

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: October 12, 2017
Initiated By: Vincent A. Papsidero, FAICP, Director of Planning
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Re: BSD – Historic Dublin Zoning Code and Zoning Map Amendment

Background

Staff initiated a major update to the Bridge Street District (BSD) Zoning Code in 2016. As directed by City Council, the prioritized tasks included amendments for the Historic Dublin core in response to concerns raised by adjacent residents. These were in response to a development proposal on the Biddie's property and focused on the potential of commercial intrusion into the neighborhood, density and building height, noise and traffic.

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 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.

In March 2017, an Architectural Review Board (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, CodaMetrics and Staff reengaged the public in an Open House and the ARB with a Special Meeting. As outcomes of this effort, the proposed amendment was updated to reflect the neighborhood's requests to reduce building coverage, reduce impervious lot coverage, set a maximum overall building height, clarify measurement of building height, and added size-limited exercise and fitness facilities.

In July 2017, the Administrative Review Team (ART) made a formal recommendation of approval to the ARB for the Code and Zoning Map Amendments, as updated based on the June 2017 Open House and ARB Special Meeting. The ARB recommended approval to the Planning and Zoning Commission (PZC) at their July 26th meeting with one condition to resolve a minor typographical error.

In August 2017, the PZC reviewed the proposal at their August 10th meeting, and made a recommendation of approval to City Council with no conditions. The Commission determined the ARB and Council are best suited to address residents' outstanding

concerns that were shared at the PZC meeting. Based on the Commission's discussion and resident requests, Staff directed the consultant to increase rear yard setbacks for buildings and parking areas.

The Historic Dublin Neighborhood Association submitted letters to the ARB, PZC, and Staff that outlined their concerns regarding the proposal. Staff prepared a written response and subsequently met with the authors and involved neighborhood stakeholders. Many of these issues raised in the initial letter had been incorporated into the proposal.

Based on the meeting, Staff agreed to eliminate the Civic building type from the Historic South district, as the scale of the building type is out of character with the abutting single-family residences. No other changes were made to the proposal.

Staff is requesting that Council review the proposed Code and Zoning Map Amendments prior to formal review and approval to reaffirm that the direction taken by Staff and the consultant is consistent with Council's direction. Summary of the proposal is provide below, and a detailed summary was prepared by the consultant and is included in the packet for Council's consideration.

Proposal

The proposed changes are consistent with Council's direction. Input into the final recommendations is based on stakeholder engagement to identify common themes, Staff experience in administration of the Code provisions, and the consultant's experience writing form-based regulations for a variety of communities. The draft changes have been posted on the City website for public consideration.

The draft changes place a significant limit on the size and scale of all future development within a new sub-district (Historic South District) that responds to the area of concern by Council. The proposal also restricts the size and operating hours of all future eating and drinking establishments in order to minimize potential impacts to adjacent residences. Specifically, the changes include:

153.058 – BSD Districts Scope and Intent

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

153.059 – Uses

- Identification of permitted and conditional uses for the Historic South District.
- Parking structures are not permitted, nor are they not allowed as conditional uses as primary or accessory uses in the new sub-district.
- Eating and Drinking facilities are sized-limited, with limited hours of operation (7am-10pm), and limited hours for commercial deliveries and refuse collections (8am-5pm). The hours of operation may be modified as part of a request for a Conditional Use.
- Exercise and Fitness facilities are size limited (10,000 square feet).

153.58 – Building Types

- Revisions to the building type standards for the Historic Cottage Commercial building.
- Rear building setback 25 feet with parking setback of 5 feet. This ensures that current views are maintained across the rear of properties abutting S. High Street.

- Building height is limited to two stories or a maximum of 24 feet to the midpoint of the eaves; and one and half stories or a maximum of 18 feet to the midpoint of the eaves within 50 feet of the rear lot line (updated from language previously referred to rear lane). These provisions insure that building heights decrease away from S. High Street towards the adjacent residential blocks to minimize visual impacts.
- 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, but overall building intensity is limited by the lot coverage requirements noted below.
- 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). This reduces the buildable area and is consistent with existing character.
- Existing parking standards within the BSD as applied to the Historic District uses were not altered.
- On-site parking cannot be visible from High Street; it must be located behind buildings. This standard maintains the pedestrian-oriented character along the N. High sidewalks and ensures a building wall consistent with the historic character.

Next Steps

Formal review and approval by City Council to address Council’s original directive.

Recommendation

City Council consider the following questions and provide direction to the consultant and Staff:

- 1) Are the proposed revisions to the Code consistent with Council’s direction?
- 2) Does Council support the proposed changes?
- 3) Does Council have any other concerns?