



PLANNING REPORT

Administrative Review Team

Thursday, July 20, 2017

CML Dublin Branch and Downtown Dublin Parking Garage – REZONING

Case Summary

Agenda Item	1
Case Number	17-069Z
Proposal	Rezoning two parcels totaling 2.39 acres from BSD-P, Bridge Street Public District to BSD-HTN, Bridge Street Historic Transition District.
Request	Review and recommendation of approval to City Council of a Standard District Rezoning under the provisions of the Zoning Code.
Location	On the west side of North High Street, north of the intersection with North Street.
Applicant	Paula Miller, CFO, Columbus Metropolitan Library; Represented by Dana McDaniel, City Manager, City of Dublin and EMH&T.
Case Manager	Jennifer M. Rauch, AICP, Planning Manager (614) 410-4690 or jrauch@dublin.oh.us
Recommendation	<i>Approval</i> The proposal meets the Community Plan. Planning recommends the required reviewing body make a recommendation of approval of this request.

Facts	
Site Area	±2.39 acres
Surrounding Zoning and Uses	North and West: BSD-P, Public District (Dublin City Schools and Grounds of Remembrance) East: BSD-HTN, Historic Transition Neighborhood District (Mixed use development and public plaza) South: BSD-HC, Historic Core District (Commercial uses)
Site Features	<ul style="list-style-type: none"> • Significant grade change across the site, with the largest change from west to east along the northern boundary. • Existing library building located in the northeastern portion of the site. • Off-street parking located to the south and west of the existing building.
Future Improvements	<ul style="list-style-type: none"> • Creation of two new parcels for the library and garage. • Street network improvements: Future Rock Cress along the north, Future Franklin Street extension along the west, and modifications to existing North Street to the south and North High Street to the east. • Future improvements under review as a separate application (17-068PP/FP)
Case Background	Detailed history attached.

Details	Standard District Rezoning
Process	Code Section 153.066 provides the required review bodies with the authority to make recommendations to City Council for amendments to the Zoning Map, which is the purpose of a rezoning. The proposed amendment will be forwarded to City Council for its consideration. The following summarizes the major components of the proposed Zoning District.
Proposal Overview	The proposal is for the rezoning of two newly created lots totaling 2.39 acres from BSD-P, Bridge Street Public District to BSD-HT, Bridge Street Historic Transition District.
§153.059 <i>Permitted & Conditional Uses</i>	The Bridge Street Historic Transition District allows numerous commercial, civic, public and institutional uses, such as office, eating and drinking, libraries, schools, and government services.
Community Plan <i>Future Land Use Plan</i>	The Future Land Use Map identifies this and the adjacent properties to the south and west as "Mixed Use Village Center". This classification is intended for sites located near arterials and major collectors intended as moderately-sized nodes of commercial activity. One of the two areas designated as Mixed Use Village Center is the Historic District. The proposed zoning district permits development that corresponds with the

Details	Standard District Rezoning
	future land use classification identified for this area of the City.
Community Plan <i>Thoroughfare Plan</i>	<p>The Thoroughfare Plan classifies road types based on traffic demand and identifies future character improvements to accommodate the increased activity. The construction of the street network associated with the construction of the CML Dublin Branch and the Downtown Dublin Parking Garage meet the Thoroughfare Plan and the Bridge Street District Street Network Map.</p> <p>The City's five-year CIP includes the reconstruction of North High Street between Indian Run Drive and North Street, which is currently underway; and the construction of Franklin Street north of SR 161 to Rock Cross, North Street between Franklin Street and N. High Street, Rock Cross between Franklin Street and the reconstruction of N. High Street. The dedication of right-of-way and the creation of the two lots for the library and parking garage occur with a separate plat (17-068PP/FP).</p>
Community Plan <i>Bridge Street District Area Plan</i>	<p>The Bridge Street District envisions a vibrant and walkable center of the city, with a dynamic mix of land uses and housing integrated with natural features. Historic Dublin is located within the heart of the Bridge Street District, allowing opportunities for grow and careful intensification, while preserving historic character and protecting existing neighborhoods.</p> <p>The vision for Historic Dublin includes several goals in the near term, such as pedestrian and parking improvements, and sensitive mixed-use redevelopment; and long term such as the redevelopment of the school site in the core of the District.</p>

Analysis	Standard District Rezoning
<i>Process</i>	<p>The Zoning Code requires the required reviewing body to determine whether the proposed rezoning will generally conform to the Dublin Community Plan and other applicable area plans, integrates in an appropriate and compatible manner with surrounding land uses, and generally adheres to other accepted planning policies and practices. After recommendation by the required reviewing body, the rezoning application will be forwarded to City Council for public hearing and final vote. This analysis is separate from any consideration of a specific use.</p>
<i>1. Evaluation based on the future</i>	<p>Future Land Use Met: The existing site was zoned BSD-P, Bridge Street Public District as part of an area wide rezoning in 2012 to</p>

Analysis	Standard District Rezoning
<i>land use designation.</i>	establish the Bridge Street District. With the adoption of the 2007 Community Plan the future land use classification for this, and the adjacent properties, was identified as Mixed Use Village Center. The proposed zoning designation, BSD-HT, Bridge Street Historic Transition District meets the intended land use and provides for a wide array of permitted commercial and institutional uses.
2. <i>Evaluation based on the thoroughfare plan.</i>	Thoroughfare Plan Met: Redevelopment of the site and the construction of the surrounding area roadway improvements are expected to meet the needs of future demand. The five-year CIP contains the approval for the roadway improvements for the adjacent street network. The dedication right-of-way and the creation of the two lot occurs with a separate plat application.
3. <i>Evaluation based on area plan.</i>	Special Area Plan Met: The Bridge Street District Area plan envisions sensitive redevelopment that complements the core of the Historic District. The requested rezoning is in keeping with the future land use and development potential of the area.

Recommendation	Standard District Rezoning
Approval	Based on Planning's analysis, the proposed modification to the Zoning Map to rezone from BSD-P, Bridge Street Public District to BSD-HT, Bridge Street Historic Transition District meets the Community Plan. Planning recommends that the required reviewing body recommend approval of this application.

History

December 5, 2016

City Council approved the development agreement with Dublin City School District to facilitate the development of the library, parking garage and adjacent streets.

January 10, 2017

A project preview for the CML Dublin Branch Library and the public parking garage were provided to City Council at the January 10, 2017 meeting.

January 25, 2017

The Architectural Review Board informally reviewed the Basic Plan applications for the proposed library and parking garage.

February 27, 2017

City Council approved the development agreement with Columbus Metropolitan Library (CML) to facilitate the development of the library, parking garage and adjacent streets.

March 6, 2017

City Council held a work session to review and discussion the proposed library, parking garage and ground of remembrance sites.

April 24, 2017

City Council approved the Basis Plan Review applications for the CML Dublin Branch building and the Downtown Dublin Parking Garage.