



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, October 4, 2012

Community Plan 2012 Amendment

Case Summary

Agenda Item	1
Case Number	12-046ADM
Request	Review of potential amendments to the special area plans in the 2007 Community Plan as part of the 2012 Community Plan Amendment process, including updates to the text and graphics of the Avery Road, Bright Road, Coffman Park, and Southwest Area Plans.
Case Manager	Justin Goodwin, AICP, Planner II (614) 410-4677 jgoodwin@dublin.oh.us
Planning Considerations	<i>Request for Feedback.</i> Planning requests review and discussion of potential amendments to the Community Plan's special planning areas.

Background

Planning provided an overview of potential updates to the Special Area Plans section of the Community Plan at the September 6, 2012 Planning and Zoning Commission meeting, including key amendment considerations for each of the existing area plans, and a concept for integrating the seven 'business neighborhood' areas originally identified during the creation of the Economic Advancement Zone Plan. Planning has now drafted specific updates to the text, graphics and design recommendations of the existing area plans, with an initial focus on the Avery Road, Bright Road, Coffman Park and Southwest Areas. An overview of the draft changes for each plan is provided in this report.

Online Review

All draft updates are available for review under the '**Special Area Plans**' section of the Community Plan website at <http://communityplan.dublinohiousa.gov/special-area-plans/>. Updated text is shown in a '~~struckthrough~~/underline' format to denote deleted and new content. Changes to the graphic plans and associated design recommendations are illustrated in a new interactive map viewer with 'clickable' information displays. Members of the public are invited to post comments directly to the website. The site is designed to function on a variety of internet browsers and mobile devices.

Planning requests that Commission members review the draft updates online. This review approach will allow the Commission to see exactly what the public sees, and to provide two levels of feedback: firstly, on the substance and appropriateness of proposed Plan revisions; and secondly, on the functionality and 'user-friendliness' of the website itself.

Planning will provide a detailed review of the draft updates at the October 4 Commission meeting. To aid in the Commission's review and discussion, this report is formatted with a 'notes' space for each of the updated area plans and for general comments.

COMMUNITY PLAN
City of Dublin

All Emerald Corporate Bright Road Emerald Parkmeters Southwest Avery Road Corridor Northwest

Bright Road Update

Special Area Plan

The Bright Road area is bordered by Hard Road and I-270, and stretches west from Sawmill Road to Riverside Drive. Defined by the planned extension of Emerald Parkway, the area includes a significant list of planning and land use challenges that were initially addressed in the 1990 Bright Road Land Use Study. Physical features vary significantly throughout the area, and portions along Riverside Drive are of scenic and historic significance. The area is characterized by three geovietic earth mounds constructed between 300 B.C. and 500 A.D. by the Hopewell tribe.

- Refer to the Holder-Wright Park Master Plan (City Dublin Parks and Open Space) for more detailed design recommendations.
- The Bright Road Area Plan will be updated to reflect the final design of Emerald Parkway Phase B, which will include the construction of a multi-lane roundabout at the intersection of Emerald Parkway and Froese Road.
- New Design Recommendation: Explore opportunities for a vehicular overpass connection between Emerald Parkway and the Bridge Street District.
- Riverside Drive at future Emerald Parkway (looking northwest)
- Sawmill/I-270 interchange (looking northwest)
- On-de-sac Bright Road to improve access management.
- Provide bike path connection from Riverside Drive through park to Grandee Cliffs and Emerald Parkway.

Type of Change: New

The Bright Road Area Plan will be updated to reflect the final design of Emerald Parkway Phase B, which will include the construction of a multi-lane roundabout at the intersection of Emerald Parkway and Bright Road.

Zoom to

Avery Road Corridor Summary

Draft Area Plan Amendments

Text Revisions

- Updated to reflect recent capital improvements, right-of-way acquisition and associated impacts on historic structures.
- References to the 'Central Ohio Innovation Corridor' changed to 'West Innovation District.'

Graphic Plan Revisions

- A portion of the Avery/Woerner-Temple focus area is highlighted for a potential revision to depict office development in an area currently illustrated with residential development. Planning will review this item with the adjacent Cramer's Crossing neighborhood and provide a recommendation at later time.
- A portion of the Avery/Shier Rings focus area is updated to reflect the preliminary site layout developed as part of the Dan-Sherri/Marcus Planned Development approval in 2010.
- Design recommendations associated with the Avery/Tuswell roundabout and associated roadway widening have been implemented and are removed.
- A design recommendation regarding the future improvement of the SR 161/Avery Road interchange will be clarified to explain the illustrated interchange design is conceptual and an actual design will be determined in the future.

Commissioner Notes

Bright Road Area Summary

Draft Area Plan Amendments

Text Revisions

- Updated to explain this plan is a focus area within the larger Emerald Corporate District.
- Updated to reflect City land acquisition and development of a master plan for the new Holder-Wright Park.
- New recommendation to explore options for an overpass connection between Emerald Parkway and the Bridge Street District.

Graphic Plan Revisions

- Updated to illustrate the roundabout design planned for the Emerald Parkway/Bright Road intersection.
- New design recommendation to explore options for an overpass connection between Emerald Parkway and the Bridge Street District.

Commissioner Notes

Coffman Park Area Summary

Draft Area Plan Amendments

General Update:

Parks and Open Space has prepared a new, more detailed master plan for the expansion and improvement of Coffman Park, with significant changes in planned site design from the 2007 area plan. To eliminate conflicts between the area plan and the new master plan, this area plan has been reconfigured as the *Emerald/Perimeter Focus Area* within the Emerald Corporate District.

Text Revisions

- Text dealing specifically with the expansion of Coffman Park has been removed.
- The description of area's existing character is updated to focus on the 25-acre land mass between Emerald Parkway and the I-270/U.S. 33 interchange
- The discussion of planning issues and challenges is updated to describe access management and circulation issues associated with potential office development along Post Road.
- The discussion of planning issues and challenges is updated to describe pedestrian and bicycle connectivity issues, and to specifically recommend the creation of a greenway connection along the South Fork of the Indian Run beneath I-270.

Graphic Plan Revisions

- Portions of the plan illustrating conceptual Coffman Park improvements have been removed.
- Additional office development is depicted with frontage along Post Road, with a design recommendation to encourage shared access arrangements from existing curb cuts on Emerald Parkway.
- A conceptual shared use path connection from Coffman Park to the I-270 underpass is illustrated with an associated design recommendation.

Commissioner Notes

Southwest Area Summary

Draft Area Plan Amendments

Text Revisions

- Updated to note recent capital improvements (e.g the widening of Tuttle Crossing Boulevard).
- Intent to preserve existing tree stands at Hirth Road and Tuttle Crossing as neighborhood open space (as opposed to a City park) is clarified.
- Updated to note additional retail development pressure occurring along Avery Road in the City of Columbus.
- Updated to describe approval and construction of the National Church Residences - Avondale Senior Village.
- Updated to note current Engineering consideration of additional roundabout improvements along the Tuttle Crossing extension, which could warrant future updates to the area plan.

Graphic Revisions

- The Avondale Woods area is revised to reflect the Avondale Senior Village area and the conceptual site layout being considered for the remaining portion of the Avondale development site.
- Roadway and shared access connections are more accurately depicted in the Emerald to Avery focus area.

Commissioner Notes

Recommendation	Request for Feedback
Recommendation	<p>Planning recommends that the Commission review and discuss the draft revisions to these special area plans and provide feedback for further consideration.</p> <p>Potential discussion questions include:</p> <ul style="list-style-type: none">• Are the proposed revisions (and the reasoning behind them) being clearly communicated with text and illustrations?• Is more information necessary?• Does the Commission agree that the proposed revisions are appropriate for consideration or should be further modified?• Are there additional plan modifications that should also be considered?• Are there any issues with the functionality of the Community Plan website and map viewer that could be improved to enhance user experience?
<i>General Notes</i>	