

# 17-052ADMC – HISTORIC DUBLIN – CODE

**Reviewing Board**

Planning and Zoning Commission

**Site Location**

Historic Dublin

**Proposal**

Code Amendment (ADMC)

**Zoning**

BSD-HC, Bridge Street District, Historic Core District

**Property Owners**

Varies

**Applicant/Representative**

Dana L. McDaniel, City Manager, City of Dublin

**Applicable Land Use Regulations**

Zoning Code Section 153.232 & 153.234

**ARB Recommendation**

At the July 26, 2017 meeting, ARB recommend approval to the Planning and Zoning Commission for amendments to Sections 153.058, 153.059, and 153.062 of the City of Dublin Zoning Code.

**Staff Recommendation**

Approval to the Planning and Zoning Commission for amendments to Sections 153.058, 153.059, and 153.062 of the City of Dublin Zoning Code.

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**Case Manager**

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**Summary**

An amendment to Sections 153.058, 153.059, and 153.062 of the Bridge Street District Code to create the Historic South District and associated regulations within this new district.

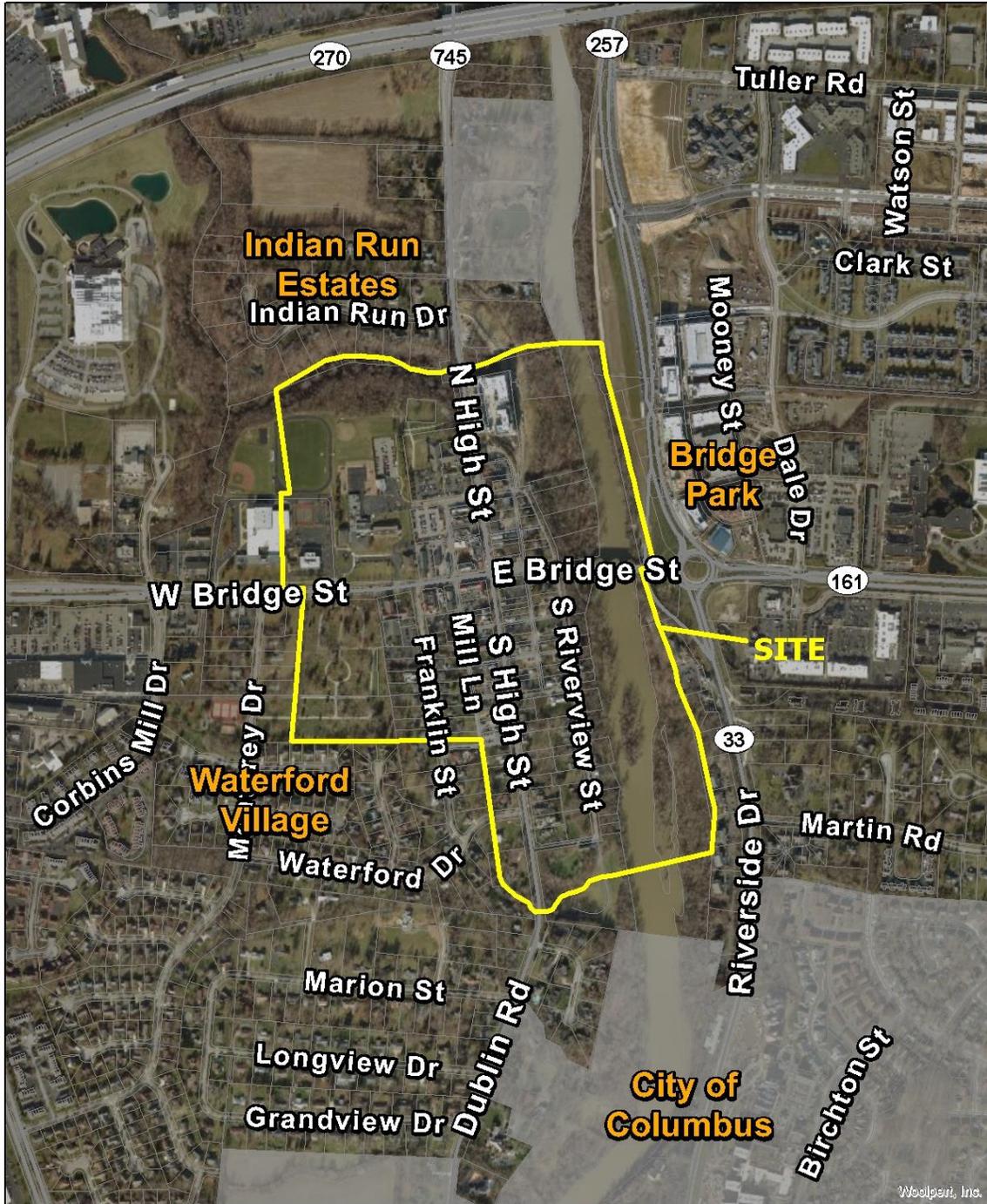
**Zoning Map**



**Next Steps**

Upon a recommendation of approval from the Planning and Zoning Commission the code amendments will be forwarded to City Council for review and approval. The amendments will require two readings before City Council and will be in effect after the 30-day referendum period after the second reading.

### A. Context Map



 <p>City of Dublin</p>	<p>17-052ADMC Code Amendment Historic Dublin</p>	<p>0 400 800 Feet</p> 
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## **B. Overview**

### **1. Case Summary**

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”.

The proposed code amendment is intended to respond 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.

### **2. Background**

In October 2016, staff initiated a major update to the BSD Code. As directed by City Council, the prioritized tasks included amendments for the Historic Dublin core in response to development pressures. The City engaged Clarion Associates and CodaMetrics to revise the regulations to ensure development is consistent with the neighborhood character of the Historic District south of Bridge Street.

In coordination with CodaMetrics, Planning engaged the community in two public workshops: October 2016, and December 2016. The first workshop offered four stations addressing the following topics: transitional zoning, building character, parking and infill development. 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. 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. In June 2017, a public open house and special ARB meeting was held to gain feedback regarding the proposed zoning map amendment.

At the July 26, 2017 ARB meeting, the Board formally reviewed the request for an amendment to the BSD Code, and considered public comment on the proposal. The Board determined the proposed amendments to the intent, uses, and building types are consistent with the directive from Council and major concerns raised throughout the public process dating back to October 2016. The ARB recommended approval with one condition to address an undetected error. Both the Administrative Review Team and Planning Staff recommended approval to the ARB for this application to preserve the existing residential character south of Spring Hill while still preserving the opportunity to continue building along W. Bridge Street.

## **C. Details**

### **1. Proposal**

The proposed code changes place limits on the size and scale of all future development within a new sub-district (BSD-HS, Bridge Street District – 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.

**a. 153.058 – BSD Districts Scope and Intent**

- Creation of the Historic South District and identification of the sub-district's intent.

**b. 153.059 – Uses**

- Identification of permitted and conditional uses for the Historic South District.
  - Parking structures are not permitted or conditional as primary or accessory uses in the new sub-district.
- Application of use specific standards for Eating and Drinking, and Exercise and Fitness facilities.
  - 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.

**c. 153.058 – Building Types**

- 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.

**D. Criteria Analysis**

**1. Review Considerations**

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 Planning and Zoning Commission is not limited to these

considerations, and may choose to give each its own weight as part of the deliberations for a recommendation to City Council.

### **Zoning Code Amendment Analysis**

**1) Intent and Purpose: Whether the amendment is consistent with the intent and purpose of this Chapter and the Community Plan.**

Intent met.

The proposed amendment is consistent with the planning goals identified in the Community Plan.

**2) Error or Omission: Whether the change is the result of an error or omission in the original text.**

Not applicable.

The change is not based on an error or omission of language in the Code.

**3) Area Effects: The potential effects on areas that are most likely to be directly affected by the change.**

Intent met.

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.

**4) Creation of Nonconformities: Whether the change might result in the creation of significant nonconformities on properties in the city.**

Intent met.

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.

### **E. Recommendation**

A recommendation of **approval to City Council** is recommended by the Architectural Review Board and Planning Staff to the Planning and Zoning Commission for an amendment to the Zoning Map for the inclusion of the Historic South District with one condition. The condition was to address an undetected error and has been updated prior to the Planning and Zoning Commission's review:

- 1) The Use Table be updated to reflect that Parking Structures are not permitted or conditional as an Accessory Use in the Historic South District.