



**To:** Architectural Review Board Members

**From:** Jennifer Rauch, AICP, Interim Planning Director  
Nichole Martin, AICP, Planner II

**Date:** July 24, 2019

**Re:** Update: Historic District – Zoning Code Updates, Historic Design Guidelines, and Boundaries Changes

## Background

At the July 10, 2019 Special Meeting, the Architectural Review Board (ARB) reviewed the draft documents of the Historic Design Guidelines, Zoning Code amendments to remove the Historic District from the Bridge Street District, and Historic Dublin boundary amendments, as directed by City Council. Staff has outlined a series of discussion topics or topics for additional discussion by the ARB as a result of their initial review.

## Summary

Staff provided an overview of the proposed changes to the Historic Dublin boundary, modifications to the Zoning Code, and updates to the Historic Design Guidelines. The ARB provided their review comments for these initial drafts. A summary of meeting notes has been provided for reference and staff is working with the consultant to address the comments in the next round of edits. Below staff has provided additional information about several discussion items raised at the last meeting.

### *Historic Residential*

The Board and members of the public raised concerns about the compatibility of the development standards (setbacks, lot coverage, building heights, building area, etc.) to existing historic character within the Historic Residential District. As discussed in the meeting, the character among the existing residential areas along South Riverview Street, South High Street and Franklin Street vary in terms of character, lot coverage, house placement, and setbacks. Staff recommends the Board review the proposed standards and be prepared to discuss this topic more specifically at the upcoming meeting. The following questions are provided for the Board to consider as part of the discussion:

- What development standards are most important to the Board to preserve the intended character of the historic district?
- Which of the proposed standards cause the most concerns for the Board?
- What standards should be investigated, changed, or added to address the Board and the public's concerns?
- What standards should be retained?
- How do the standards address contemporary development practices in relation to the historic district?
- Other considerations or concerns of the Board.

### *Historic South*

Concerns were also raised about the development standards for Historic South. Staff is hesitant to recommend alteration of Historic South standards given the recent community engagement and adoption process associated with establishing mutually agreeable standards. In 2016 and 2017, at Council's direction, staff engaged the community to address increased development pressure within the southern portion of Historic Dublin adjacent to single-family residential. The process included two public workshops with residents, business owners and landowners to determine appropriate development standards and the boundary of the rezoning; an ARB Work Session to provide detailed direction based on the public input; and a formal public review and adoption process. The adopted standards represent a compromise between necessary allowance for commercial properties and a desire to encourage development of an appropriate scale and character adjacent to single-family homes.

### **Next Steps**

As discussed at the July 10, 2019 meeting, staff is working on defining a series of public input sessions to allow for additional feedback and engagement as these amendments move through the process. Every property owner in the Historic District will be provided a notice of the upcoming public input sessions and a link to the website with the most up-to-date information. The upcoming meetings and input sessions are as follows:

#### *Public Input Sessions*

- "Office Hours" – Dublin Chamber – By Appointment
  - August 7, 4 pm to 6 pm
  - August 14, 8 am to 10 am
  - August 21, 4 pm to 6 pm
  - August 28, 11 am to 1 pm
  
- Public Meeting – Dublin Community Church
  - August 15, 6pm to 8pm

#### *Board and Commission Meetings*

- Planning and Zoning Commission – Regular Meeting – August 22 (Intro)
- Architectural Review Board – Regular Meeting – August 28 (Update)

### **Recommendation**

Planning requests the Board review the summary notes, discussion and provide direction on the Historic Residential development standards, provide any additional comments on the draft amendments, and allow for any additional public comment.