WEST INNOVATION DISTRICT ZONING

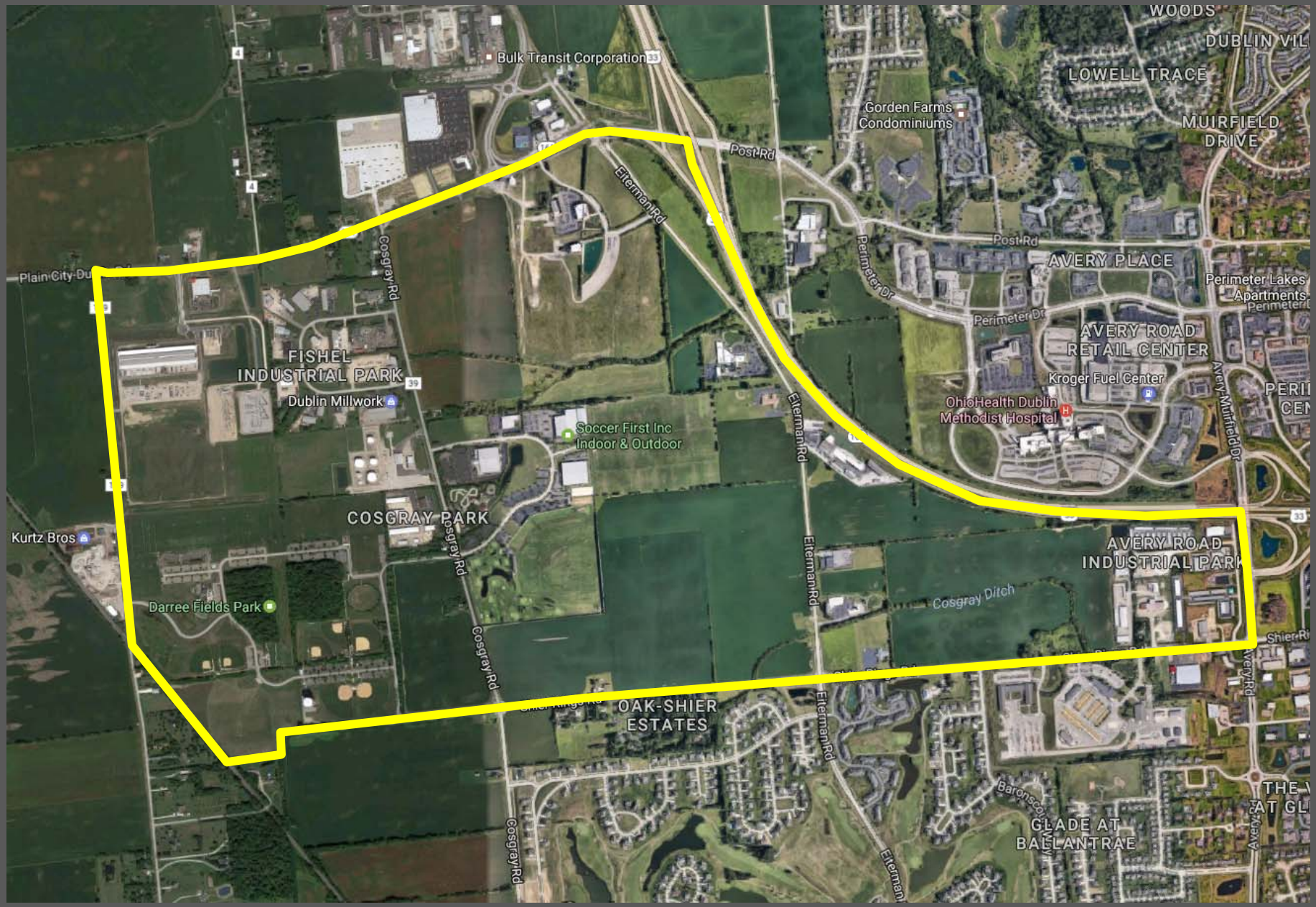
City Council | Planning and Zoning Commission

Joint Work Session

April 17, 2017

McBride DALE CLARION

City of Dublin
OHIO, USA



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West Innovation Aerial View

The Goals for the West Innovation District Update are….

- Development regulations that coincide with the plan update and allow for efficient growth that is in line with the City's vision for the West Innovation 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 Special Area Plan, Zoning Code, and Design Guidelines

The Special Area Plan will…

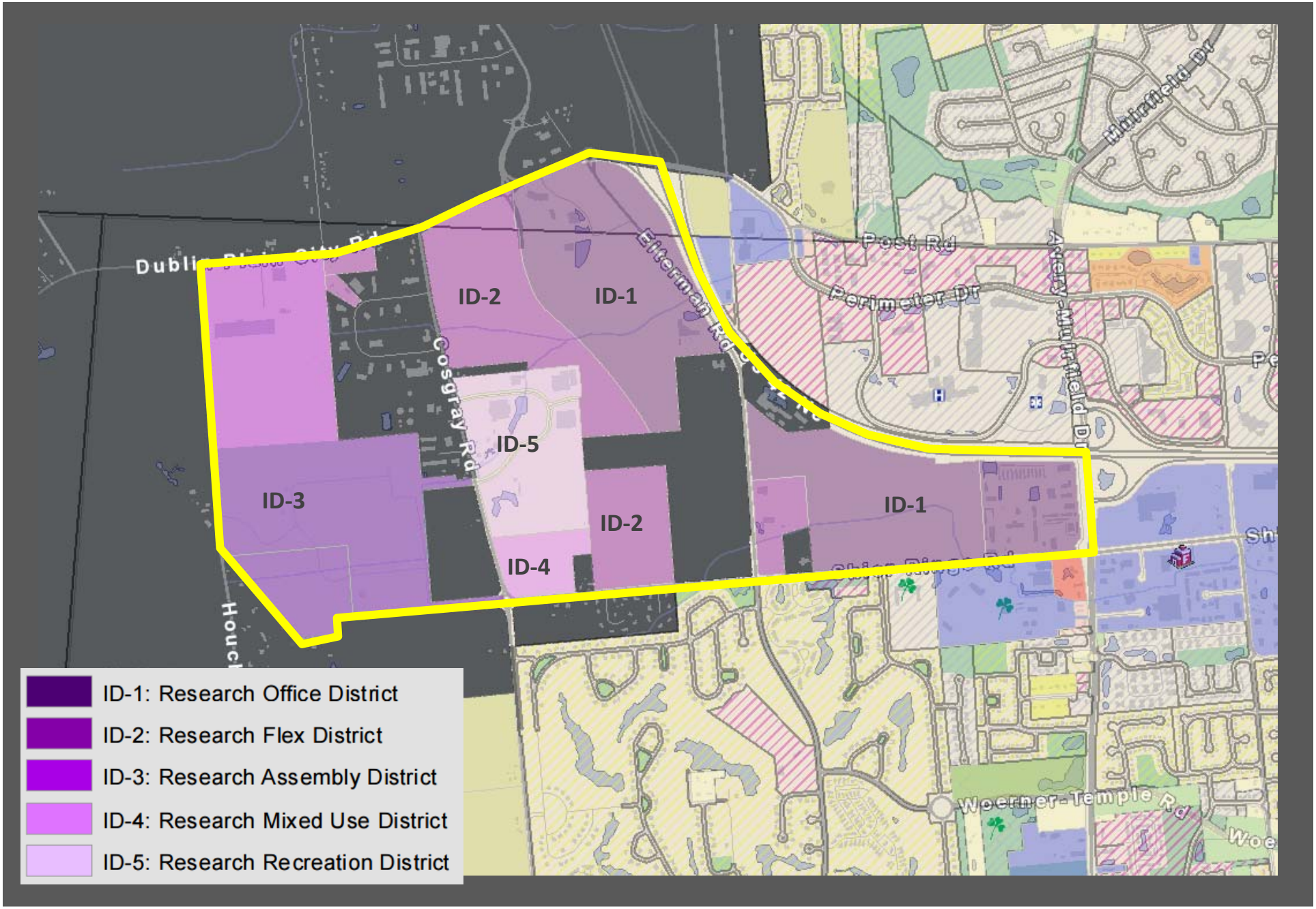
Focus on the overall design principles and goals and objectives for the district

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



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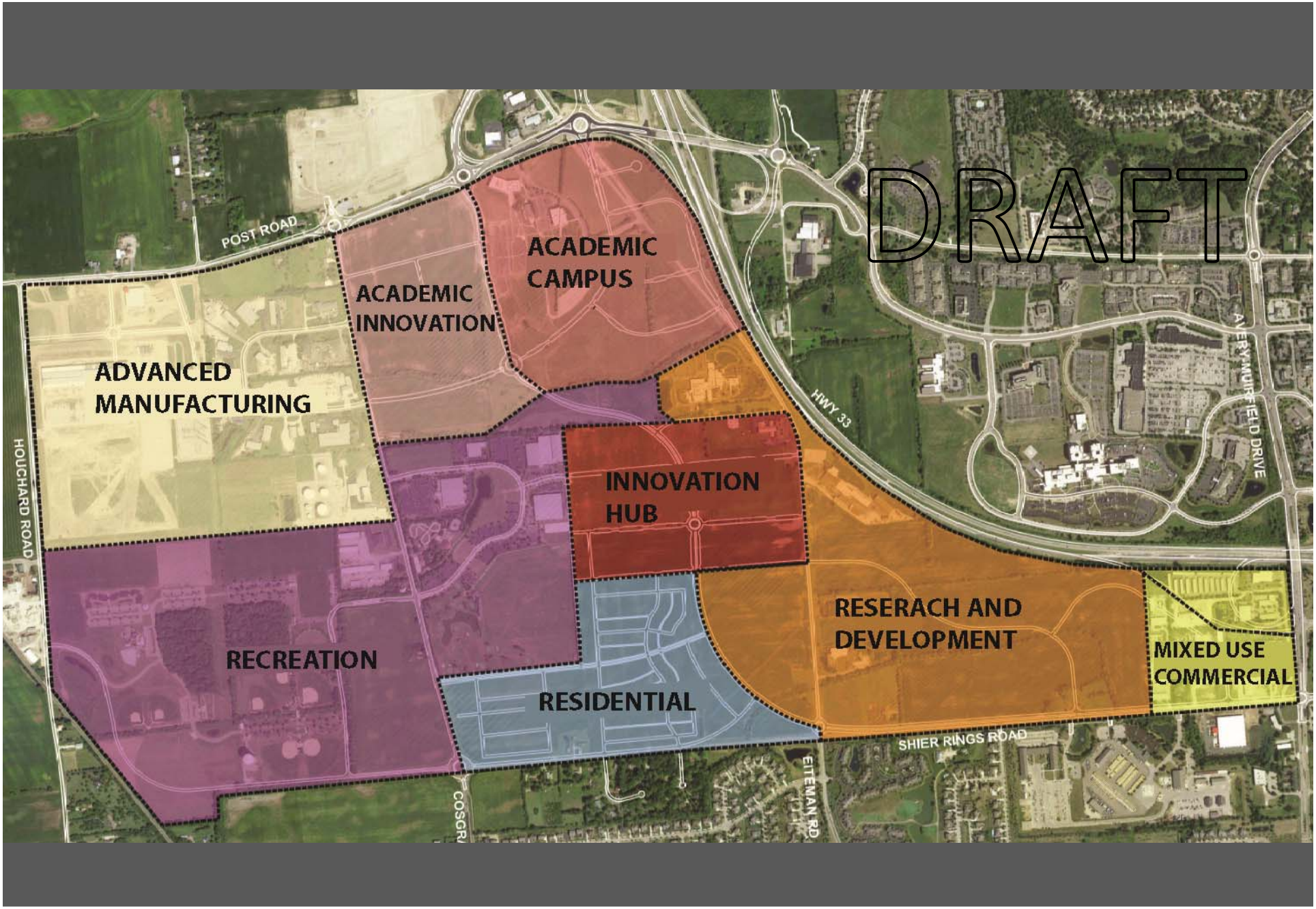
Existing EAZ Innovation Districts

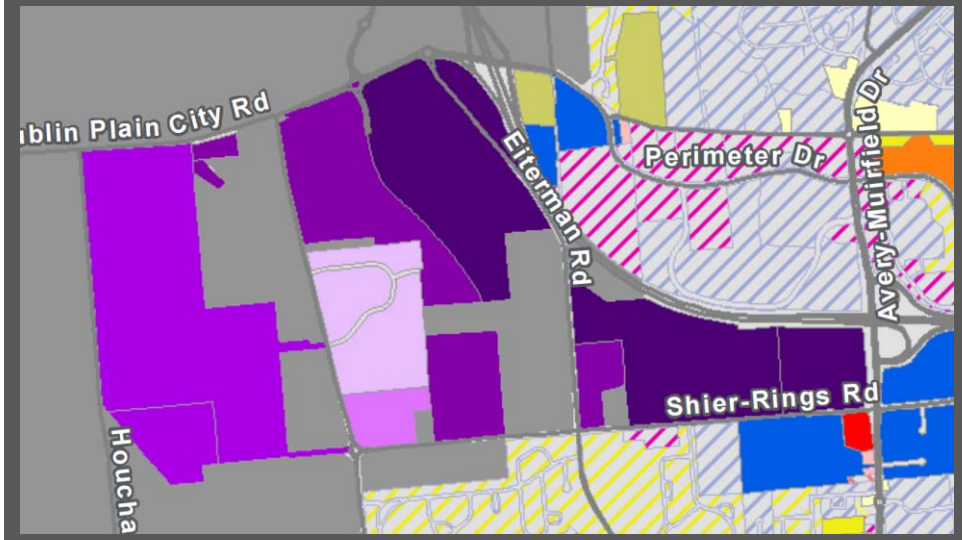

DRAFT
POST ROAD
ACADEMIC INNOVATION
ACADEMIC CAMPUS
ADVANCED MANUFACTURING
HOUCHARD ROAD
HWY 33
AVERY MUIRFIELD DRIVE
INNOVATION HUB
RESERACH AND DEVELOPMENT
MIXED USE COMMERCIAL
RECREATION
RESIDENTIAL
SHIER RINGS ROAD
EITEMAN RD

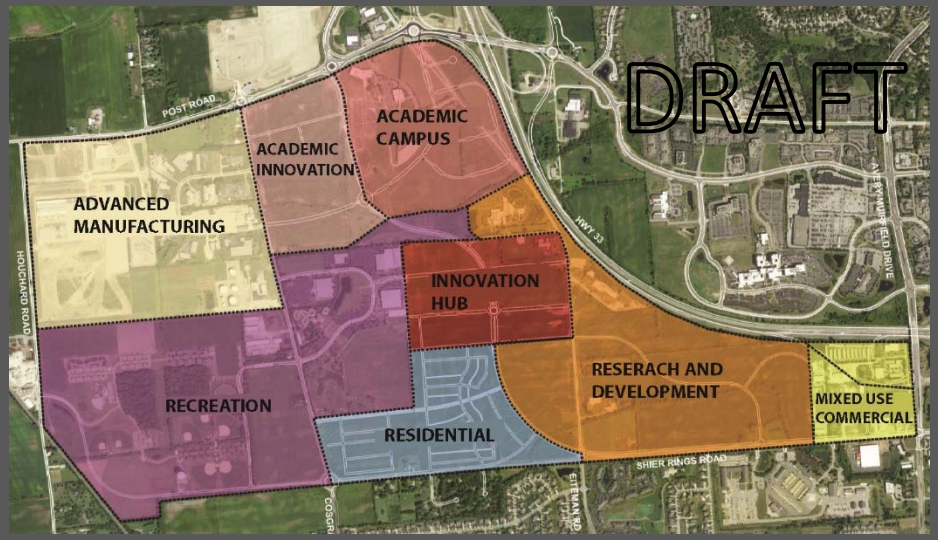
Current Zoning

ID-1: Research Office District
ID-2: Research Flex District
ID-3: Research Assembly District
ID-4: Research Mixed Use District
ID-5: Research Recreation District

Proposed Zoning

WID-1: Advanced Manufacturing
WID-2: Recreation
WID-3: Residential
WID-4: Research and Development
WID-5: Academic Campus
WID-6: Academic Innovation
WID-7: Innovation Hub
WID-8: Mixed Use Commercial





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The Code Update will…

> Implement the land use plan recommendations
  - Update permitted uses
  - Revise development standards to reflect vision

> 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 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	WID 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 eight WID 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 eight WID districts. Will also cover outdoor storage, service areas, and other standards as necessary.
Landscaping	Measureable 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 WID 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 WID districts.
Site Development and Orientation	Discuss ideal building and lot design, placement, and orientation. Will differ between the WID 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…

- Additional innovation zoning districts (example- Residential development standards and guidelines)
- Refined list of permitted uses and development standards that will be customized for each district
- Defined criteria for “Kick-up” provision
- Administrative approvals for a majority of the processes

The Next Steps are to…

> Finalize WID Special 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

- Are the proposed revisions to the zoning consistent with the plan update?
- Do you support the direction of the substantive standards and guidelines?
- Do you have any other concerns?

Elizabeth Fields, AICP
McBride Dale Clarion
5721 Dragon Way Suite 300
Cincinnati, OH 45227
(513) 561-6232

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