



PLANNING REPORT

Architectural Review Board

Wednesday, July 26, 2017

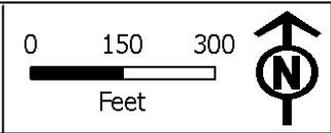
Historic Dublin – BSD Historic South – ZONING MAP AMENDMENT

Case Summary

Agenda Item	5
Case Number	17-074Z
Proposal	For an amendment to the Zoning Map to establish Bridge Street District Historic South as a new zoning district. The related sites are located within Historic Dublin west of the Scioto River.
Request	Review and approval of proposed Zoning Code amendments under the provisions of Code Sections §153.232 and §153.234.
Location	Historic Dublin
Applicant	Dana L. McDaniel, City Manager, City of Dublin.
Case Manager	Nichole M. Martin (614) 410-4635 or nmartin@dublin.oh.us
Recommendation	<i>Recommendation of Approval to the Planning and Zoning Commission</i> Planning is recommending approval to the Architectural Review Board for an amendment to the Zoning Map for the inclusion of the Historic South Zoning District.



17-074Z
Historic South Rezoning
Historic Dublin



Facts		Zoning Map Amendment
Case Summary	<p>This area rezoning is intended to align the zoning designations for properties in the new Historic South portion of the Bridge Street District and is intended to be consistent with the direction articulated in the 2010 Bridge Street Corridor Vision Report as incorporated into the Dublin Community Plan (Bridge Street District Plan).</p> <p>The City of Dublin is sponsoring this application to rezone 25 parcels (and portions of parcels) to the new BSD Historic South District (refer to the Planning Report for case 17-052ADMC, Zoning Code Amendment, for additional information about the new zoning district).</p>	
Background	<p>In October 2016, staff initiated a major update to the Bridge Street District 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.</p> <p>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.</p>	

Details		Zoning Map Amendment
Process	<p>Code Section 153.066(B)(2) 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 should review the modifications, provide input, and vote on the changes. The proposed amendment will be forwarded to the Architectural Review Board for its consideration and a recommendation to the Planning and Zoning Commission, followed by a recommendation to City Council. The following sections summarize the major components and considerations of each section of the zoning regulations proposed for the amendment.</p>	

Details		Zoning Map Amendment
Proposal	<p>The new BSD Historic South District will be applied to land generally along South High Street, south of Spring Hill and north of John Wright Lane. Refer to the Proposed Zoning Map, attached, showing the existing and proposed Bridge Street District zoning districts.</p>	

Analysis		Zoning Map 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 Administrative Review Team 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 Architectural Review Board.</p>	
<i>Compatibility with Applicable Land Use Policies</i>	<p><i>Future Land Use</i> The Future Land Use map of the Dublin Community Plan was updated and adopted by City Council on July 1, 2013. The Future Land Use map identifies the portions of the Bridge Street District west of the Scioto River as Mixed Use Village Center and include targeted areas near arterials or major collectors that are intended to provide daily retail, major grocers and other conveniences to serve the Dublin community within a 3 to 5-mile radius. Village Centers incorporate moderately-sized nodes of commercial activity with a target size of 125,000 square feet of gross leasable space. Integrated office uses are encouraged in a manner appropriate to the overall area. Mixed Residential uses are encouraged and should be integrated to facilitate pedestrian activity and to provide support for commercial uses. The Land Use Plan includes two Village Center areas. Historic Dublin is targeted for preservation and compatible infill development as Dublin’s founding core.</p> <p><i>Bridge Street District Area Plan Dublin Community Plan</i> The Bridge Street District Plan is intended to establish a vision for the transformation of underutilized land in the city’s core into high-value, mixed-use development set in walkable environments—creating value for the community while continuing to enhance Dublin’s overall economic strength and quality of life. The Bridge Street District reinforces the City’s long-term competitiveness and promotes fiscal health and adaptability by creating new environments and amenities that will help retain, expand and attract the</p>	

Analysis	Zoning Map Amendment
<p><i>Compatibility with Applicable Land Use Policies</i></p>	<p>next generation of residents, employees and businesses to Dublin while remaining a center of community for all Dublin residents.</p> <p><i>Bridge Street District Area Plan Dublin Community Plan</i></p> <p>Much of the area included in the proposed Zoning Map amendment is set within the “Historic Dublin District” character neighborhood, which the area plan notes is “which has opportunity to grow and carefully intensify while preserving historic character and protecting existing neighborhoods. This can occur through strategic infill development, improved pedestrian access and parking, increased focus on the Scioto River and Indian Run Creek, and most significantly, long-term redevelopment of the Indian Run Elementary and/or Sells Middle School sites. Historic Dublin has become one of the prime inspirations for the Bridge Street Corridor Vision—due to its tradition as a walkable district of mixed retail, residential, office and cultural/civic uses and to the fact that it constitutes Dublin’s center of community. The emergence of Historic Dublin as a destination for dining and locally-based retail has heightened the District’s role as the center of community. This is also the district where future growth faces the most significant physical constraints.”</p> <p>The proposed Zoning Map amendment to the BSD Historic Core Neighborhood will facilitate implementation of the land use, transportation, and open space objectives of the Bridge Street District Area Plan of the Dublin Community Plan.</p>

Recommendation	Zoning Map Amendment
<p>Approval</p>	<p>The Administrative Review Team and Planning are recommending approval to the Architectural Review Board for an amendment to the Zoning Map for the inclusion of the Historic South Zoning District.</p>