



# MEETING MINUTES

## Planning & Zoning Commission

Thursday, May 18, 2023

### CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the May 18, 2023 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

### PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

### ROLL CALL

Commission members present: Rebecca Call, Warren Fishman, Kathy Harter, Mark Supelak, Kim Way  
Commission members absent: Jamey Chinnock, Lance Schneier  
Staff members present: Tammy Noble, Zachary Hounshell, Thaddeus Boggs

### ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Supelak moved, Mr. Way seconded acceptance of the documents into the record and approval of the 04-20-2023 meeting minutes.

Vote: Mr. Fishman, yes; Ms. Harter, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Way, yes.  
[Motion approved 5-0.]

Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. She swore in those present who intended to provide testimony.

Ms. Call stated that there is one case eligible for the Consent Agenda - GetGo Gas Station, 6725 Perimeter Loop Road, 23-027AFDP. She asked if any Commission member wished to move the case to the regular agenda for discussion. No member requested the case be moved.

### NEW CASES

### **1. GetGo Gas Station at 6725 Perimeter Loop Road, 23-017AFDP, Amended Final Development Plan**

Exterior building modifications to replace roof material at an existing gas station/convenience store/car wash on a 45.56-acre site zoned Planned Commerce District, Perimeter Center. The site is located southeast of the intersection with Avery-Muirfield Drive and Perimeter Loop Road.

#### **Public Comments**

There were no public comments.

Mr. Supelak moved, Mr. Fishman seconded to approve the Amended Final Development Plan with no conditions.

Vote: Mr. Fishman, yes; Ms. Harter, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Way, yes.  
[Motion approved 5-0.]

### **2. Open and Uncovered, 22-178ADMC, Administrative Request - Code Amendment**

Review of proposed language to amend Zoning Code Sections 153.002, 153.071, and 153.074 to address the definitions of accessory structures in residential and non-residential districts.

#### **Staff Presentation**

Mr. Hounshell stated that this is an introduction for a future proposed Code Amendment. He provided history on the anticipated proposed amendment. In February 2022, the Board of Zoning Appeals (BZA) heard an Administrative Appeal case regarding a determination made by staff regarding the installation of a trellis/pergola over an existing patio that encroached 5 feet into the required rear yard setback. Staff determined the pergola was not permitted to encroach 5 feet within the rear yard setback, as the encroachment, regulated by Zoning Code Section 153.071(B)(1)(c), is only permissible for open and uncovered porches/patios and not for covered structures. The applicant requested an Administrative Appeal to the determination that a pergola is considered "open and uncovered." The BZA upheld the determination of staff, but directed staff to define the terms open, uncovered, pergola, patio, trellis, porch, and any other definition regarding these accessory structures that is currently not contemplated in the Zoning Code.

There are two sections of the Code that are in need of amendments. The first section is in Section 153.002, Definitions. Draft definitions have been provided for the following terms: awning, patio, pergola, porch, portico, and trellis. Any reference to open and uncovered structures has also been removed to avoid any subjectivity. The second section of the Code in need of change is Section 153.071(B) regarding Lot and Yard Requirements. Section 153.071(B)(1)(c) states that open and uncovered porches may project beyond the front building setback line or into a required rear yard a distance not to exceed 5 feet. Staff has interpreted this requirement to allow for at-grade patios to encroach, with the intent to provide additional usable amenity space for all residential lots in the City. The intent behind the rear yard setback requirements is to preserve the viewshed of adjacent properties and to preserve a green buffer between adjacent property owners and adjacent uses. At-grade patios do not hinder this intent, as there are no vertical elements to impact the view sheds.

Planning staff has provided draft language to clarify this requirement to maintain the intent of rear yard setback requirements, while allowing for at-grade patios to continue to encroach 5 feet into the rear yard setback. Structures that are not built at-grade, including porticos, pergolas, awnings, decks, and canopies, are not permitted to encroach into the rear yard setback requirement. Seating walls that are incorporated into the design of the patio and do not exceed an additional 24 inches in height would be permitted to encroach 5 feet, along with the patio. Mr. Hounshell stated that clarity of these sections has been requested by BZA, who has frequently reviewed cases where the homes have been built to the maximum size on small lots, thereby limiting the outdoor amenity space. This need addresses current residential lots only. Recently, Council adopted Neighborhood Design Standards, and one of the changes addressed was to accommodate additional amenity space outside of the buildable area in new PUD developments.

Planning staff is requesting informal discussion of these Code modifications. Based on tonight's feedback, modified Code language will be finalized for the Commission's review and recommendation to City Council. To guide the discussion, Staff requests feedback on the following topics:

- 1) Does the Commission generally support the direction of this Code modification?
- 2) Do the definitions proposed require any additional modifications to clarify their use?
- 3) Are there additional definitions that should be considered that are currently not provided?
- 4) Other considerations by the Commission.

### **Commission Discussion**

Mr. Supelak inquired if cantilevered roofs without supports would continue to be in violation.

Mr. Hounshell responded affirmatively.

Ms. Harter inquired about temporary structures, such as sky shades.

Mr. Hounshell responded that any vertical element that requires a permit, which is encroaching into the rear setback, would not be permitted.

Mr. Way requested clarification of the 24-inch patio height.

Mr. Hounshell responded that it would be a straight line up from grade, all the way across the back of the structure.

Mr. Way noted that might need to be clarified in the Code. He inquired about the potential for a homeowner to add additional dirt to alter the grade.

Mr. Hounshell responded that is not an unfamiliar scenario. It is an issue, for example, that is addressed by the fence Code. He would look into that possibility further with this draft language.

There is the variance option available to the property owner.

Mr. Way stated that the concern is that if property owners alter the grade, it could affect the stormwater draining within the neighborhood.

Ms. Call stated that there are other areas of the Code specific to lot grading and the need not to impact adjacent properties. She requested that information be provided when this Code revision is brought back to the Commission for the next review.

Mr. Fishman inquired if swingsets/playsets would continue to be prohibited within the setbacks.

Mr. Hounshell responded that a few years ago, Council determined not to regulate those. They now can be anywhere in the yard, including the setback.

Mr. Fishman responded that is unfortunate. That has been a significant complaint of adjacent property owners. Placing a playset within a setback can be placing it near a neighbor's home.

Ms. Call requested that staff share the Commission's concern about the placement of play structures within setbacks with City Council.

Mr. Supelak pointed out that if there is no regulation at all, they could be placed in front yards.

Mr. Fishman stated that today, play structures can be massive. He would prefer they be regulated in this current Code revision in some manner, if possible.

Ms. Call stated that in the definition of trellis, there is reference to latticework used as a screen or as a support for climbing plants. We also do not want trellises that are not used for screening. There are some lattice-like structures in the City that do not fit the definition of pergola because they do not have seating areas, but they are not used for trellising.

Mr. Hounshell stated that trellis is defined as a fence, so they are addressed in the fence Code. That Code section will be updated, as well.

## **PRESENTATION**

### **3. Dublin Area Housing Study and Strategy**

Presentation of the findings and recommendations of the Dublin Area Housing Study and Strategy, recently accepted by City Council.

#### **Staff Presentation**

Ms. Noble stated that the City's consultants, Urban Partners, worked with staff to analyze the City's housing inventory and to project future needs. The study area included the periphery areas around Dublin and analyzed Dublin's role in the region. The housing study assessed the financial impacts of land use and housing; identified common housing themes from residents and stakeholders. Finally, it attempted to define how housing could support business growth and retention, consider the role of mobility and identify best practices and trends. The study occurred in two phases. The first phase was an existing conditions assessment, which includes demographics, economic trends, peer community benchmarks, a stakeholder meeting and housing inventory. This phase occurred January to April 2022. The second phase was a market outlook, including market demand and opportunities, example pro forma analysis, best practices and identification of potential housing strategies. This phase occurred May to December 2022.

Phase 1 of the study identified the following demographic trends:

- Dublin's population increased by 18% from 2010-2020 (compared to 26% for the Study Area).
- The largest segment was school-aged children 5-17 (22% of population).
- The most significant growth was residents 65+ (7.5% in 2010 to 12.2% in 2019).

In regard to employment growth, of the 48,007 jobs within the City, 7.4% of the workers live in Dublin; 92.6% live outside of Dublin. The majority are coming from Columbus.

Phase 2 of the study examined detailed records of 7,901 home sales (Jan. 2017-Dec. 2021). For the 5-year study period, the median sale price was \$320,000; the median sale price/SF was \$154.02; the median living space was 2,021 SF. Home prices have increased by 22% since 2017 (\$286,000 to \$350,000). Since 2021, single-family homes in Dublin are selling for prices 52% higher than the Study Area. Of home rentals, 72 multi-family rental communities (17,544 units) were within the study area, while in Dublin proper, there are only 13 communities with 3,592 units. A total of 213 units were available, representing a vacancy rate of 1.2%. Dublin is forecasted to grow

by more than 11,000 to total 60,500 by 2040. Consequently, there will be a need for 4,850 new residential units, including owner-occupied and rentals. Dublin's greenfield development area comprises approximately 1,070 acres.

Phase 2 of the study identified 4 strategy themes: to enhance the sense of community; ensure economic competitiveness; plan for future growth; and expand housing options for seniors. For each theme, key takeaways and a toolbox of potential strategies were identified, as follows:

- *Enhance Sense of Community*

Key Takeaway: Dublin is a community of choice for persons aged 25 to 35 and over 65, due to strict residential design standards that have created high-quality housing.

Potential Strategies:

- Promote walkability
- Encourage context-sensitive, mixed-use development
- Encourage features that promote interaction and high-quality design standards
- Focus growth in intentional nodes of activity

- *Ensure Economic Competitiveness*

Key Takeaway: There is a need for housing for both young professionals and for families with modest incomes.

Potential Strategies:

- Regularly participate in discussions with employers, City staff, and housing professionals to understand housing needs
- Encourage developers to build a variety of housing types
- Preserve existing income-restricted rental housing
- Continue to expand transit connections for commuters
- Share tools regarding home ownership and financial assistance

- *Planning for Future Growth*

Key Takeaway: With walkable communities on the rise and expected population growth in Dublin, plans must be to increase density.

- Education on adding "gentle" housing density in residential areas
- Identify opportunities for infill development
- Examine and modify zoning in areas where denser residential development is appropriate
- Work with regional entities to understand incentives for small-scale or infill housing projects
- Collaborate with neighboring communities for sustainable growth

- *Expanding Housing Options for Seniors*

Key Takeaway: With a growing senior demographic, there is a strong demand for more housing suitable for seniors in walkable and amenity-rich neighborhoods.

- Increase the supply of suitable senior housing
- Investigate options for accessory dwelling units (ADUs) as a housing option for seniors
- Work with Forever Dublin and other regional entities to identify programs that support seniors living safely in their current home
- Work with housing providers to build new homes for fixed incomes

Ms. Noble stated that a written report and executive summary of the study are being compiled. She invited Commission feedback.

### **Commission Questions/Discussion**

Mr. Way stated that this information would inform the Community Plan update now in process. He inquired if the 1,070 acres of greenfield was already planned for residential or if it is land that is available. Ms. Noble responded that it is already planned for residential development and is within the City's growth boundaries. The City plans to provide services to those areas.

Mr. Way stated that he believes a few years ago, an assessment was completed of the potential Dublin infill areas available for development. Was that information incorporated in this housing study?

Ms. Noble responded affirmatively. Including those infill areas with the greenfield area results in a potential of 9,000 new residential units.

Ms. Harter thanked staff for the information, which addresses the needs of young professionals, as well as mobility. She suggested affordable housing be included in the consideration, as well.

Mr. Supelak stated that he has been desiring more of this type of information to better inform the Commission's considerations and decisions. He believes this information will be very valuable.

Mr. Fishman thanked staff for the in-depth study and information. He believes that going forward, it will be important to work with the schools, who are expanding, and also to maintain high building standards, so the City continues to have quality development.

Ms. Call stated a Community Plan consultant recently said, "You can't do nothing and stay the same." However, Council has been very clear that we want to maintain our identity and remain Dublin. The Commission appreciates that the study has looked at the area and its housing needs holistically. She noted that it is difficult to find areas where mixed-use infill redevelopment is done well and requested staff to provide examples, when we begin to plan some of these areas.

Mr. Way recommended that the final version of the Code modification provide the spectrum of potential affordable housing.

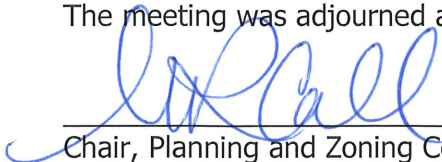
Ms. Noble responded that affordable housing was part of this regional study.

### **COMMUNICATIONS**

- The next regular meeting of PZC will be held at 6:30 p.m., Thursday, June 8, 2023.

### **ADJOURNMENT**

The meeting was adjourned at 7:50 p.m.

  
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Chair, Planning and Zoning Commission

  
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Assistant Clerk of Council