

To: Members of the Planning and Zoning Commission

From: Jennifer M. Rauch, AICP, Planning Director

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Re: Informal Discussion regarding Code Modifications for Specialty Hospitals, Residential Garage Conversion, and Tech Flex District

Summary

City Council has requested modifications to several code sections of the City of Dublin Zoning Code that pertain to defining specialty hospitals, permitting residential homes converting garage space to livable space, and permitting major motor vehicle repair in the Tech Flex District. Planning has researched these code sections and is proposing draft code language for each item and are requesting feedback from the Planning and Zoning Commission.

Specialty Hospitals

As the medical industry continues to specialize and the needs of certain physical and mental conditions continue to grow, the City of Dublin is seeing the need for these care facilities within our community. Currently the City of Dublin Zoning Code categorizes all of these uses uniformly under a "Hospital" use that is a general land use zoning classification that address a range of general medical needs. Hospitals are a Permitted Use in Suburban Office and Institutional District, which allows this use to be permitted in office complexes that may not be suitable for the needs of the facility. The use is also permitted in the Bridge Street District Zoning Districts and the Exceptional Use District, which are specialized zoning districts within the City. The Bridge Street District Zoning Districts are a denser zoning district in the City and may also have challenges addressing the needs of a Specialty Hospital. The Exceptional Use Zoning District is a zoning district that is primarily used for land uses that are not otherwise permitted in other zoning districts. Planning would recommend that Specialty Hospitals be limited to the Suburban Office and Institutional District and potentially the Bridge Street District but not in the Exceptional Use District based on its limited use as a land use classification. Planning requests feedback from the Planning and Zoning Commission regarding where Specialty Hospitals should be permitted.

The Planning and Zoning Commission informally discussed Specialty Hospitals on October 1, 2020. The Commission requested that staff provide definitions for specific types of specialty hospitals so the Commission could determine where these uses should be permitted based on their needs. Specialty Hospitals could include long-term physical care facilities, mental health care facilities, substance abuse and rehabilitation facilities and other specialized medical centers. Planning met with the Office of the Law Director to discuss this code modification and they recommended that Planning define Specialty Hospitals based on common attributes and operational needs of these facilities opposed to the type of medical care provided by each facility. Planning has research a number of resources to compile a definition for Specialty Hospitals and is requesting feedback from the Planning and Zoning Commission. Planning is proposing that this use be permitted as a

Conditional Use in the Suburban Office and Institutional District and potentially the Bridge Street District Zoning Districts. Planning is recommended that the use not be permitted in the Exceptional Use District based on the limited applicability of the district.

Technology Flex District

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 land 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 land 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 provided draft code language to address this request and has worked with the Office of the Law Director as part of this process. 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 intended to prevent the creation of non-conforming uses or inhibit current operations for modifying or improving their facilities. Planning is requesting feedback from the Planning and Zoning Commission on this code modification.

Residential Garages Converting to Habitable Space

The City of Dublin has reviewing proposals for residential structure that includes converting attached garage space into habitable space. The City of Dublin Zoning Code permits this conversion but does not address the lack of parking accommodations that may be lost as a result of this modification. To address this concern, Planning has been working with Office of the Law Director to draft a code modification that would allow garages to be converted to habitable space with the caveat that there is an existing garage, comparable in size to the garage being converted on site or there is space on the site to construct a new garage comparable in size. This will allow residential structures to expand their internal space, as needed, and continue to provide storage needs of a garage including off-street parking. Planning is requesting feedback from the Planning and Zoning Commission regarding this code modification.

Recommendation

Planning is requesting informal discussion of these three code modifications. Based on the feedback by the Planning and Zoning Commission, modified code language will be presented for review and approval of the Commission.