

PLANNING REPORT

Planning & Zoning Commission

Thursday, October 10, 2024

COhatch - Riverview Village 24-110Z

<https://dublinohiousa.gov/pzc/24-110/>

Case Summary

Address	37, 45, and 53 N. Riverview Street, and parts of 62 N. Riverview Street, PID: 273-005564, & PID: 273-003513
Proposal	Request for review and recommendation of approval of a rezoning from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core.
Request	Review and recommendation of approval for a rezoning under the provisions of Zoning Code Section 153.234.
Zoning	HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public
Planning Recommendation	<u>Recommendation of Approval to City Council</u> with no conditions.
Next Steps	Upon a recommendation from the Planning and Zoning Commission, the request will be forwarded to City Council for consideration as an Ordinance.
Applicant	Megan O’Callaghan, Dublin City Manager
Case Manager	Bassem Bitar, AICP, Deputy Director of Planning (614) 410-4635 bbitar@dublin.oh.us

Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

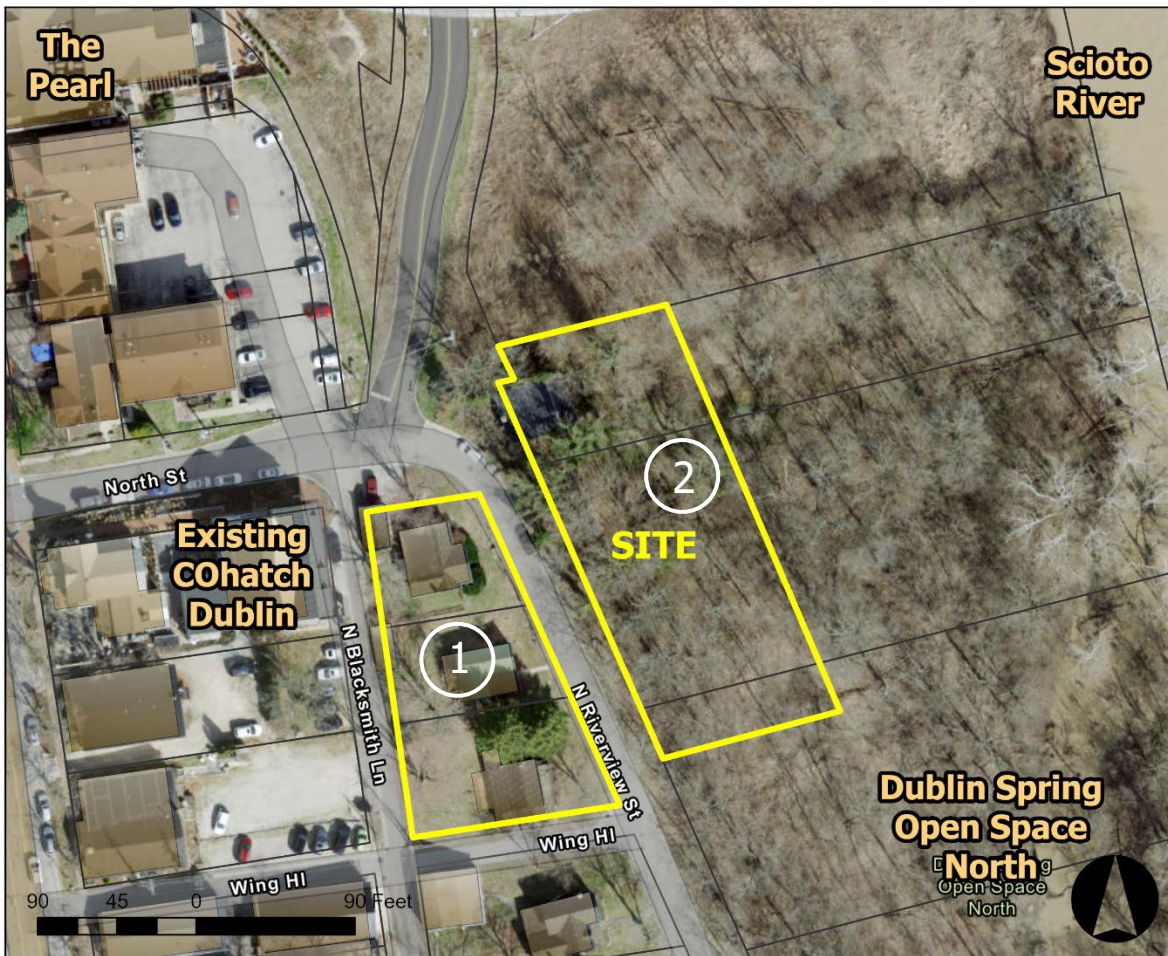
Site Location Map

24-110Z - COhatch Riverview Village



Site Features

- 1 Location of Parcels zoned HD-HR
- 2 Location of Parcels zoned HD-HP



1. Background

Site Summary

The ±0.86-acre, multi-parcel site has approximately 195 feet of frontage along the west side of N. Riverview Street and 265 feet along its east side. It also has frontage of approximately 64 feet along North Street, 186 feet along N. Blacksmith Lane, and 120 feet along Wing Hill Lane.

The site consists of three parcels on the west side of N. Riverview Street, each containing a single-family residential structure. It also includes portions of three parcels on the east side. A single-family residential structure exists on the northern parcel, while the southern parcels are largely undeveloped.

Case History

2021

On January 4, 2021, City Council authorized the acquisition of the subject parcels as well as three others to the south to facilitate improvements to/development of the site (Ordinance 54-20). Subsequently, Council appointed an advisory committee to refine the project goals, draft a Request for Proposals (RFP), and provide recommendations to Council. The city took possession of the parcels on October 21, 2021.

2022

After several meetings of the Advisory Committee and updates to City Council, the latter authorized the issuance of the RFP, which was released on April 28, 2022. After the nine-week advertising period, two proposals were received, one of which was submitted by Community Space Development LLC (dba COhatch) and recommended by the Advisory Committee to City Council after consideration of both proposals. City Council heard a presentation from COhatch in September of 2022, and expressed general support for the project.

February 2023 – Informal Review – Architectural Review Board (ARB)

On February 22, 2023, COhatch presented an informal request to the ARB based on the accepted response to the RFP (Case #23-014). The proposal included all eight parcels and envisioned the creation of Riverview Village, a mixed-use walkable community of makers' space, office buildings, and eating/drinking establishments. The project included renovating most structures and constructing a new 10,400-square-foot office building on the east side of N. Riverview Street. The Board was generally supportive of rezoning the project area to Historic Core, and of the proposed new building (depending on final design).

July 2023

After further discussion with COhatch and consistent with their proposal, which indicated an option for others to own the three parcels south of Wing Hill Lane, City Council authorized the City Manager to dispose of those three properties on July 31, 2023 (Ordinance 24-23). All three properties have since been sold through an auction.

September 2023

On September 5, 2023, City Council authorized the execution of a Development Agreement with COhatch to develop the Riverview Village concept (Ordinance 33-23). Per this agreement, the city will undertake public improvements associated with the project (including street and

utility improvements, traffic impact and parking studies, and coordination with the adjacent Riverside Crossing Park improvements).

March 2024

On March 27, 2024, ARB reviewed and recommended approval to City Council of a Concept Plan for Riverview Village (Case #23-131) with several conditions. ARB also approved a companion application for demolishing three accessory structures at 37, 45, and 53 N. Riverview Street (Case #23-132) with one condition.

April 2024

On April 22, 2024, City Council approved the Concept Plan with the same conditions recommended by ARB.

September 2024

On September 25, 2024, ARB reviewed and approved a Parking Plan and Preliminary Development Plan for Riverview Village with Waivers and Conditions (Case #24-109). ARB also recommended that the Planning and Zoning Commission and City Council approve rezoning the project site to Historic Core with no conditions (Case #24-110).

2. Request

The request is to rezone the ±0.86-acre site to accommodate the proposed COhatch—Riverview Village mixed-use development. This development is intended to create a walkable district with a mix of start-ups and growing businesses, non-profits, hybrid companies, restaurant and event spaces, markets, and active outdoor plazas. The existing COhatch building and North High Brewing would be integrated into the village, and the site would become COhatch's national headquarters.



3. Zoning Code and Community Plan

Zoning Code - Historic Districts

The Zoning Code includes several districts within Historic Dublin, each with its distinct intent, land uses, and development standards. The three project parcels on the west side of N. Riverview Street are currently zoned Historic Residential, while the parcels on the east side are zoned Historic Public. The Historic Residential District encourages the preservation and development of homes on existing or new lots comparable in size, mass, and scale while maintaining and promoting the traditional residential character of Historic Dublin. The Historic Public District applies to a variety of public spaces and facilities, such as parks, open spaces, and recreation.



All properties within the project site must be rezoned to Historic Core to permit the intended uses. This district applies to the historic center of Dublin and focuses on ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles. It should be noted that, per the Development Agreement between the City and COhatch, only the portion of the lots on the east side necessary to accommodate the new construction would be conveyed to COhatch. The City would retain the remainder of the properties to be integrated into the Riverside Crossing Park West project. This remainder would maintain the Historic Public zoning.

Community Plan/Land Use

The land use designation outlined in the Envision Dublin Community Plan is MXV, Mixed Use Village. The MXV is intended to be a small-scale, pedestrian-oriented district preserved and

developed with respect to historic building context and character. Principal uses include office, retail, commercial, civic buildings, and single-family residential. Supporting uses include multi-family residential. Buildings within MXV are 1-3 stories in height, including historic structures and complementary buildings compatible in scale and massing. Entrances and storefronts are along the sidewalk, with horizontal and vertical mix of uses. Open spaces include plazas and pocket parks, while sustainable activities include building-mounted solar, green roofs, permeable pavement, and adaptive reuse. The MXV streetscape includes narrow streets, pedestrian activity with smaller blocks and sidewalks, buildings along the sidewalk, patios and seating areas, street trees, and mobility hubs. Parking is provided in shared public parking lots located off service streets, parking garages, and on-street parking.

The site is also located within the Historic District Special Area Plan. The district intent is to ensure the historic character is preserved while ensuring opportunity for investment and redevelopment at the appropriate scale and location. The plan promotes proper scale of development, pedestrian-oriented streetscapes, connectivity within the district and to surrounding areas, micromobility, shared parking and parking plans, gateway features, wayfinding opportunities, and arts and culture. The plan also identifies key sites and opportunities, which include North Riverview Street, where it states the following:



"The area along North Riverview Street provides a unique opportunity for investment and revitalization through preservation and redevelopment. The area has high visibility from the Dublin Link Bridge and is a pivotal location within the District along the Riverside Crossing Park West. Reinvestment for this area should focus on the preservation of neighborhood-scaled development with opportunities for appropriate infill and expansion. Preservation of the existing Landmark structures should be a priority. Roadway and intersection improvements for North Riverview Street, Blacksmith Lane and North Street should complement the pedestrian friendly nature of the Historic District and incorporate a unique streetscape design to enhance the experience. The opportunity to create pedestrian-only areas should also be explored. Key connections and interaction points with the Scioto River and Riverside Crossing Park should be coordinated with the City."

Review Process

The proposed rezoning to Historic Core requires recommendations from the ARB and the Planning and Zoning Commission, with final approval by City Council.

4. Plan Review

The proposed rezoning is consistent with the City's intent when assembling these parcels to facilitate revitalizing this part of the Historic District in coordination with public infrastructure improvements and the development of Riverside Crossing Park West. The land uses and development standards in the Historic Core District are consistent with the recommendations of the Community Plan. The Development Agreement between the City and COhatch (subject to all zoning approvals) acknowledged the intent to rezone the properties.

Recommendation

Planning Recommendation: Recommendation of Approval to City Council with no conditions.