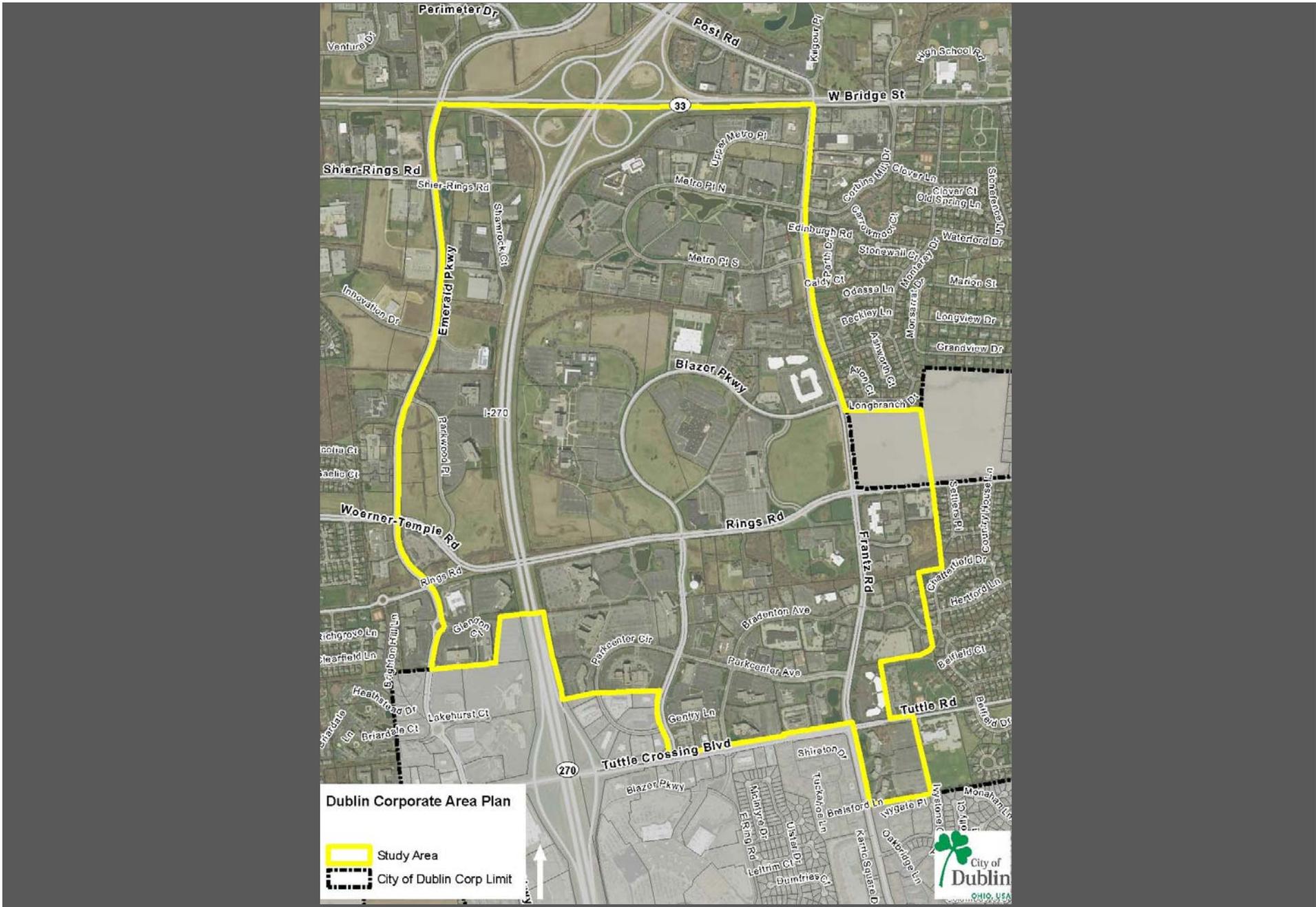
# METRO-BLAZER DISTRICT ZONING (DUBLIN CORPORATE AREA PLAN)

City Council | Planning and Zoning Commission  
Joint Work Session

April 17, 2017

*McBride* **DALE**  
CLARION





# The Goals for the Metro-Blazer Update are....

- > Development regulations that coincide with the plan update and allows for redevelopment and new development that aligns with the City's vision for the Metro-Blazer district.
- > A clear, concise, and user-friendly set of regulations that identifies the standards and guidelines that apply to development within the District
- > Clear distinction between the Dublin Corporate Area Plan, Zoning Code, and Design Guidelines

# The DCAP will...

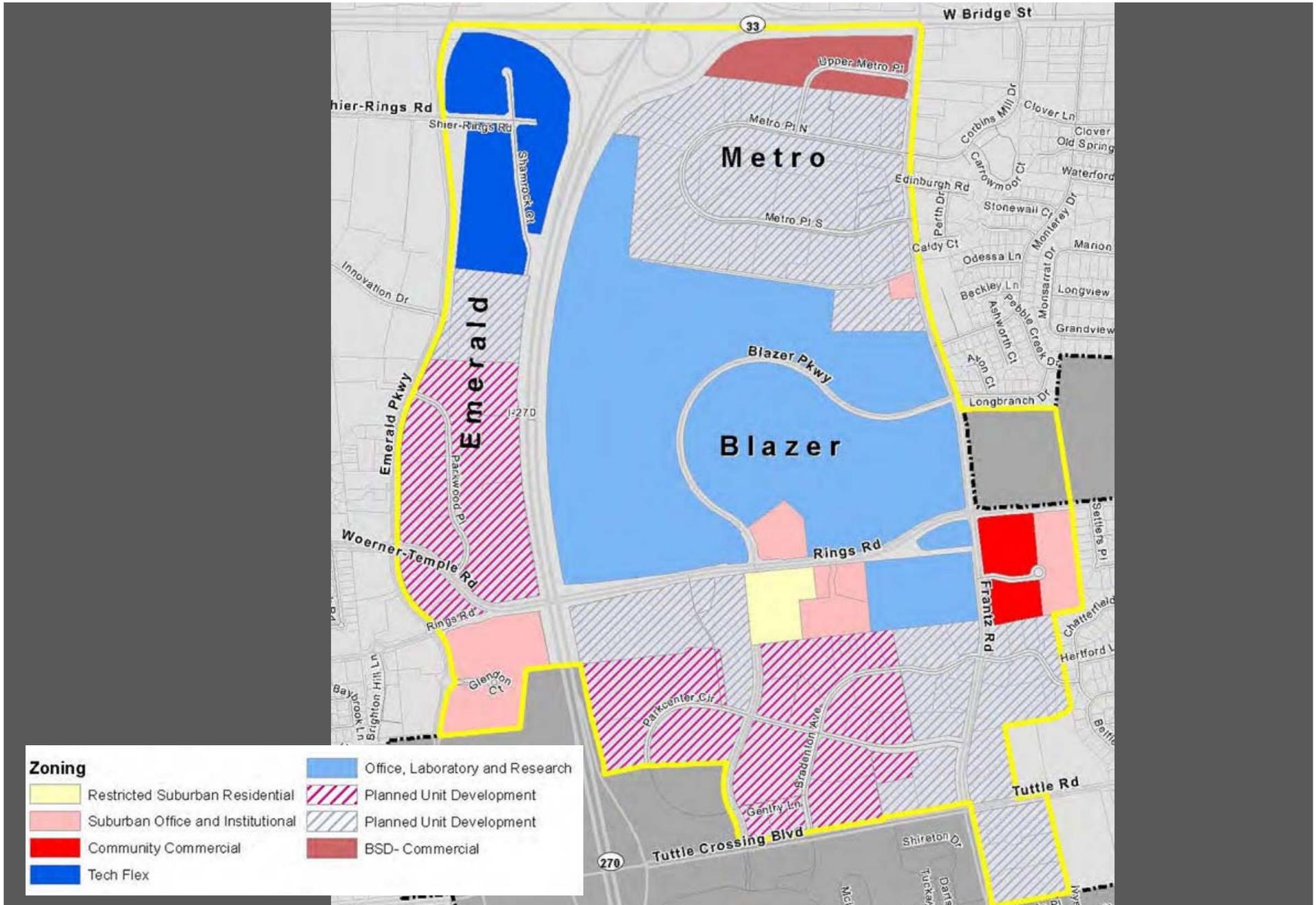
Focus on the overall design principles and goals and objectives for the district

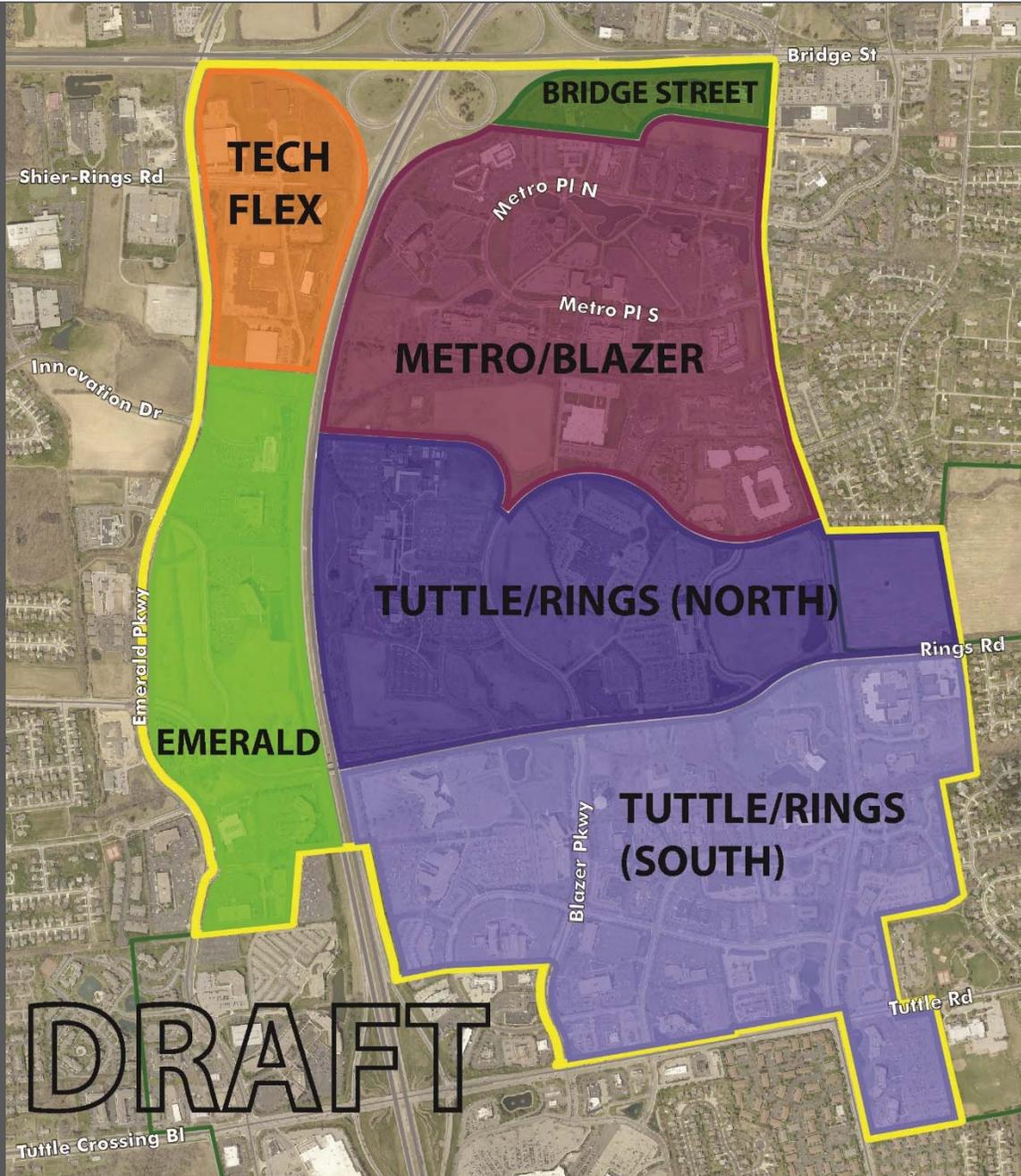
# The Zoning Code will...

Focus on the non-discretionary and quantitative standards (uses, setbacks, development standards, process)

# The Design Guidelines will...

Focus on discretionary guidelines that will concentrate on the character of both the overall district and the individual buildings





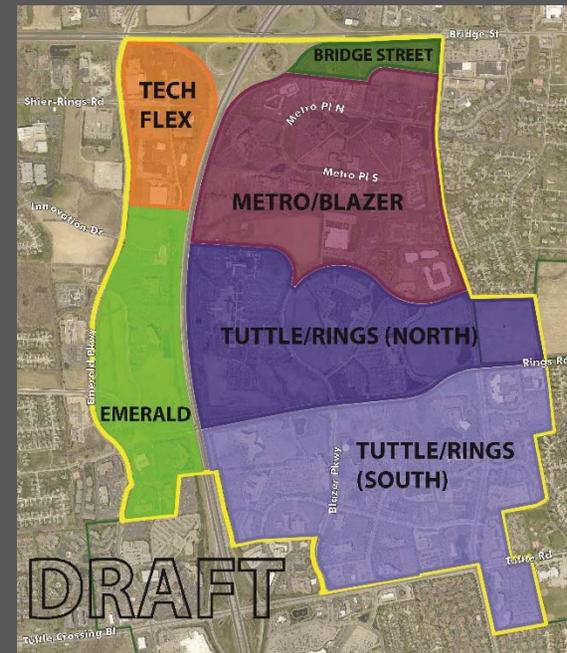
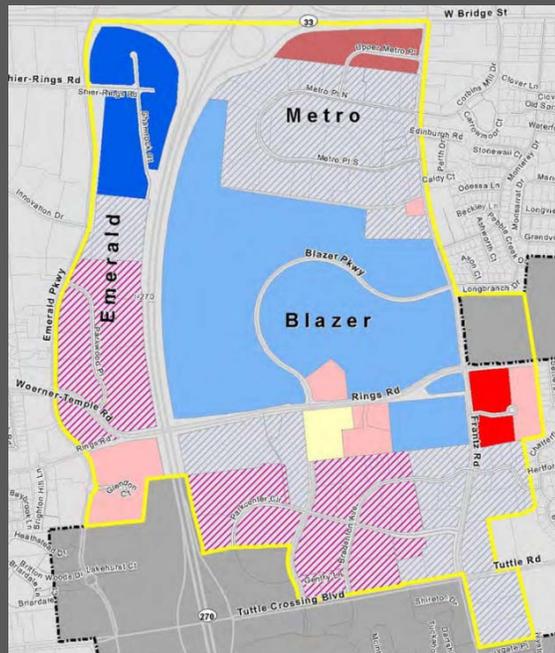
# Current Zoning

R-1: Restricted Suburban Residential  
SO: Suburban Office and Institutional  
CC: Community Commercial  
TF: Tech Flex  
OLR: Office, Laboratory, and Research  
PUD: Planned Unit Development  
BSC-C: Bridge Street Corridor District  
Commercial

# Proposed Zoning

MB-1: Metro/Blazer  
MB-2: Tuttle/Rings (north)  
MB-3: Tuttle/Rings (south)  
MB-4: Emerald

*(Tech Flex and Bridge Street zoning to remain)*



# The Code Update will...

- > Implement the land use plan recommendations by drafting new zoning districts and regulations that will apply to the DCAP study area
- > Rezone the study area from existing Dublin Zoning Districts to the new Metro-Blazer districts – leaving the Tech Flex and Bridge Street section as is
- > Allow existing PUDs to continue under their current regulations at the owner’s discretion or develop under the new regulations
- > Focus on simplifying and streamlining code regulations to make it more user-friendly
  - Tables
  - Charts
  - Graphics
- > Move the “shoulds” to the design guidelines, leaving only the “shalls” in the Zoning Code
- > Improve consistency throughout the code
  - Use terms – Definitions
  - Process
  - Development Standards

PROCEDURE	APPROVAL BODY	NOTES
Concept Plan (WID-CP)	ART	Optional process
Final Development Plan (WID-FDP)	ART	ART has the ability to “kick-up” application to PZC if certain criteria is met
Amended Final Development Plan (WID-AFDP)	ART	ART has the ability to “kick-up” application to PZC if certain criteria is met
Waiver Review (WID-WR)	ART/PZC	ART approval If application meets administrative waiver requirements. PZC approval if application doesn’t meet administrative waiver requirements.
Master Sign Plan (WID-MSP)	PZC	ART reviews sign plan and makes recommendation to PZC
Appeals	PZC	PZC hears appeals of the ART’s decision

CODE SECTION	SUMMARY
Purpose and Intent	Metro-Blazer district purpose statements, establishment of districts, address conflicts, applicability, and district intent.
Uses and Use-Specific Standards	Establish permitted, conditional, and use-specific standards for the four Metro-Blazer districts. Uses presented in a Use Table with use-specific standards listed after the table.
General Standards	Development standards (setbacks, heights, lot coverage, etc.) presented in table format for the four Metro-Blazer districts. Will also cover outdoor storage, service areas, and other standards as necessary.
Landscaping	<u>Measureable</u> landscape and buffering standards covering VUA interior/perimeter, property perimeter, street trees, open space requirements, tree preservation, etc.
Parking	Shared parking allowances, deferred parking, ART adjustments to parking minimums, bicycle parking requirements, parking structure standards, and compact cars and electric car parking standards. Number of required spaces will be covered in section 153.212.
Signs	Sign requirements for the Metro-Blazer districts including sign type, number of permitted signs, size of signs, materials required, and setbacks.

DESIGN GUIDELINES	SUMMARY
Building Design and Architectural Requirements	Building materials, colors, design components, architectural character and intent, fenestration, primary entrance design, roofs, and accessory structure guidelines. Guidelines may differ between Metro-Blazer districts.
Site Development and Orientation	Discuss ideal building and lot design, placement, and orientation. Will differ between the Metro-Blazer districts.
Landscaping	Non-Measurable landscaping guidelines that address buffering, compatibility, screening, tree grouping, greenway, and open space design.
Parking and Circulation	Non-Measurable parking guidelines that address placement, circulation, design of parking structures and lots, permeable pavement and green technologies, bicycle parking, shared parking, and multi-use options.
Signage	Guidelines for signage materials and design, subdivision or development signage consistency and placement, directional signs and wayfinding elements, and multi-tenant design recommendations.

# The Major Changes Proposed are...

- > New zoning districts for the Metro-Blazer district that allow for more development options than what currently is permitted
- > Existing PUDs will be able to continue under their current regulations or develop under the new regulations
- > Defined criteria for “Kick-up” provision
- > Similar process and development standards to WID

# The Next Steps are to...

- > Finalize Dublin Corporate Area Plan - review and approval by Fall 2017
- > Public Outreach
- > Draft Zoning Changes for review by Staff and PZC with approval by City Council
- > Area Rezoning process following the Code adoption

# Questions for Council and PZC

- Do you support the direction of the zoning proposal?
- If not, do you have any thoughts regarding alternative approaches?
- Do you support the direction of the substantive standards and guidelines?
- Do you have any other concerns?



# Thank You!

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