

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: September 14, 2018
Initiated By: Vince Papsidero, FAICP, Director of Planning
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Re: Historic District – New Zoning Districts and Boundaries

Background

On June 20, 2018, City Council held a work session to discuss updates to the Bridge Street Code and the Historic District. As part of this, City Council directed Planning to remove the Historic District from the Bridge Street District, make modifications to the existing zoning districts and the Architectural Review District (ARB) boundary, and ensure this work coincides with the update to the *Historic Dublin Design Guidelines (HDDG)*. Planning has begun to take initial action based on Council's direction and engaged the consultant (McBride, Dale, Clarion) to assist with the work. The goal of this work session is to provide an update to the work completed and gain further feedback and direction from City Council regarding the next steps.

Summary

Historic District Code Update and Rezoning

Planning and the consultant team are reviewing and preparing amendments to remove the Historic District from the Bridge Street District, as well as amendments to the Zoning Code and the ARB boundaries, as directed by City Council. These items include:

- Creating a new zoning map and comprehensively rezone affected properties.
- Creating new zoning district text.
- Updating the ARB administrative provisions.

Historic District Boundary Changes

Staff is currently pursuing the removal of the Historic District from the Bridge Street District, which involves the re-creation of zoning districts that align with the pre-BSD regulations and a new zoning map. Outlined below are specific topic areas Planning would like to receive additional direction from City Council in order to move forward with the amendments.

Z1, Z2, West Plaza, CML Dublin Branch and Downtown Dublin Parking Garage

At the June 20 work session, Council recommended the removal of the Z1, Z2, West Plaza, CML Dublin Branch and Downtown Dublin Parking Garage parcels from the authority of the Architectural Review Board and suggested they be rezoned to a "standard" BSD district (the Scioto River Neighborhood district). As discussed at the work session, one of the reasons is to ensure future developers would not argue the new buildings are a precedent for other parts of the Historic District (staff notes that the zoning standards that will be in place for the other areas should preclude such an argument from a legal standpoint). As a caveat, Council has previously designated the ARB and/or City Council as required reviewing bodies for future applications involving these sites, and staff would recommend that these determinations be addressed as part of an ordinance to revise the district boundaries.

- Question 1: Is City Council supporting revisions to previous determinations regarding required reviewing bodies for the Z1, Z2, West Plaza, CML Dublin Branch and Downtown Dublin Parking Garage parcels?

Historic Transition District

As presented at the work session, a new Historic Transition district would be established for the W. Bridge Street corridor, extending from the cemetery toward Frantz Road, placing all of the affected properties under the jurisdiction of the ARB. Council's recommendation was based on the desire to ensure the area provides an appropriate transition between denser development along I-270 and the existing historic fabric of Historic Dublin. Additional clarity needs to be provided regarding the definition of the western boundary of the proposed transition area. Staff recommends the western boundary of this district end at Shawan Falls Drive/Corbin Mills Drive. The recommendation is based on the unlikelihood that Dublin Plaza will redevelop anytime in the mid to long term and that a majority of the properties on the north side of W. Bridge Street that are owned by OCLC are unlikely to develop.

- Question 2: Should the West Historic Transition District begin at Shawan Falls Drive/Corbin Mills Drive?

Additional Modifications

As part of Planning's initial review of the boundary changes, an additional modification is proposed to the eastern boundary. Planning recommends the eastern boundary of the Architectural Review District move from the east side of the Scioto River to the western side, with the exception of the Scioto River Bridge, which would remain under ARB's purview.

- Question 3: Should the eastern boundary of the ARB District be moved to the west side of the Scioto River?

HD Zoning Requirements

At the June 20 work session, Council recommended the Historic District be removed from the Bridge Street District Code and several zoning districts for the Historic District that build upon the previous zoning districts be created. Staff would initiate an area rezoning to apply the zoning to this geography. Staff and consultants recommend the return to the pre-BSD Historic Residential and Historic Business zoning districts, and the creation of new Historic Public (school property, cemetery, and Indian Run greenway) and new Historic Transition districts (ex. rezoning Z1/Z2/Library/Garage to the Scioto River Neighborhood district). The ARB provisions within the existing Zoning Code will be updated to reflect these changes and updates to the demolition section will also be incorporated.

- Question 4: Does Council support this approach to the zoning districts?

Historic Dublin Design Guidelines Update

As part of the amendments to the Bridge Street District Code for the Historic District in 2017, City Council members directed Planning staff to prioritize the update to the *Historic Dublin Design Guidelines*. Further, at the June 20, 2018 work session City Council directed staff to ensure the ARB boundary changes and the amendments to the zoning districts be a coordinated effort with the recently initiated Historic District Design Guidelines update and utilize the same stakeholder

committee, as needed. Throughout the summer, staff has begun its work with the stakeholder committee with the goal of creating a draft document that would be forwarded to the public and the reviewing bodies for review and approval.

Next Steps

The major steps to accomplish these tasks are:

- Prepare draft proposals for new zoning district texts, zoning map, ARB code, and design guidelines update by staff and consultants.
- Submit and review proposals with the stakeholder committee. Concurrently meet with ARB to review these documents.
- Prepare final draft recommendations, post on web, conduct outreach with stakeholders, meet with interested parties, and hold public open house.
- Staff and consultants prepare formal code amendments.
- File code amendments with ARB and PZC for review and recommendation.
- Forward code amendment and ARB and PZC recommendations to City Council for consideration and adoption.

Recommendation

Staff respectfully requests feedback and direction from City Council on the questions and material presented in this memorandum.