

To: Members of Dublin Planning and Zoning Commission
From: Jennifer M. Rauch, AICP, Director of Planning
Date: March 4, 2021
Initiated By: Nichole M. Martin, AICP, Planner II
Re: Zoning Code Section 153.066: Bridge Street District (BSD) – Review and Approval Procedures and Criteria

Summary

Staff is seeking review and a recommendation of approval on a proposed Zoning Code amendment to add a Bridge Street District – Amended Final Development Plan (AFDP) review process to Zoning Code Section 153.066. This was reviewed at the February 18, 2021 meeting of the Planning and Zoning Commission. At the time, the Commission was supportive and requested no changes to the proposed Zoning Code amendments. Previously, at the November 5, 2020 Planning and Zoning Commission meeting the amendments were discussed and generally deemed appropriate. The Commission has consistently been supportive of providing a more streamlined and efficient review process for less complex development projects.

Background

Presently, the BSD Code includes a three-step review process established for new construction and modeled after the provisions for Planned Districts:

- 1) Concept Plan
- 2) Preliminary Development Plan
- 3) Final Development Plan

The 2019 BSD Code update (Ord. 09-19) modified the eligibility and scope of projects that qualify as a Minor Project (MP), which was narrowed to reflect the name 'minor'. However, following the adoption of the updated review process regulations Staff recognized a need for the addition of an Amended Final Development Plan process, which would allow for the modification of already developed sites and buildings consistent with the PUD review process.

Under the current BSD provisions, the only options to modify existing development is through a MP provided the project is within the scope permitted by the Code, or a three-step CP, PDP, and FDP review process. One such example is the McDonalds application that the Commission approved in February 2019. The application was filed prior to the effective date of 2019 Code amendments and as such was eligible for a MP review procedure; however, due to waiver requests for building materials also required Commission review and approval.

Under the current standards, a substantial site or building modification to an existing

commercial site would require the same level of review as new construction, which is very cumbersome, time consuming and costly for the applicant and staff.

BSD Amended Final Development Plan

Included in your packet are proposed amendments to Zoning Code Section 153.066: Bridge Street District (BSD) – Review and Approval Procedures and Criteria. The updates incorporate the AFDP review process, clarify the Parking Plan procedure under the MP process, and update all cross references as a result of the modifications.

The proposed AFDP process follows the procedures and review criteria for a FDP. The AFDP is intended to confirm consistency with the originally approved FDP. Sites that were developed prior to implementation of the BSD would be considered to have a previously approved FDP. Modifications that fall within the defined MP scope, would not require an AFDP. The Planning and Zoning Commission is proposed to be the final reviewing body for determination on AFDPs.

Recommendations

Staff recommends a recommendation of approval to City Council for the proposed Zoning Code amendments.