

To: Members of the Planning and Zoning Commission

From: Jennifer M. Rauch, AICP, Planning Director

Date: March 18, 2021

Initiated By: Jennifer D. Readler, Law Director
Thad Boggs, Asst. Law Director
Tammy Noble, Senior Planner, Long Range Planning Manager

Re: Tech Flex District Code Amendment (21-011ADMC)

Update

Planning presented a draft code amendments to the Planning and Zoning Commission on February 18, 2021 meeting regarding the removal of major auto repair from the Tech Flex District. The Planning and Zoning Commission had no comments related to the code modification and Planning seeks a recommendation to City Council of the amendment.

Summary

The Technology Flex District provides for a broad range of research, office, laboratory and clean manufacturing uses that helps foster a diverse economy for the City of Dublin. This District was originally created to replace previous industrially zoning properties within the City. The District is intended to accommodate light-industrial land use classifications while continuing to have flexible space that adapts to the changing needs of small to medium size technology based companies. This use classification can be located along major roadways based on the need for close proximity to major thoroughfares and can be highly visible based on these needs.

The Technology Flex District currently permits major automotive repair businesses ("Motor Vehicle Repair-Major") as a permitted use with additional requirements that need to be met regarding outside storage. Planning has been asked to consider omitting this use classification from the Technology Flex District based on the intensity of the use and the need for expansive areas for outdoor storage. Planning has worked with the Law Director's office to provide the draft Code language to address this request. The proposed amendments include an "existing use" provision in the Technology Flex District that allows existing uses to be considered a permitted use based on their approvals prior to a Code modification but does not allow this use in the future. This language is similar to other zoning districts such as the Bridge Street District and the West Innovation District and is intended to prevent the creation of non-conforming uses or inhibit current operations for modifying or improving their facilities.

Recommendation

Planning seeks a recommendation of approval of 21-011ADMC from the Planning and Zoning Commission to City Council to remove "Motor Vehicle Repair-Major" as a permitted use in the Technology Flex District.