BRIDGE STREET DISTRICT ZONING REGULATIONS UPDATE
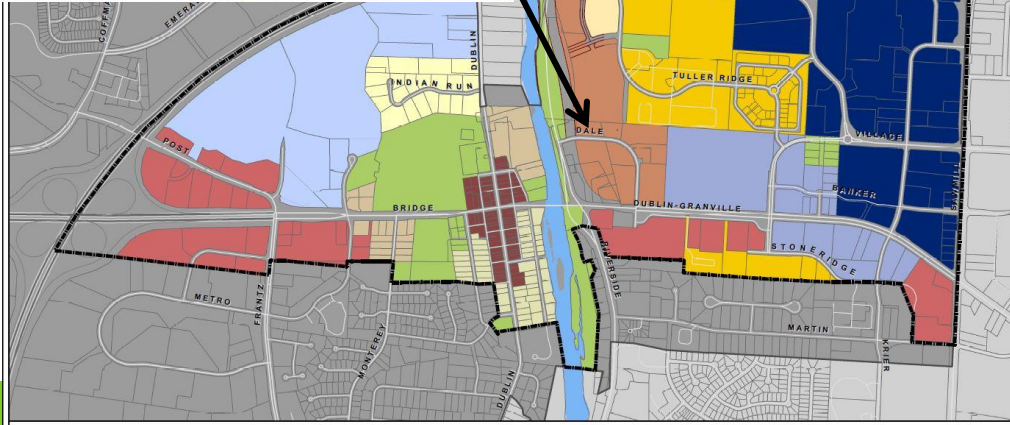
City Council / Planning and Zoning Commission Joint Work Session

April 17, 2017

Why Update the BSD Code Now?

- Five years experience implementing BSD code

- We now know what works well – and less well

- Joint work session in 2016 with City Council and PZC identified specific emerging issues – and direction to update and revise based on experience to date

- **Applicability of Sign Regulations** – completed – BSD sign regulations now only apply to new structures that conform to the District's form-based zoning controls – not existing structures with minor improvements -- approved Feb. 2017

- **Increase Historic Core Protection** – Targeted updates to Historic Residential and Historic Core regulations – underway

- **General updates to BSD** – Simplify the review process and provide greater flexibility in applying design guidelines -- underway
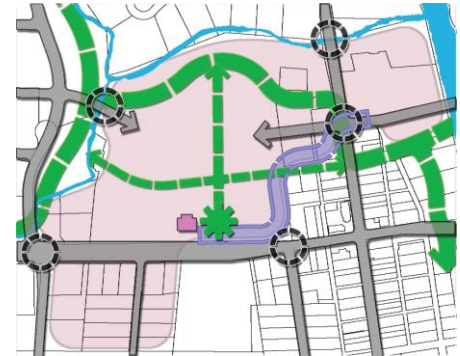

FIGURE 153.063-B. ILLUSTRATION OF BSC HISTORIC TRANSITION DEVELOPMENT STANDARDS

OUTREACH AND ANALYSIS

- **Workshops** with staff and stakeholders

- **Interviews** with developers and property owners

- **Presentation** to Architectural Review Board

- **Independent review of** BSD code based

  on best practices

- **Coordination** with other code updates

- **Summary report** with recommendations

EVERYTHING GROWS HERE.

Substantive Challenges

- **Building Design Standards**
  - Lack Flexibility and Create Monotony
- **Site Development Standards**
  - Some Inhibit Good Design
 - Some Don't Work for Existing Buildings/Development

Process Challenges

- **Development Review Process**
  - Lengthy
  - Too Much Detail Too Early in Process
- **Major/Minor Amendments and Waivers**
  - Too Few Administrative Amendments

1. **Create a BSD Design Guidelines Handbook**

    Relocate:

    - Façade Requirements, such as
        - Transparency and window design
        - Number of entryways – entry design
        - Vertical and horizontal articulation
        - Mechanical equipment screening
    - Building Materials
    - Parking Garage Design
    - Open and Civic Space Design
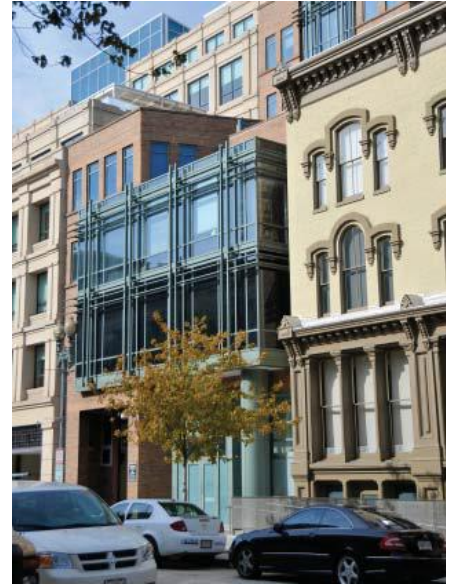
    Allow Flexibility for Staff and PZC to Finalize

2. **Revise Some Site Development Standards**

- **Building height in new development**
  (more variety along a block front and within a development)

- **Open space range and size requirement**
  (middle between pocket plaza and pocket park, and total amount)

- **Landscaping requirements too much for existing development**
  (credit for existing trees /threshold for compliance alignment with other districts)

3. Review Building Types/Standards
- Ensure differentiation in building typologies to increase variety
- Eliminate some similar building types
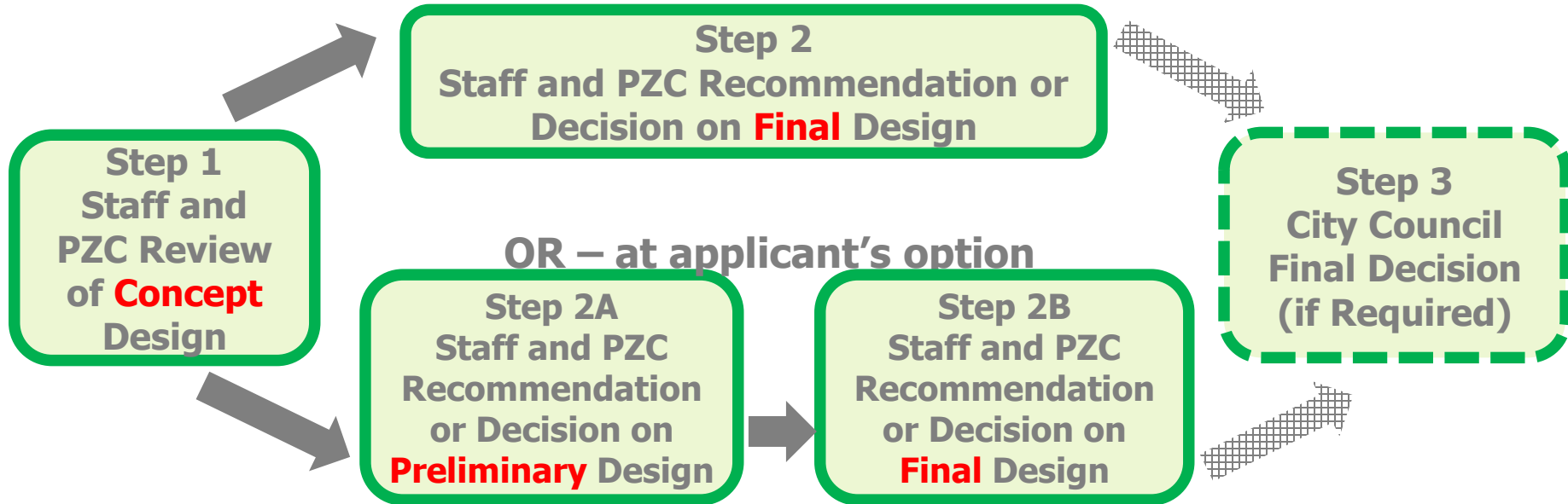
4. Delete Vertical Mixed Use District

5. Add Missing Uses to Permitted Use Table/Definitions
- Specialty food production
- Artisan industrial
- Local brewery/distillery/vintner
- Food trucks as a temporary use
- Broaden definitions to address non-traditional commercial uses

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD ZONING DISTRICTS

KEY								BSD Zoning Districts						Use Specific Standards See §153.059 (C)
P — Permitted / U — Permitted on upper floor only / C — Conditional Use / S — Size Limited / T — Time Limited	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res.	Hist. Trans.	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	
Office, Medical	C	P	P	P	P		P	P	P	P	P		
Parking, Structure		P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	P/C	(3)(g)
Parking, Surface Lot		C	P	C	C			P	P	C	C		(3)(h)
Personal, Repair, & Rental Services	C/S	P/S/C	P/S/C	P/S/C	P/S/C		P/S/C	P	P	P	P		(3)(i)
Research & Development		P	P	P	P		P	P	P	P	U		
Retail, General	C/S	P/S/C	P/S/C	P	P/S/C		P/S/C	P	P	P	P		(3)(j)

PROPOSED SOLUTIONS - PROCEDURAL

- **Allow Early Conceptual Review by Planning and Zoning Commission**
- **Include Process Options for Applicant**

Step 1
Staff and PZC Review of Concept Design

Step 2
Staff and PZC Recommendation or Decision on Final Design

OR – at applicant's option

Step 2A
Staff and PZC Recommendation or Decision on Preliminary Design

Step 2B
Staff and PZC Recommendation or Decision on Final Design

Step 3
City Council Final Decision (if Required)

- **Are the proposed revisions to the zoning consistent with the plan and vision?**

- **Do you support the substantive standards and guidelines?**

- **Do you support the process changes?**

- **Do you have any other concerns/questions?**

THE BRIDGE STREET DISTRICT
City of Dublin