

17-074Z – HISTORIC DUBLIN ZONING MAP

Reviewing Board

Planning and Zoning Commission

Site Location

Parcels adjacent to S. High Street, south of Spring Hill and north of John Wright Lane.

Proposal

Zoning Map Amendment (Z)

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 an amendment to the Zoning Map for the inclusion of the Historic South Zoning District.

Staff Recommendation

Approval to the Planning and Zoning Commission for an amendment to the Zoning Map for the inclusion of the Historic South Zoning District.

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Case Manager

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Summary

An amendment to the Zoning Map for 25 parcels to establish Bridge Street District - Historic South as a new zoning district.

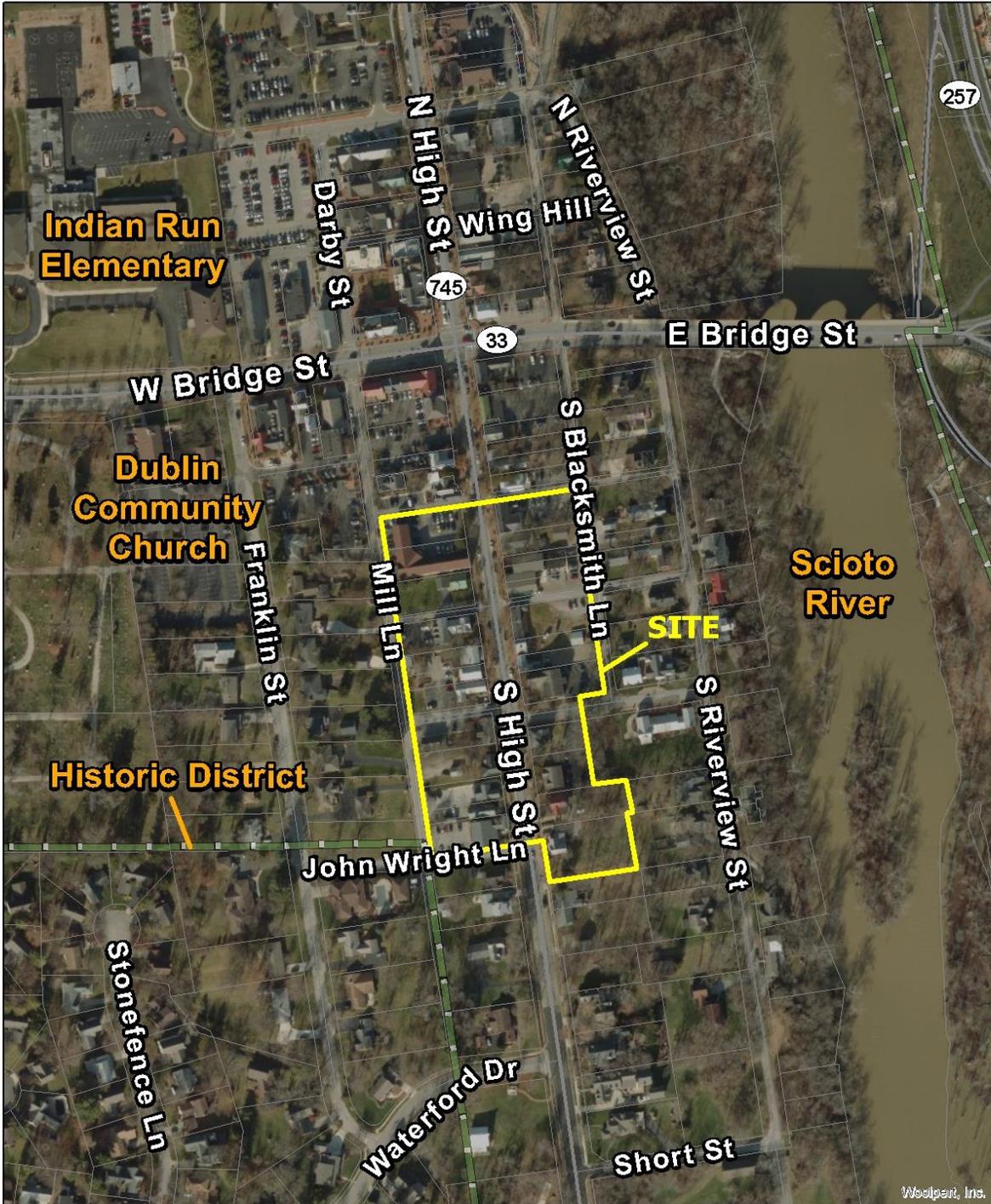
Zoning Map



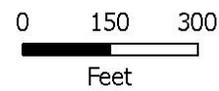
Next Steps

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

A. Context Map



17-074Z
Historic South Rezoning
Historic Dublin



B. Overview

1. Case Summary

The area rezoning is intended to align the zoning designations for properties in the southern Historic District with proposed amendments to the Bridge Street District (BSD) Code, and is intended to be consistent with the objectives defined in the 2010 Bridge Street Corridor Vision Report as incorporated into the Dublin Community Plan (Bridge Street District Plan).

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).

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 zoning map, and considered public comment on the proposal. The Board determined the proposed rezoning is consistent with the directive from Council and major issues raised throughout the public process dating back to October 2016. The ARB recommended approval with one condition to address and 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. Process

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 proposed amendment were forwarded to the ARB for its consideration and a recommendation to the Planning and Zoning Commission. The Commission is asked to make a recommendation to City Council for the proposed amendment.

2. Proposal

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 (shown to the right).

D. Criteria Analysis

1. Review Considerations

The Zoning Code does not provide for specific review standards for Zoning Map amendments. However, there are certain considerations that are appropriate when reviewing 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.



1) Future Land Use

Intent met.

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.

2) Bridge Street District Special Area Plan

Intent met.

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.” 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.

E. Recommendations

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 no conditions.