04

Purpose

This chapter provides the framework for land use, development character, and growth for the City and its planning area. The chapter highlights the land use scenario planning that was undertaken to help develop the plan, as well as provide the future land use map and growth strategy necessary to accommodate population increase while maintaining desired community character.

04 LAND USE AND DEVELOPMENT

The Land Use and Development chapter is the core component of the *Envision Dublin Community Plan*, representing the primary building block upon which other plan components are structured. The chapter identifies future land uses for all areas of the City and surrounding growth areas.

The chapter will provides a framework for planning decisions that build upon the desired characteristics of Dublin's residential neighborhoods, commercial districts, and employment areas. It is also mindful of growth pressures and seeks to lay the groundwork for responsible development growth that accommodates demand, while retaining the community's well-established character. The chapter explains the Plan's overall growth strategy and the iterative scenario- planning process that was central to developing the Future Land Use Plan. It describes Dublin's community identity and vision including growth pressures, changing demographics, and development opportunities and the considers several land use options the City can pursue to meet its housing needs, sustain economic growth, and be resilient to change. From these alternatives, the Future Land Use Plan is identified to guide Dublin for the coming decades.

The Land Use and Development chapter, and accompanying Future Land Use Plan clearly identify established areas that should remain relatively unchanged moving forward, and areas where new growth and development should be supported.

Building on the community's existing land use and development pattern, the Future Land Use Plan seeks to ensure Dublin can accommodate future growth responsibly and sustainably. This approach to land use retains and bolsters established neighborhoods, identifies opportunities for growth through infill development, targets certain areas for development intensification, and plans for responsible expansion. Several important considerations and desires of the community are discussed in this section to lay the groundwork for some of the central topics to be addressed in the *Envision Dublin* Land Use and Development chapter.

The previous Community Plan, adopted in 2013, was an update to the 2007 Community Plan. It guided the development and progress of the built and natural environment over the last decade. Given the changing demographic and development trends within the City and the Central Ohio region since then, it is necessary to understand how the City wants to grow, develop, and improve to remain a desirable and sustainable community. Extensive public and stakeholder engagement, coupled with a comprehensive analysis of current demographics, development trends, and opportunities, were crucial to the process. Meanwhile, in-depth land use scenario planning, with transportation and utility modeling were key to developing a Future Land Use Plan that meets the community's vision in a fiscally responsible manner.

COMMUNITY IDENTITY AND VISION

The City of Dublin has made significant strides in recent decades as it has evolved from a rural town to a robust and diverse City. This has been the result of a variety of "wins" from attracting key employers and residential projects to the development of Bridge Street District.

It is of the utmost importance that the community, with its diverse perspectives and voices, establish a unified vision. This vision should be built on a strong foundation of community engagement and feedback. Based on the extensive community outreach conducted throughout the planning process, it is clear that some residents prefer to maintain a more suburban character similar to Muirfield Village, while others embraced Bridge Street as a model for the future of Dublin. Most participants felt the community should balance both visions by emphasizing growth while maintaining Dublin's historic community identity.

ADOPTED SPECIAL AREA PLANS

To further reinforce the vision and identity of the Dublin community, the he 2013 Community Plan included nine adopted Special Area Plans with detailed analysis and recommendations for specific geographical areas within the City and its planning area. The special area plans provided a framework to establish a sense of place and community identity in key locations, and provide more focused recommendations relating to establishing a unique sense of place. These Special Area Plans have been updated over time as necessary to reflect current trends and opportunities, and help keep alignment with the City's overall vision.

Special Area	Adopted/Updated
Historic Dublin Revitalization Plan	2005
Historic District Area Plan	2007
Bridge Street Corridor Study Vision Report	2010
Bridge Road Area Plan Update	2016
Crossroads Area Plan	2016
Shier Rings Road Corridor Study	2016
West Innovation District	2017
Dublin Corporate Area Plan	2018 / 2022
Historic District Task Force Final Recommendations	2021

As part of this *Envision Dublin Community Plan Update*, the previous nine special area plans were evaluated, assessed, updated, and revised to reflect current conditions, planning priorities, and reinforce Dublin's unique identity, sense of place, and vision.

As a result, six special area have been identified, planned, and incorporated into the *Envision Dublin Community Plan Update*. These six special areas include previous special area plans, with some previous planning areas merged and incorporated to create new special area planning boundaries. These planning areas continue the City's legacy and commitment to planning that strengthens community identity and vision.

The six special area plans in *Envision Dublin* include: the Historic District, Bridge Street District, West Innovation District, Dublin Corporate Area, Southwest Area, and a new expanded area, the Emerald Corridor. Please see Chapter 11 Special Area Plans (pg.185) for further details.

GROWTH PRESSURES

Dublin and the Central Ohio region are growing rapidly. Between 1990 and 2020, the population has nearly tripled from approximately 16,400 residents to 48,613 residents in Dublin. The recent growth in the region places Central Ohio among the fastest-growing large metropolitan areas in the country, with an estimated annual growth rate of 0.89 percent. The region's strong population growth can be attributed, in part, to continued strong economic growth. According to the 2023 Housing Study and Strategy, Dublin's population is projected grow to 60,500 by 2040 per data provided by the Mid-Ohio Regional Planning Commission (MORPC).

As part of initial stakeholder workshops, City leadership, department heads, and the Steering Committee, growth pressure was a top concern. As more people seek to move into the community, residents have increasing concerns regarding growing pressure on infrastructure, housing, school districts, and other services. As the City grows, residents said it will be important to ensure the community is prepared to handle growth while retaining neighborhood identity, ensuring housing variety, accommodating school capacity needs, handling traffic, and maintaining infrastructure.

CHANGING DEMOGRAPHICS

With the City experiencing rapid growth, meeting the demands of the changing demographic is crucial. The demographic characteristics of a community influence the needs of residents, particularly regarding housing and demand for services. As the community's demographics change, the City must respond accordingly to provide for the residents' needs.

Age. Per the US Census, between 2000 and 2021, the median age within the City of Dublin increased by nearly five years to 40.5. This is partly due to a 150% increase in the population aged 55+. The aging nature of Dublin's population, particularly when compared to the larger region, may indicate an increased need for health care services and facilities, senior care facilities, and housing that is appealing to older households looking for lower maintenance and more attainable housing options.

Household Characteristics and Size. Between 2010 and 2021, the number of childless couples (as defined by the US Census) has grown by nearly 2,000 households. This reflects a broader national trend with a growing share of aging population and empty nesters, households with no children. Despite this trend, Dublin has continued to attract family households, and the share of those households has outpaced other categories. As a result, the average household size in Dublin has remained steady at 2.8 since 2000. However, the expanded development of four- and five-bedroom units appears to be shifting Dublin's housing stock out of alignment. Single-family detached housing will continue to be the predominant housing type in Dublin to accommodate a steady base of family households. However, data indicates a need for smaller two- and three-bedroom housing units to meet changing family needs. This would also potentially help reduce housing costs.

Further, initial stakeholder workshops identified changing community needs and related shifts in housing as critical topics of concern for the Community Plan. City leadership, staff, and the Steering Committee consistently discussed Dublin's residential environment, specifically concerning the rapid growth occurring in Dublin and increased interest in more diverse housing options. Participants also emphasized the importance of ensuring housing options for everyone, from young professionals to growing families to retirees.

DEVELOPMENT OPPORTUNITIES

Currently, there are nearly 1,600 acres of vacant, undeveloped, and agricultural land within the City of Dublin and its planning area that could accommodate potential development opportunities. Such agricultural and undeveloped properties are primarily zoned for residential, commercial, or industrial uses. An analysis was done to determine the number of new residential households and additional non-residential development that could be developed on these properties based on the City's current zoning standards and regulations.

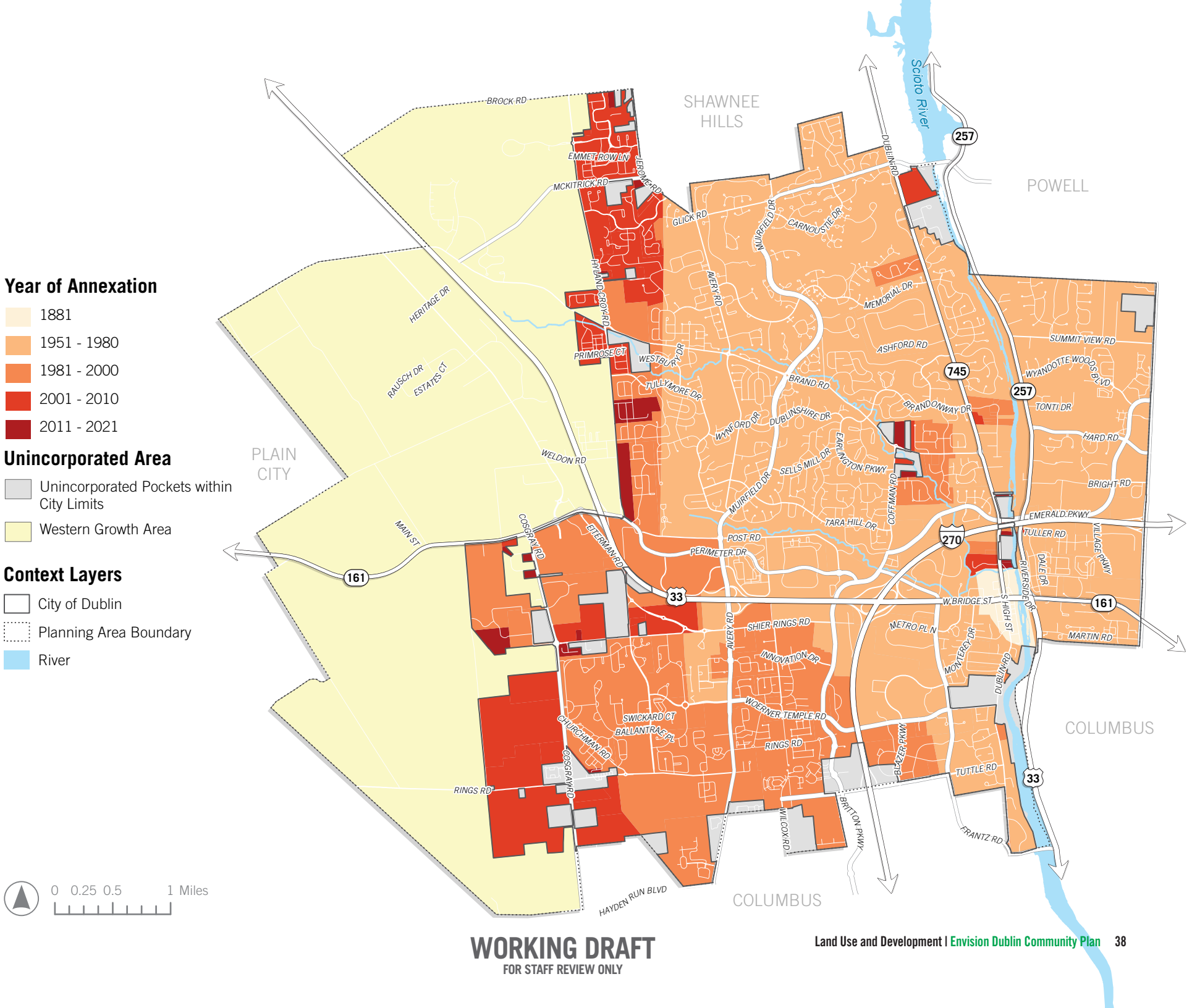
Residential. Within the planning area, there are 1,250 acres of land zoned for residential use or unincorporated agricultural land. Based on the current zoning code and regulations, Dublin can accommodate approximately 1,456 new units.

Non-residential. The amount of land zoned for commercial, industrial, or innovative uses is 340 acres. With an estimated development of 10,000 square feet per acre (0.23 acres) of developable land, Dublin can accommodate approximately 3.39 million square feet of additional non-residential space.

WESTERN GROWTH AREA AND ANNEXATION

After decades of growth and expansion, the City of Dublin is now reaching the borders of adjacent communities which are also growing and developing. The most recent growth between 2010 and 2020, added approximately 0.3 square miles of area and a population increase of an additional 9,000 residents. Currently, Dublin has a population of 48,613 with an area of approximately 25 square miles.

The *Community Plan* analyzed both the current City boundaries as well as areas west of Dublin that are outside the City. The western growth area is anticipated to experience significant commercial development, housing development and population growth in the coming years and decades. With U.S. 33 as the primary arterial of the area, multiple warehouses, technology, and entertainment venues have developed in and around the City in recent years. The western growth area has also experienced extensive commercial development including big box and national retailers, shopping centers, smaller local businesses. Additionally, multiple residential subdivisions have been platted and built in recent years with many more expected. Infrastructure will need to be extended to this area to facilitate development, but utilities are already present in some areas having been provided by the City of Marysville in an agreement with Jerome Township.



WORKING DRAFT
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LAND USE DEVELOPMENT

Based on the growth pressures experienced and development opportunities, exploring alternate land use scenarios was necessary to ensure future growth aligns with the community's vision. Scenario planning helps decision-makers understand the impacts of current land use trends and evaluate alternate "what-if" scenarios and how they can affect the community in future years. By understanding the pros and cons of various scenarios, decision-makers can adjust short-term and long-term plans for the community. The planning process analyzed the current land use plan based on adopted plans and policies to establish current and future metrics, including population, housing, and employment growth across the planning area. Alternate scenarios were then developed through an iterative process and extensive engagement with the Steering Committee, City Council, and the community feedback. This helped establish the baseline for the entire planning area and facilitated discussions among the alternate scenarios.

The land use scenario process, including a fiscal impact analysis that included transportation and utility assessment, was a critical step in the *Envision Dublin Community Plan Update*. Based on the feedback received and parallel modeling efforts to identify potential impacts to the infrastructure, including water, sewer, and transportation that will serve future development, the alternates were revised to develop a preferred Future Land Use Plan that contributes positively to the City's fiscal health.

By leading with land use policy first, related modeling efforts for mobility and transportation, fiscal health, and utilities can be driven by the community's desired vision for the future rather than having that vision react to constraints. Please see the Economic Development, Mobility and Transportation, and Utilities chapters for additional details.

2040 TRANSPORTATION DEMAND MODEL

Forecast to Reality

Local governments, metropolitan planning organizations (MPOs), and the Ohio Department of Transportation (DOT) conduct 20 to 30-year long-range transportation demand modeling to plan for future growth and address deficiencies in the transportation system. TDMs help identify areas in need of roadway improvements and help plan for public transportation and improvements. Such models are based on proposed land use, demographics, and travel patterns unique to the region.

A 2040 transportation demand model (TDM) was completed in 2014 by the Mid-Ohio Regional Planning Commission and Central Ohio Rural Planning Organization (MORPC) with input from the City of Dublin. It projected population to grow by more than 11,000 to 60,500 by 2040 with over 22,300 households. Looking out to 2050, the *Envision Dublin Community Plan Update* used a similar methodology as the 2040 TDM by MORPC to analyze land use scenarios and transportation models with Dublin specific assumptions and metrics.

PROCESS

The City of Dublin had previously adopted 27 different future land use categories, including several specific to the special areas in the City. The City's 2013 Community land use plan and current adopted plans for multiple special areas were amalgamated to plan for future growth and development. This created a single land use map, assigning a desired future land use to all parcels in the City and its planning area.

Land use designation was determined by considering compatibility, suitability, context of existing uses and development, consistency with the community's vision, and consideration of previously adopted plans and policy.

- Agriculture/Rural
- Residential - Low
- Residential - Suburban
- Residential - Mixed
- Residential - Medium
- Mixed Use - Neighborhood
- Mixed Use - Village
- Mixed Use - Center
- Mixed Use - Urban
- Suburban Commercial
- Neighborhood Office
- Suburban Office
- Flex Innovation
- Industrial
- Civic/Community
- Park/Open Space

Land use scenarios were then developed following input from an iterative transportation and utility modeling, fiscal impact analysis, and extensive engagement and feedback from the Steering Committee, staff, and key stakeholders. Along with defining desired land use, desired development scale, intensity assumptions, and key metrics were also defined to model and evaluate the different scenarios. Assumptions included:

- The number of building square feet to be developed.
- The area dedicated to residential and employment-generating uses within the development.
- The number of people and employees per square foot of the potential development.

Key metrics included the floor-to-air ratio (FAR), land use mix for different land uses and population per household.

The Importance of Mixed Use

A key component of developing the Land Use Plan was the incorporation of several "mixed use" land use categories. With the ability to accommodate a combination of commercial, retail, restaurant, office, residential, and other uses, mixed-use development can more easily and creatively provide a flexible and viable response to changing market conditions while better supporting the goals and objectives of the Community Plan. Four mixed use categories of varying intensities and characteristics are provided in more detail in the Future Land Use Plan section of this chapter.

Areas of Change

To accurately assess the impacts of future land use recommendations and related transportation and infrastructure impacts, it was essential to account for the existing conditions accurately. Areas that could accommodate future development were distinguished from built-out neighborhoods and employment districts that will experience little to no change. The additional potential number of people, households, and jobs that could be accommodated within each scenario were based on these areas of change. For example, existing agricultural land planned for future development would be an area of change, whereas established residential neighborhoods within the City limits would not change.

Development Area Propensity

The Housing Study and Strategy also identified developable land in the City to accommodate future growth. The report identified undeveloped sites with limited or no existing infrastructure, areas served by streets and general infrastructure suitable for infill, and potential redevelopment areas based on the Adopted Special Area Plans. The report also identified active sites with an approved development or those under construction during the study period. Sites that were still development opportunities were incorporated into the land use modeling process.

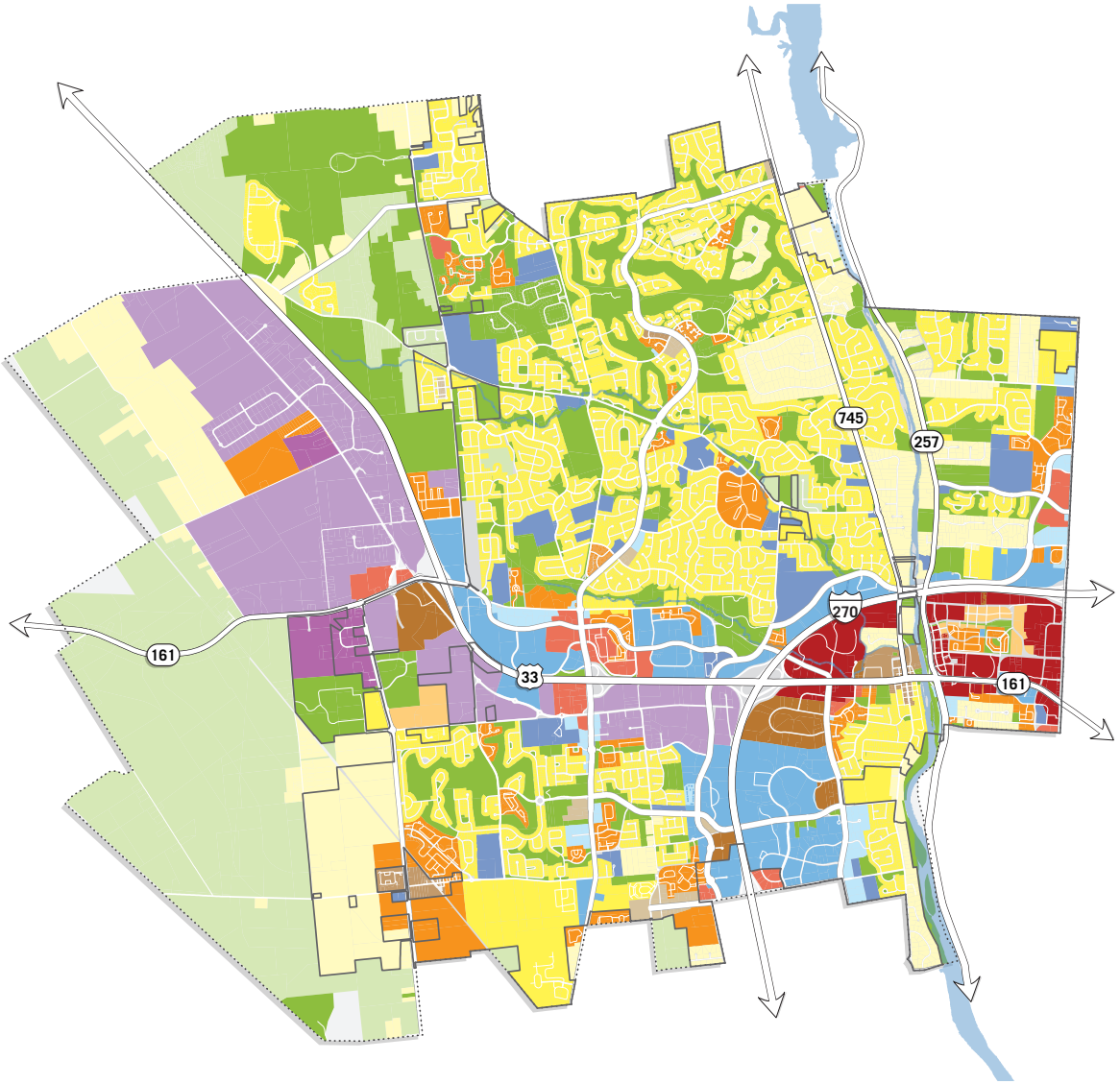
CURRENT LAND USE SCENARIO

The scenario reflects development trends envisioned by the Dublin community across several special areas within the City's planning area limits. It is based on the adopted land use plans, supplemented by current land use. The scenario demonstrates ample long-term growth potential. While most of the current residential areas and parts of the planning area will not change, the growth in household and population is primarily driven by a more targeted approach in the special areas, including Bridge Street, Southwest Area, and Western Innovation District, with current trends.

Scenario 1 can accommodate nearly 40,000 households across the entire planning area, with a population of over 92,000 and almost 90,000 jobs. While the increase is significant, the projected population-to-employment ratio is consistent with the current population-to-employment ratio in the City.

	Current Numbers	Projected
Population	49,085	92,862
Households	17,700	38,589
Employment	49,000	90,930

Steering Committee feedback on the Current Land Use Scenario included the need for more sustainable neighborhoods that prioritizes walkability and mixed-use development, maintaining premier office uses along key corridors throughout the City, and ensuring open space is integrated as new areas are developed. The need to maintain the identity of special areas, revitalize local businesses, and encouraging a variety of housing options and densities in new growth areas were also discussed.



44,000
more people across the entire planning area

42,000
more jobs across the entire planning area

ALTERNATE LAND USE SCENARIO 2

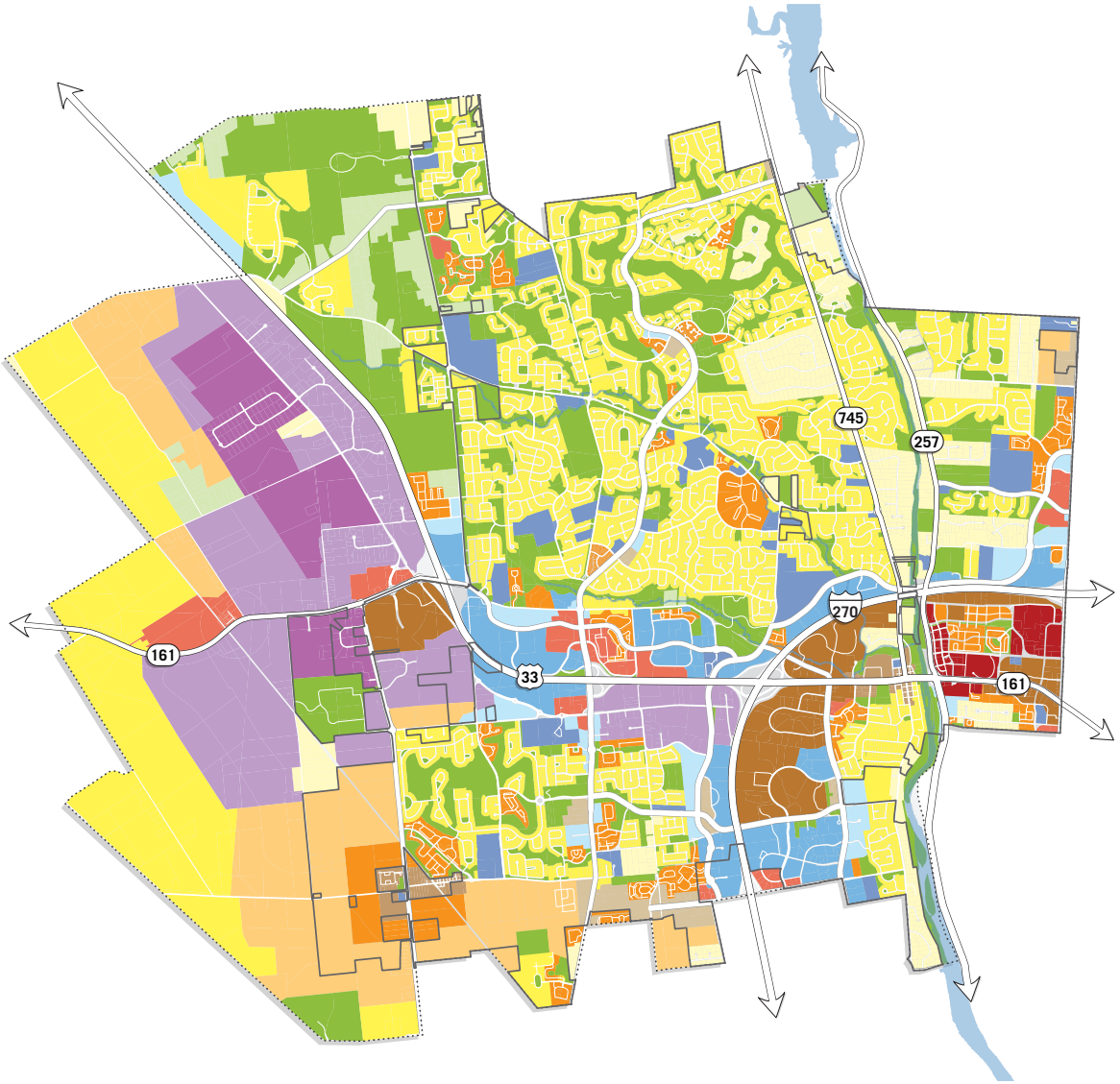
Based on the feedback received, Scenario 2 provides for growth and development in Dublin's commercial and employment areas while making targeted changes to the community's established residential neighborhoods. It promotes the development of the unincorporated areas that are currently surrounded by the City of Dublin and also defines desired land use for Dublin's west and southwest growth areas, ensuring that future development in those areas reflects the character of the community while addressing the needs for new jobs and greater housing choice.

As the unincorporated areas west of the City limits are also planned for in Scenario 2, it can accommodate almost 130,000 people and 120,000 jobs, over 35,000 more people and 20,000 jobs than Scenario 1.

	Current Numbers	Projected
Population	49,085	127,769
Households	17,700	52,194
Employment	49,000	118,428

Scenario 2 repositions targeted areas as mixed-use centers, including portions of the Dublin Corporate Area, Bridge Street districts, and the northern area of the Western Innovation District. The scenario also reflects the City's ongoing Transportation – Thoroughfare Plans, including the potential future Tuttle Crossing Boulevard extension and Sr-161 corridor.

Steering Committee workshop feedback on the alternate land use scenario 2 centered around identifying opportunities for neighborhood-serving uses, providing a wider range of housing options, increasing research and development areas to meet the needs of the diverse economic base, and the location of mixed-use developments and nodes.



ALTERNATE LAND USE SCENARIO 3

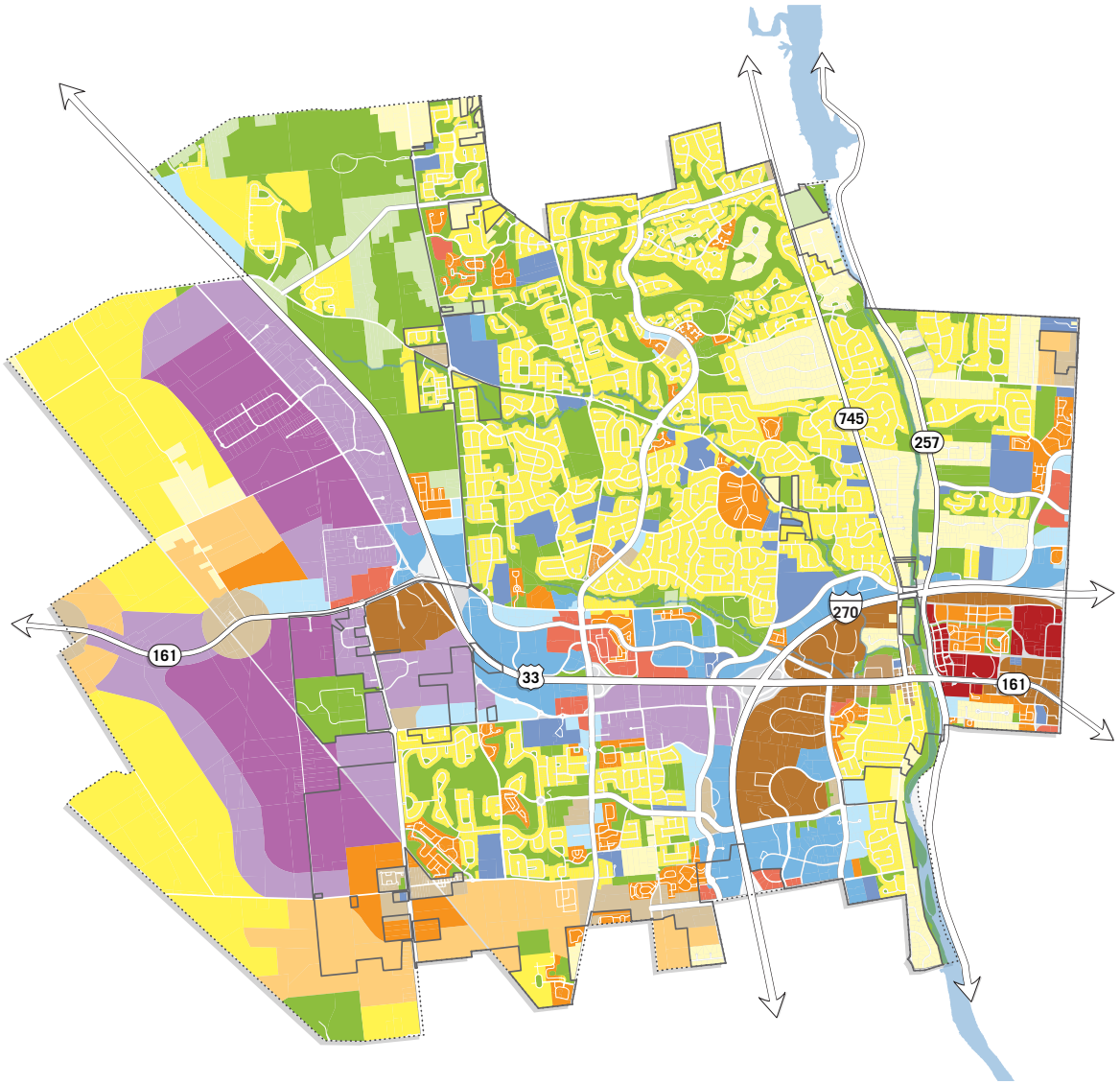
Scenario 3 builds off of Scenario 2 and explores concentrated industrial and employment opportunities in the western growth areas around the Southwest and West Innovation District special areas extending up to SR 161. The scenario also reflects a revised future mobility network emphasizing stronger east-west connections across the planning area and neighboring communities.

The scenario incorporates updates to Alternate Land Use Scenario 2 based on the feedback received, including detailed land use, urban design, transportation, and utility and infrastructure-related input on the special areas. The scenario balances various residential and employment-generating uses and opportunities for mixed-use development across the planning area.

	Current Numbers	Projected
Population	49,085	118,423
Households	17,700	48,826
Employment	49,000	123,011

Scenario 3 can accommodate over 25,000 people and 32,000 jobs more than Scenario 1. While there's potential for slightly fewer people than Scenario 2, Scenario 3 supports more jobs than any other scenario, over 2.5 times the current jobs in the City.

The scenario incorporates updates to Alternate Land Use Scenario 2 based on the feedback received, including detailed land use, urban design, transportation, and utility and infrastructure-related input on the special areas. The scenario balances various residential and employment-generating uses and opportunities for mixed-use development across the planning area.



69,000
more people across the entire planning area

74,000
more jobs across the entire planning area

FISCAL IMPACT BY LAND USE TYPE

Given the revenue structure and capital demands of land uses in the City, the best means to maintain fiscal sustainability is to diversify and intensify the land uses, emphasizing nonresidential and mixed uses. As the City relies heavily on income tax from workers employed within the municipality, it is fiscally beneficial to prioritize mixed-use and nonresidential land uses and target high-income industries, in particular.

While residential development types place significant demands on City services and infrastructure, they do not generate substantial revenue for the City, resulting in a lack of positive fiscal benefits. However, the growing trend of working from home presents an opportunity. Residential units with a work-at-home situation could potentially produce a fiscal surplus for the City. Similarly, mixed-use developments, with their increased densities and income tax from nonresidential uses, offer a promising avenue for generating fiscal benefits.

Office and industrial/flex/innovation employment pay higher wages and salaries than retail/commercial development, generating much greater fiscal benefits to the City. Additionally, retail/commercial development tends to generate significant public safety and transportation costs to a community and generate a low fiscal benefit to the City.

Future Land Uses

Development Type	Tax Revenue		Demand for Service	Demand for Infrastructure	Fiscal Benefit
	Property	Income			
Residential (per Unit)					
Low Residential	Low	Low	High	High	Negative
Suburban Residential	Low	Low	High	High	Negative
Mixed Residential	Low	Low	Medium	Medium	Negative
Medium Residential	Low	Low	High	High	Negative
Mixed Use					
Mixed Use Neighborhood	Low	Medium	Medium	Medium	Medium
Mixed Use Village	Medium	Medium	Medium	Medium	Medium
Mixed Use Center	Medium	High	Medium	Medium	High
Mixed Use Urban	Medium	High	Medium	Medium	High
Nonresidential					
Agricultural/Rural	Low	Medium	Low	Low	Medium
Suburban Commercial	High	Low	High	High	Low
Neighborhood Office	High	High	Medium	Medium	High
Sububurban Office	High	High	Medium	Medium	High
Flex Innovation	High	High	Low	Low	High
Industrial	Low	High	Low	Low	High
Civic/Community	Low	Low	Low	Low	Low
Parks/ Open Space	Low	Low	Low	Low	Low

FUTURE LAND USE PLAN

With a combination of the different scenarios, a preferred Future Land Use Plan was developed that helps achieve the community's vision. While the anticipated growth will take time, the Future Land Use Plan has been carefully designed to have little impact on the City's existing mobility and transportation network. It is fiscally responsible, supporting future investment to meet utility demand, new transportation infrastructure needs, and to maintain the quality of services that are important to the community.

The Future Land Use Plan is a dynamic tool that supports the full potential of vacant and undeveloped properties. It provides users, including the development community, a flexible framework for future growth. The creation of vibrant places not only depends on land uses, but also on their specific design, functionality, access to infrastructure and services, and overall character.

PURPOSE OF THE MAP

The Future Land Use Plan is a tool to guide future development within Dublin. It will be applied through day-to-day decision-making to help implement the *Envision Dublin Community Plan* for the physical growth of the community.

USE OF THE FUTURE LAND USE PLAN

The Future Land Use Plan should be part of the review and decision-making process for elected officials, boards and commissions as they review development proposals and plan for the future. It should also be used by City staff when reviewing development projects and providing recommendations. The map should guide the development and implementation of neighborhood, special area, and capital improvement plans for investment in systems, such as parks, sewer, transportation, and other infrastructure and services. By using the Future Land Use map as a guide, elected and appointed officials and staff can help ensure that decisions align with the Community's vision for future growth. The map should also be readily available to the development community and the public for review.

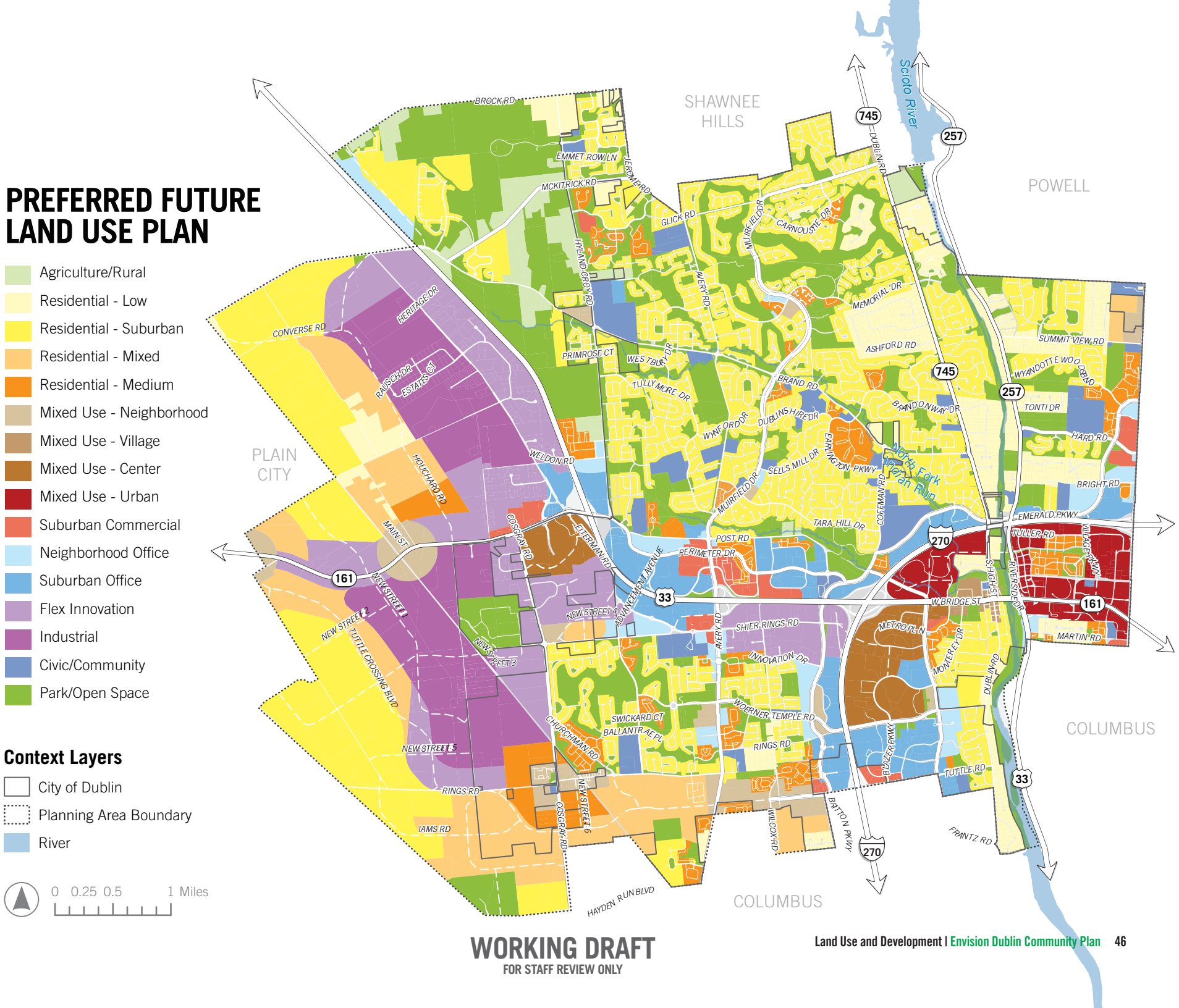
For the Future Land Use map to continue to be a relevant tool in guiding decision making, development projects and trends should be consistently monitored and a process for regular review and update of this map should be established.

FISCAL IMPACT ANALYSIS

Key Finding

The results indicate that the City's revenue structure, with its heavy reliance on income taxes, is sufficient to cover the costs to serve the development projected in the Preferred Scenario. Because this source is based on at place employment, the amount of office and industrial development is the main determinant of the results.

PREFERRED FUTURE LAND USE PLAN



WORKING DRAFT
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RL LOW RESIDENTIAL

INTENT

Large-lot residential development that is responsive to environmentally sensitive areas and sites incorporated by existing natural features, and transitions from rural residential to suburban single-family residential.

CHARACTERISTICS

Principal Uses	Single-family residential
Supporting Uses	Home occupations, parks and open space, schools, places of worship
Density	0.5 to 2 du/ac; minimum 0.50-acre lot
Building Form and Orientation	1 to 2 stories; a range of housing sizes and styles with single-family scale and appearance, detached, integrated into natural setting, buildings set back from the road
Open Space	Preserved open space, natural features, maintained private lots, passive open space
Sustainability	Building-mounted solar, geothermal, rain gardens
Streetscape	Two-lane rural roadways often without curbs, limited pedestrian provisions, front yards and residential landscaping, bike and vehicular traffic on roads
Parking	Private off-street parking, individual driveways and garages

CHARACTER IMAGES

RS SUBURBAN RESIDENTIAL

INTENT

Traditional single-family neighborhoods with consistent housing types and lower densities located together.

CHARACTERISTICS

Principal Uses	Single-family residential
Supporting Uses	Home occupations, parks and open space, residential clubhouses and amenities, schools
Density	1 to 4 du/ac; minimum 0.25-acre lot
Building Form and Orientation	1 to 2 stories; a range of housing sizes and styles with single-family scale and appearance, consistent throughout each neighborhood, uniform setbacks, detached, four-sided architecture
Open Space	Formalized, active and passive open space connected by shared use path systems and sidewalks, maintained private lots, play fields
Sustainability	Building-mounted solar
Streetscape	Curvilinear streets, street trees, sidewalks, shared-use paths, tree lawns
Parking	On-street and private off-street parking, individual driveways and garages

CHARACTER IMAGES

RMX MIXED RESIDENTIAL

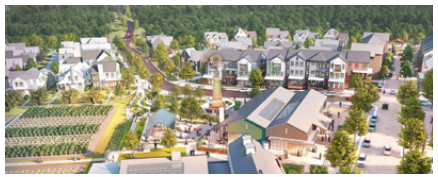
INTENT

Walkable neighborhood that is marketable to all age groups with a variety of housing types and styles located close to entertainment, employment, and appropriate services.

CHARACTERISTICS

Principal Uses	Single-family and multi-family residential
Supporting Uses	Senior living and assisted-living, schools, parks and open space, residential clubhouse and amenities, small-scale neighborhood commercial
Density	3-12 du/ac
Building Form and Orientation	1-3 stories; variety of building types and sizes oriented towards the street or open space, uniform building setbacks, detached and attached homes, cottages, townhomes, duplexes, triplexes, rear-loaded homes, breezeway and garden apartments
Open Space	Formalized, active and passive open space connected by shared use path systems and sidewalks, maintained private lots, neighborhood greens
Sustainability	Building-mounted solar, alternative materials, bioswales
Streetscape	A higher degree of street connectivity with short walkable blocks, street trees, sidewalks, shared-use paths, tree lawns
Parking	On-street and private off-street parking, individual garages and carports, tuck-under parking

CHARACTER IMAGES




RM MEDIUM RESIDENTIAL

INTENT

Neighborhoods with a variety of housing products that are defined by consistent architecture, large open and green spaces, and walkable streets and blocks.

CHARACTERISTICS

Principal Uses	Single-family residential, multi-family residential
Supporting Uses	Parks and open space; residential clubhouse and amenities, schools, senior housing and assisted living
Density	2-12 du/ac
Building Form and Orientation	1-3 stories; variety of housing types that coordinate in massing and architectural details, uniform building setbacks, townhomes, duplexes, triplexes, quadplex, garden and breezeway apartment buildings
Open Space	Integrated around open space, shared-use paths, small maintained lots, large open space reserves
Sustainability	Building-mounted solar, alternative building materials, bioswales
Streetscape	A higher degree of street connectivity with short walkable blocks, street trees, sidewalks, shared-use paths, tree lawns
Parking	Shared surface lots, private individual and shared garages, on-street parking, tuck-under parking

CHARACTER IMAGES




MXN MIXED USE NEIGHBORHOOD

INTENT

Neighborhood services located near existing and future residential neighborhoods that are largely auto-oriented but walkable and scaled to neighborhoods.

CHARACTERISTICS

Principal Uses	Office, personal services, commercial, retail, and eating and drinking
Supporting Uses	Single-family residential, multi-family residential
Density	0.33 - 1 FAR
Building Form and Orientation	1-3 stories; residentially-scaled buildings along the street, storefronts and entrances along sidewalk, horizontal or vertical mix of uses
Open Space	Small open spaces such as plazas and pocket parks
Sustainability	Building-mounted solar, green roofs, alternative building materials, permeable pavement, bioswales
Streetscape	Buildings along the street, sidewalks, street trees, patios and seating areas
Parking	Surface parking lots located behind buildings, on-street parking

CHARACTER IMAGES

MXV MIXED USE VILLAGE

INTENT

Small-scale, pedestrian-oriented district preserved and developed with respect to historic building context and character.

CHARACTERISTICS

Principal Uses	Office, retail, commercial, civic buildings, single-family residential
Supporting Uses	Multi-family residential
Density	1 - 1.5 FAR
Building Form and Orientation	1-3 stories; historic and complementary buildings compatible in scale and massing, entrances and storefronts along the sidewalk, horizontal and vertical mix of uses
Open Space	Small open spaces such as plazas and pocket parks
Sustainability	Building-mounted solar, green roofs, permeable pavement, adaptive reuse
Streetscape	Narrow streets, buildings along the sidewalk, pedestrian activity with smaller blocks and sidewalks, patios and seating areas, street trees, mobility hubs
Parking	Shared public parking lots located off service streets, parking garages, on-street parking

CHARACTER IMAGES

MXC MIXED USE CENTER

INTENT

Vibrant mixed-use district organized around open space with live-work opportunities, supporting services, and amenities positioned in key locations around high-volume thoroughfares and ground-floor activation.

CHARACTERISTICS

Principal Uses	Office, hospitality, multi-family residential, laboratory, R&D
Supporting Uses	Civic, parks and open space, commercial, retail
Density	1.5 - 3 FAR
Building Form and Orientation	2-8 stories; low to mid-rise buildings located along public streetscapes with an emphasis on pedestrian accessibility and scale, vertical mixed-use in key locations, organized around green space, horizontal mix of uses
Open Space	Urban open space concepts, including plazas, greens, pocket parks, and public squares, linear green spaces, neighborhood greens
Sustainability	Building-mounted solar, green roofs, LEED buildings, permeable pavement, rain gardens, bioswales, adaptive reuse, alternative building materials
Streetscape	Buildings close to the street, blend of patio and open space between buildings, mobility hubs, sidewalks, shared-use paths
Parking	Above or below ground structured parking, on-street parking at key locations, shared surface parking lots

CHARACTER IMAGES



MXU MIXED USE URBAN

INTENT

Strong mix of uses in an active, highly walkable environment.

CHARACTERISTICS

Principal Uses	Commercial, office, hospitality, multi-family residential, eating and drinking
Supporting Uses	Civic, parks and open space
Density	3+ FAR
Building Form and Orientation	3-6 stories; low to mid-rise buildings with ground-floor activation and entrances and storefronts oriented toward the street, vertical mixed-use, horizontal mixed-use, buildings above 6 stories may be appropriate in key locations
Open Space	Urban open space concepts, including plazas, greens, pocket parks, and public squares, de-emphasized green space
Sustainability	Building-mounted solar, green roofs, LEED buildings, permeable pavement, alternative building materials, and adaptive reuse.
Streetscape	Dense, gridded street network, limited green space, building walls wide sidewalks, patios and seating areas
Parking	Above or below ground structured parking, on-street parking, garages screened from major corridors with liner buildings

CHARACTER IMAGES



NO NEIGHBORHOOD OFFICE

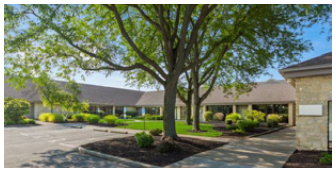
INTENT

Small-scale development with frontage along major collectors and necessary for transitioning to existing residential neighborhoods.

CHARACTERISTICS

Principal Uses	Office, medical office, institutional office
Supporting Uses	Civic and institutional (including assisted living)
Density	Generally not to exceed 9,500 SF / ac.
Building Form and Orientation	1-2 stories; small-scale clustered buildings with a residential character, buffered from residential, set back from the street, architectural design cues from adjacent nighborhoods, low lot coverage
Open Space	Landscaped setbacks from streets with sidewalk and multi-use paths
Sustainability	Building-mounted solar, green roofs, permeable pavement, alternative building materials
Streetscape	Street trees, extensive landscape buffer within setback, shared-use paths
Parking	Small shared surface parking

CHARACTER IMAGES


SO SUBURBAN OFFICE

INTENT

Major employment and institutional centers with high visibility along highway corridors.

CHARACTERISTICS

Principal Uses	Office, medical office, hospital, institutional and educational campuses
Supporting Uses	Ancillary commercial support uses such as restaurants, day cares or business services that are encouraged to be integrated into the interior of office buildings
Density	Generally not to exceed 12,500 SF / ac. (not to exceed 16,500 SF / ac. when fronting highways)
Building Form and Orientation	2-6 stories; low to mid-rise buildings with significant prominence along highway corridors, significant building setbacks
Open Space	Landscaped setbacks from streets with sidewalk and multi-use paths, formalized landscape design
Sustainability	Building-mounted solar, LEED buildings, green roofs, rain gardens, permeable pavement, alternative building materials
Streetscape	Curvilinear streets, shared-use paths, street trees, tree lawns
Parking	On-site surface parking lots and structured parking

CHARACTER IMAGES



FXI FLEX INNOVATION

INTENT

Employment-intensive uses within a more industrial-style development, in which these areas are vibrant centers of innovation, art and collaboration, integrated into the surrounding community.

CHARACTERISTICS

Principal Uses	Office, R&D, flex office - warehouse, clean manufacturing
Supporting Uses	Commercial, neighborhood services
Density	8,700 - 16,500 SF / ac.
Building Form and Orientation	1-3 stories; variety of building types and sizes, office in the front / warehouse functions to the rear, loading bays to rear, large building setbacks
Open Space	Small open spaces, such as plazas and pocket parks, as amenities for employees, campus setting
Sustainability	Rooftop solar, geothermal, LEED buildings, green infrastructure, smart parking
Streetscape	Curvilinear streets, manicured landscaping within setback, shared-use paths
Parking	On-site surface parking landscaped and screened from street

CHARACTER IMAGES



IND INDUSTRIAL

INTENT

A full range of medium to heavy industrial uses in proximity to major arterials and buffered from residential developments.

CHARACTERISTICS

Principal Uses	Warehousing, light industrial, R&D, distribution, assembly, office, advanaced manufacturing, data centers
Supporting Uses	Eating and drinking, neighborhood services
Density	Generally not to exceed 18,000 SF / ac.
Building Form and Orientation	1-3 stories; large footprint buildings designed for flexible interior layout, high-bay/ceilings, loading docks located to rear, set back from the street
Open Space	Small open spaces, such as plazas and pocket parks, as amenities for employees, berming and landscaping along the perimeter
Sustainability	Building-mounted solar, ground-mounted solar for parking, geothermal, LEED buildings, green infrastructure, smart parking, alternative building materials
Streetscape	Buildings sited to accommodate ease of vehicular access, extensive landscape buffers and berming within setback
Parking	On-site surface parking landscaped and screened from the street

CHARACTER IMAGES




SC SUBURBAN COMMERCIAL

INTENT

Key service areas intended to provide a variety of retail and commercial uses, such as grocery stores, for the community through anchor-driven shopping centers, outparcels with drive-thrus, and ease of vehicular access.

CHARACTERISTICS

Principal Uses	Commercial, office, retail, eating and drinking
Supporting Uses	Drive-thru facilities, civic, institutional
Density	6,500 - 8,700 SF / ac.
Building Form and Orientation	1-2 stories; medium to large building footprints set back from the street, big box stores, in-line retail, out-parcel buildings along street
Open Space	Landscaped setbacks from streets with sidewalk and multi-use paths
Sustainability	Solar
Streetscape	Landscaped setbacks from streets with sidewalk and multi-use paths, mobility hubs
Parking	on-site surface parking landscaped and screened from the street

CHARACTER IMAGES

C CIVIC / COMMUNITY

INTENT

Public buildings and institutions owned and operated by governmental or other public agencies.

CHARACTERISTICS

Principal Uses	Government buildings, recreational facilities, institutional and educational campuses
Supporting Uses	Parks and open space
Key Considerations	These areas serve a range of roles depending on their location, characteristics, sensitivity, and management.

CHARACTER IMAGES

P PARKS / OPEN SPACE

INTENT

Public or privately owned parks and recreational uses, or lands that are to be preserved in a natural state.

CHARACTERISTICS

Principal Uses	Parks, recreation, stormwater facilities, natural areas
Supporting Uses	Civic buildings
Key Consideration	These areas serve a range of roles depending on their location, characteristics, sensitivity, and management. Opportunities to expand and connect existing parks is encouraged.

CHARACTER IMAGES

AG AGRICULTURAL / RURAL

INTENT

Large, undeveloped land sparcely occupied and used primary for agriculture.

CHARACTERISTICS

Principal Uses	Agricultural, single-family residential
Supporting Uses	Home occupations, places of worship, civic, parks and open space
Density	0 - 0.5 du/ac; minimum 2-acre lot
Building Form and Orientation	1-2 stories; detached, rural single-family building forms, buildings set back from the road
Open Space	Preserved naturalized features, farmland, tree stands, large green space
Sustainability	Building-mounted solar, geothermal
Streetscape	Two-lane rural roadways often without curbs, limited pedestrian facilities, bike and vehicular traffic on roads
Parking	Private off-street, individual driveways and garages

CHARACTER IMAGES

GROWTH FRAMEWORK

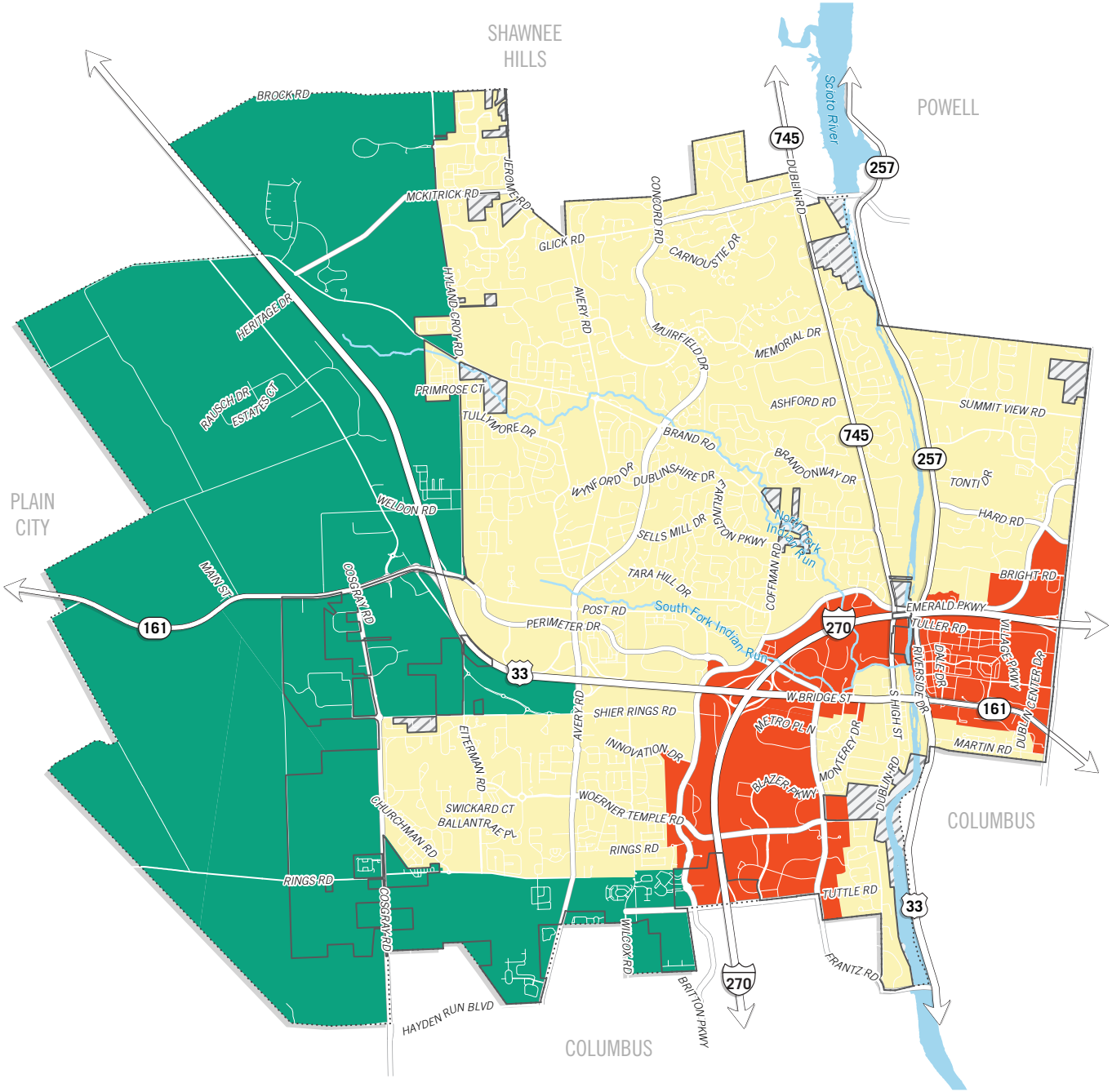
A thorough examination of market trends, land values, existing land uses, and infrastructure illustrates that Dublin can accommodate the needs of its growing population and changing commercial and industrial land use needs in the coming decades within the planning area. Doing so will help the City achieve its objectives of encouraging infill, reuse, and redevelopment of existing and underutilized areas, making efficient use and leveraging existing infrastructure, maintaining community character, and ensuring consistency between new development with existing adjacent development and the Community Plan. The Growth Framework identifies four area classifications that should be prioritized in the following order when encouraging development: Development Intensification Areas, Minimal Change Areas, New Growth Areas, and Unincorporated Areas. In all areas, as new development is proposed, consideration must be given to appropriately transitioning between existing developed areas and future growth and development.

Growth Framework

- Development Intensification
- Minimal Change / Maintain Character
- New Growth Areas
- Unincorporated Areas

Context Layers

- City of Dublin
- River
- Planning Area Boundary



DEVELOPMENT INTENSIFICATION

The areas identified for development intensification are already developed but have varying degrees of potential for more intense development, conversion of existing structures to new uses (e.g., large office buildings or complexes into mixed-use areas), or redevelopment to meet future needs or opportunities. These areas contain undeveloped land, vacant buildings, and an abundance of surface parking space, so these underutilized areas should be prioritized for redevelopment. Development intensification in these areas will help Dublin accommodate its growing population and increase jobs, and it will be consistent with the Special Area Plans and improvements (see Chapter "Special Area Plans", pg ##).

Conclusions and Recommendations

- Encourage density in residential development, including townhouses, multi-family, and mixed-use housing, that enables developers to offset high property costs through market-driven means.
- Incentivize the development of underutilized land or the redevelopment or reuse of existing development through the creation of Tax Increment Financing (TIF) districts.
- Identify opportunities for specific projects involving the development of underutilized land or redevelopment or reuse of existing development that include key infrastructure improvements, achieve other established community objectives, transform otherwise challenging development sites, or act as a catalyst for the development of surrounding properties.

MAINTAIN CHARACTER

Helping Dublin maintain the balance of accommodating growth and change while retaining its character will result in minimal change in these areas. They are established areas within city limits served by existing infrastructure and services. Where vacant properties exist in these areas, they should be developed in alignment with the Community Plan to maintain Dublin's character.

Conclusions and Recommendations

- Identify vacant properties in these areas.
- Ensure that zoning regulations and design standards align with the Comprehensive Plan's goals, objectives, and recommendations so that any new development maintains the character of existing neighborhoods and developments. Update zoning and design standards if necessary to maintain community character.

NEW GROWTH AREAS

The new growth area is mostly undeveloped land and presents tremendous opportunity for new development as the City expands to the west. Before development occurs, these areas require establishing development regulations to ensure that development is consistent with the Community Plan and compatible with existing adjacent development. The City should prioritize managed growth in these areas in alignment with a coordinated extension of services and infrastructure with neighboring communities.

Conclusions and Recommendations

- Work closely with surrounding jurisdictions to avoid prematurely developing unincorporated areas that are not served by existing infrastructure or the reasonable extension of existing infrastructure.
- Consider new subdivisions only within the quarter-mile buffer of existing infrastructure if they connect to existing infrastructure and serve as logical extensions of existing/adjacent development.
- Identify sensitive and essential conservation areas and require that any approved developments consider and preserve them to the greatest extent possible.

UNINCORPORATED AREAS (WITHIN CITY LIMITS)

Unincorporated areas within Dublin's city limits should be prioritized for annexations. Development within these areas should be consistent with adjacent development and the Community Plan.