



PLANNING REPORT

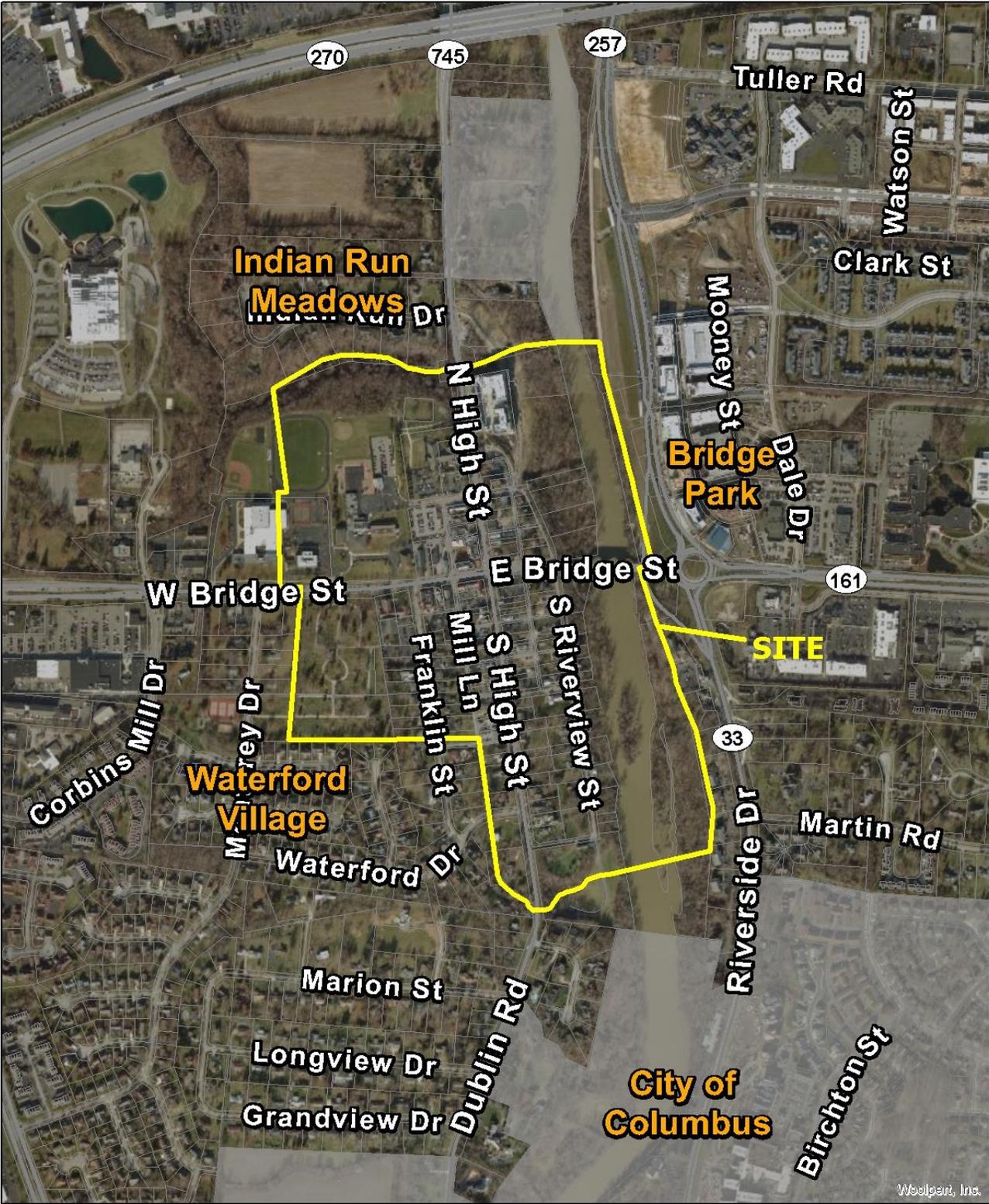
Administrative Review Team

Thursday, July 20, 2017

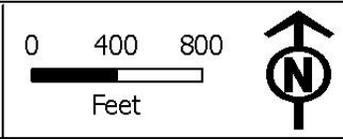
Bridge Street District – Historic Dublin – CODE AMENDMENT

Case Summary

Agenda Item	3
Case Number	17-052ADMC
Proposal	Amendments to Sections 153.058, 153.059, and 153.062 of the Bridge Street District Zoning Code. These revisions address the structural components to the BSD Zoning Code to add a new district and address building type requirements for the Historic Cottage Commercial building.
Request	Review and approval regarding proposed amendments under the provisions of Zoning Code Sections 153.232, 153.234 and 153.066, and the Historic Dublin Design Guidelines.
Applicant	Dana L. McDaniel, City Manager, City of Dublin.
Case Manager	Nichole M. Martin, Planner I (614) 410-4635 or nmartin@dublin.oh.us
Recommendation	<i>Recommendation of Approval.</i> Planning is recommending that the Administrative Review Team recommend approval to the Architectural Review Board for approval to City Council for amendments to Sections 153.058, 153.059, and 153.062 of the City of Dublin Zoning Code.



17-052ADMC
Code Amendment
Historic Dublin



Facts	Zoning Code Amendment
Site Area	±140 acres (Historic Dublin)
Zoning	BSD-HC, Bridge Street District – Historic Core District
Background	<p>In October 2016, Planning Staff initiated updates to the Bridge Street District (BSD) Code. As directed by City Council, the prioritized tasks included amendments for the Historic Dublin core south of Bridge Street in response to public concern regarding current and future development pressures resulting from infill development that was perceived to be out of scale with the existing built character. The City engaged Clarion Associates and CodaMetrics to revise the BSD regulations and included this task as a priority work item. In coordination with CodaMetrics, Planning engaged the community in two public workshops: October 2016, and December 2016.</p> <p>October 2016 The first workshop included four stations addressing the following topics:</p> <ul style="list-style-type: none"> • transitional zoning • building character • parking • infill development. <p>December 2016 The second workshop built on the outcomes of the first by surveying residents, business owners, and land owners to determine appropriate zoning district boundaries and development standards.</p> <p>Subsequently in March 2017, an ARB Work Session was held to review the outcomes of the public meetings and provide preliminary direction to the consultant regarding revisions.</p> <p>Most recently, in June 2017, Planning Staff and CodaMetrics held a public open house to answer questions and get feedback from the public on proposed changes prior to a special meeting of the ARB. The Board affirmed the direction and offered feedback including a desire for additional sensitivity along the rear of properties for the Historic Cottage Commercial building type, a more descriptive name for the new district, and expansion of neighborhood oriented uses in the proposed district.</p>
Community Plan	<p>In 2007, a special area plan identified planning objectives for Historic Dublin, which were incorporated into the 2013 Bridge Street District Special Area Plan as of the Community Plan. The plan recognizes a desire to “enhance and revitalize Historic Dublin as an activity center within the City that is vibrant, pedestrian-oriented and user friendly with a mix of uses to support economic, civic, recreational and housing opportunities for all segments of Dublin’s population”.</p> <p>The proposed code amendment responds to the community desire to allow for a mix of uses while preserving the existing residential character, which is a critical component to a support vibrant, walkable, mixed use community.</p>

Facts Zoning Code Amendment	
Process	Code Section 153.066 provides the Administrative Review Team with “other powers and duties” which includes making recommendations to the Architectural Review Board for amendments to the Zoning Code. The ART reviews the modifications, provides input, and make recommendations on the proposed changes. The proposed amendment will be forwarded to the ARB for its consideration and a recommendation to the Planning and Zoning Commission, followed by a recommendation to City Council. The following sections summarize the proposal and major components and considerations of each section of the zoning regulations proposed for the amendment.

Details Zoning Code Amendment	
Proposal	The proposed code changes place limits on the size and scale of all future development within a new sub-district (BSD – Historic South). The proposed amendments define the new zoning district and outline permitted uses for the new district. Additionally, permitted building types are defined for the district, which are proposed to include Single Family Detached, Historic Cottage Commercial and Civic building types. The Historic Cottage Commercial building type is refined to more closely align with the existing character in the southern portion of Historic Dublin, which is dominated by 1.5 - to 2-story “cottage” type residential-style buildings.
153.058 – BSD Districts Scope and Intent	<ul style="list-style-type: none"> • Creation of the Historic South District and identification of the sub-district’s intent.
153.059 – Uses	<ul style="list-style-type: none"> • Identification of permitted and conditional uses for the Historic South District. • Application of use specific standards for Eating and Drinking, and Exercise and Fitness facilities. <ul style="list-style-type: none"> ○ Eating and Drinking facilities are sized-limited, with limited hours of operation, and limited hours for commercial deliveries and refuse collections. The hours of operation can be modified as part of a request for a Conditional Use. ○ Exercise and Fitness facilities are size limited.
153.062 – Building Types	<ul style="list-style-type: none"> • Revisions to the building type standards for the Historic Cottage Commercial building. • Building height is limited to two stories or a maximum of 24 feet to the eave; and one and half stories or a maximum of 18 feet to the eave within 50 feet of the rear lot line. • A reduction in the footprint of any individual building to 1,800 square feet to ensure scale is consistent with the existing character of the sub-district (individual buildings on the same parcel can be connected via an “enclosed connection” or hallway). • Maximum building coverage is limited to 50 percent of a site and maximum impervious coverage has been reduced to 65 percent (from the earlier proposal of 75 percent). • On-site parking cannot be visible from High Street; it must be located behind buildings.

Analysis	Zoning Code Amendment
Review Considerations	<p>The Zoning Code does not provide for specific review standards for Zoning Code text amendments. However, there are certain considerations that are appropriate when considering an application for these amendments. These are provided below, along with relevant analysis. The ART is not limited to these considerations, and may choose to give each its own weight as part of the deliberations for a recommendation to the ARB.</p>
<i>Intent and Purpose</i>	<p><i>Whether the amendment is consistent with the intent and purpose of this Chapter and the Community Plan.</i></p> <p>Guideline Met</p> <p>The proposed amendment is consistent with the planning goals identified in the Community Plan.</p>
<i>Error or Omission</i>	<p><i>Whether the change is the result of an error or omission in the original text.</i></p> <p>Not Applicable.</p> <p>The change is not based on an error or omission of language in the Code.</p>
<i>Area Effects</i>	<p><i>The potential effects on areas that are most likely to be directly affected by the change.</i></p> <p>Guideline Met.</p> <p>By adopting the language, the form of new buildings is required to be consistent with the form of existing traditional “cottage-style” structures in Historic Dublin south of Spring Hill and north of John Wright Lane, realizing that history cannot be recreated, but complimented through the construction of sensitive new development over time.</p>
<i>Creation of Nonconformities</i>	<p><i>Whether the change might result in the creation of significant nonconformities on properties in the city.</i></p> <p>Guideline Met.</p> <p>The amendments may create instances of buildings not in conformance with the permitted building types, particularly more recently constructed buildings. Such nonconformities are addressed within the City of Dublin Zoning Code and subject to ARB review relative to future modifications or changes.</p>

Recommendation	Approval
Approval	<p>Planning is recommending that the Administrative Review Team recommend approval to the Architectural Review Board for amendments to Sections 153.058, 153.059, and 153.062 of the City of Dublin Zoning Code.</p>