

To: Members of the Planning and Zoning Commission
From: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Senior Planner
Date: May 6, 2021
Re: Historic Design Guidelines Update (18-037ADM)

Update

The Historic Design Guidelines were reviewed by the Planning and Zoning Commission on March 4, 2021. The Commission tabled the request to allow for revisions and additions to Chapter 2 regarding cultural landscapes and natural resources, and new construction materials; Chapter 4 regarding commercial storefronts; Chapter 5 regarding new construction; Chapter 6 regarding additional of language to various site design standards; and Chapter 7 regarding signs.

The proposed modifications include the following revisions within the document:

- Cultural landscape and natural resources – Include a more robust background section, as well as more detailed language regarding topography, ravines and springs, flora and fauna, earthworks, cemeteries, historic features, and public art.
- Commercial storefronts - Provide additional clarity for design and materials for rehabilitation.
- New construction – Clarify the applicability standards, as well as building mass and scale and placement.
- Site design – Clarify the applicability standards, as well as natural features, landscaping, walls and fences, decks and patios, lighting, and mechanical equipment.
- Signs – Include minor change to the sandwich board sign section.

Summary

The Historic Design Guidelines are proposed in conjunction with the Architectural Review District Zoning Code amendments (Ord. 03-21) and Historic District Rezoning (Ord. 04-21), which the Planning and Zoning Commission reviewed and recommended approval to City Council of at the January 7, 2021 meeting. Council has since adopted the Code amendments and Rezoning. The effective date of the Code and Rezoning are March 23, 2021

On February 24, 2021, the Architectural Review Board (ARB) reviewed and recommended approval to the Planning and Zoning Commission (PZC) for the proposed Historic Design Guidelines (HDG). A summary of the proposed Guidelines are provided below.

Case History

The Code, Rezoning, and Guidelines are the result of a multi-year stakeholder committee, public engagement, and Board and Commission review process. In 2018, the Historic Dublin Stakeholder Committee met four times (June 14, July 12, August 2, and August 30, 2018) to identify opportunities

for revisions to the Historic District Zoning Code and Guidelines. In detail, the ARB has conducted six reviews of the documents on July 10, July 24, November 20, 2019, and June 17, July 29, and November 18, 2020. In addition, staff held two public meetings at the Dublin Community Church on October 9, 2018 and August 15, 2019, as well as, office hours for two hours each Wednesday in August 2019 (August 7, 14, 21 and 28) to provide an additional method of communication and input for the public. The PZC reviewed the documents and provided comments on September 5, 2019, which had initially been introduced to the Commission on July 11, 2019.

Details

The Historic Design Guidelines document is a companion document to the Architectural Review District Zoning Code. The documents have been updated in tandem to ensure alignment. The Code establishes qualitative and quantitative standards for development while the Guidelines provide direction on how to successfully apply the zoning regulations. Both the Zoning Code and Guidelines are of equal weight when modifications, rehabilitation, new construction, and signs are under consideration within the Architectural Review District and outlying historic properties identified on Appendix G. The proposed Guidelines provide an overview of the applicability, natural features, neighborhood character, and building types and architectural styles. This information is intended to be foundational for Staff, Board members, and the community when proposals are brought forward. The overview is followed by directions on how to apply the Guidelines. The substance of the Guidelines is provided in Chapters 3-7, which includes: rehabilitation, new construction, site design, and sign design recommendation. When the Code and Guidelines are administered in unison, it is anticipated that the review process within the Architectural Review District will be more user-friendly as recommendations align with current community values and address current challenges and opportunities facing the District.

Recommendation

Staff recommends the Planning and Zoning Commission make a recommendation of approval to City Council with the proposed amendments.