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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, February 2, 2012

Zoning Map Amendment – Bridge Street Corridor (BSC) Districts

Case Summary

Agenda Number	2
Case Number	11-021ADM
Location	Located west of Sawmill Road in the area south and east of I-270 and north of Bridge Street/West Dublin-Granville Road and including the parcels along the south side of that road and all parcels in the Historic District.
Proposal	<p>Rezoning 388 parcels comprising an area of approximately 808.7 acres of land from R, Rural District; R-1, Restricted Suburban Residential District; R-2, Limited Suburban Residential District; R-4, Suburban Residential District; R-12, Urban Residential District; HB, Historic Business District; HR, Historic Residential District; LI, Limited Industrial District; SO, Suburban Office & Institutional District; OLR, Office, Laboratory, & Research District; CC, Community Commercial District; CBD, Central Business District; CCC, Central Community Commercial District; PUD, Planned Unit Development District; and PCD, Planned Commerce District to BSC Residential District; BSC Office Residential District; BSC Office District; BSC Commercial District; BSC Historic Core District; BSC Historic Residential District; BSC Historic Transition Neighborhood District; BSC Indian Run Neighborhood District; BSC Sawmill Center Neighborhood District; and Public District.</p> <p>The purpose of this area rezoning is to encourage coordinated development in the Bridge Street Corridor while recognizing the need for flexibility and the ability to transition the character of the Corridor over time a mixed use area with higher commercial and residential densities. Another purpose of this rezoning is to place properties within the Bridge Street Corridor zoning districts where the code requirements emphasize walkability, urban vitality, and mixed use development as principal objectives of the Bridge Street Corridor Vision Plan. By zoning these areas in advance of development the City will allow sites to be positioned to quickly and efficiently redevelop as market opportunities allow.</p>
Affected Parcels	See final two pages of this Report.
Request	Review and recommendation of approval to City Council of a Zoning Map amendment under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant	Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contacts	Rachel S. Ray, AICP, Planner I.
Contact Information	(614) 410-4656 rray@dublin.oh.us

Planning
 Recommendation

Recommendation of Approval of the Proposed Zoning Map for the Bridge Street Corridor Dated November 10, 2011.

Planning recommends approval of the proposed BSC zoning districts as depicted on the draft Zoning Map dated November 10, 2011 following a recommendation on Zoning Code Sections 153.057-066 (the Bridge Street Corridor Development Code).



Update

PZC Special Meeting
December 8, 2011

At the December 8, 2011 meeting, Commissioners discussed the recommended zoning map for the Bridge Street Corridor and the modifications recommended by the Architectural Review Board. The Commission also considered requests presented by several Bridge Street Corridor property owners to switch BSC zoning districts, or be removed from the area rezoning.

Since the December 8 meeting, David Dixon with Goody Clancy & Associates has reviewed the proposed zoning map and provided his recommendations. Mr. Dixon's full comments are provided as an attachment to this Planning Report.

Facts & Background

Proposal

This is a request for review and recommendation of approval to City Council of a Zoning Map amendment involving 388 parcels comprising an area of approximately 808.7 acres that includes a variety of zoning districts, as noted in the Case Summary.

The proposal will rezone properties into 10 newly created Bridge Street Corridor Districts, consistent with the Bridge Street Corridor Vision Plan; the BSC Residential District, BSC Office Residential District, BSC Office District, BSC Commercial District, BSC Historic Core District, BSC Historic Residential District, BSC Historic Transition Neighborhood District, BSC Indian Run Neighborhood District, BSC Sawmill Center Neighborhood District, and the BSC Public District. An 11th district, the Vertical Mixed Use, is included in the code, but no properties are proposed to be zoned into the district with this approval.

Site Area

The parcels to be rezoned comprise the area designated within the Bridge Street Corridor Vision Report, generally located in the area west of Sawmill Road, south and east of I-270, and north of Bridge Street/West Dublin-Granville Road. Parcels along the south side of Bridge Street/West Dublin-Granville Road, and all parcels in the Historic District, are included in this area rezoning.

While the area description includes two existing residential neighborhoods (the Indian Run Estates located on Indian Run Drive west of North High Street, and five residential lots located north of the Indian Run Estates subdivision), these properties are *not* included in the proposed Bridge Street Corridor rezoning and will remain in the R-1, Restricted Suburban Residential District, based on a commitment made to these property owners that their properties would not be directly affected by the Bridge Street Corridor zoning.

Facts & Background

Zoning

The parcels identified for rezoning are currently in a variety of residential, commercial, office, and planned development zoning districts, as identified on the Existing Zoning Districts map.

The purpose of this area rezoning is to encourage coordinated development in the Bridge Street Corridor while recognizing the need for flexibility and the ability to transition the character of the Corridor over time to a mixed use area with greater commercial and residential densities. The purpose of this rezoning is also to place properties within the Bridge Street Corridor into zoning districts where the code requirements emphasize walkability, urban vitality, and mixed use development as principal objectives of the Bridge Street Corridor Vision Plan. By zoning these areas in advance of development, the City will position sites to quickly and efficiently redevelop as market opportunities allow.

Existing PUDs

Several Planned Unit Development Districts (PUDs) are included in this application. The following table summarizes their locations, status, and validity (in terms of whether the PUD has expired in accordance with Zoning Code Section 153.050. Bolded text indicates PUDs that have not been constructed):

Project Name	Location	Status	Validity
Waterford Commons	Waterford Dr and SR 161	FDP approved	PUD Expired
Cardinal Health South	West of Dublin Rd. & South of I-270	July 1999 zoning approved (text waives FDP submission requirements)	No Expiration Date
Bridge & High	Bridge & High St.	FDP approved	Project Complete
Town Center I	Bridge & High St.	FDP approved	Project Complete
Town Center II	Bridge & Franklin St.	FDP approved	Project Complete
Sycamore Ridge	Tuller Ridge Dr.	FDP approved	Project Complete
Greystone Mews	Cooperstone Dr. & Village Pkwy.	FDP approved, individual units pending	Active
Kumon Learning Center	NW corner of SR 161 & David Road	Zoning approved, FDP pending since 2010	June 29, 2013
Byers	Village Pkwy.	(PCD) FDP approved, project complete	Project Complete
AEP Substation	Shamrock Blvd.	(PCD) FDP approved, project complete	Project Complete
Shamrock Crossing	SR 161 & Shamrock Blvd.	2006 zoning approved	PUD Expired
Subarea A (Leo Alfred)	SR 161 & Shamrock Blvd.	FDP approved, project complete	Project Complete

Facts & Background

Project Name	Location	Status	Validity
Subarea B (Heartland)	SR 161 & Shamrock Blvd.	Rezoning/FDP approved	October 20, 2014
Subarea C (vacant)	SR 161 & Shamrock Blvd.	2006 zoning approved	PUD Expired
Subarea D (Germain)	Banker Dr. & Shamrock Blvd.	FDP approved	Project Complete
Sunrise Senior Living	Shamrock Blvd. & Stoneridge Lane	FDP approved	Active (while building permit is valid)
Stoneridge Medical Center	SR 161	2004 zoning approved, FDP withdrawn	PUD complete
Stoneridge Medical	SR 161	FDP approved	Project Complete
JALL	SR 161 & Stoneridge Lane	FDP approved	Project Complete
National Church Residences	Stoneridge Ln. & Dublin Center Dr.	FDP approved	Project Complete
Germain Lexus	SR 161 & Dublin Center Dr.	FDP approved	Project Complete
Sportmart	Sawmill & Martin Roads	(PCD) FDP approved	Project Complete

Surrounding Zoning and Uses

Given the area covered by the rezoning, surrounding uses vary greatly. On the east side of the Corridor across Sawmill Road, uses in Columbus are primarily auto-oriented, large-format commercial centers. North of I-270, premier office development sites, with new office-oriented development north of I-270 east of Riverside Drive, are expected after the final phase of Emerald Parkway is completed.

Adjacent uses south of the Corridor range from hotel and office uses in the Metro Center PUD west of Frantz Road, commercial uses and the Corbins Mill and Carrowmoor townhomes east of Frantz Road, and single family neighborhoods south of the Historic District and south of the Corridor east of the Scioto River.

Facts & Background

Case Background

Bridge Street Corridor Vision Report

Dublin City Council adopted Resolution 50-10 on October 25, 2010 regarding the Bridge Street Corridor Vision Report, which included a Vision Statement, five Vision Principles and an Implementation Strategy as a guide for the future of the Bridge Street Corridor.

Analysis efforts within the Corridor included transportation, water, sewer, and stormwater modeling. The implementation strategy called for the creation of development regulations and an associated area rezoning that would allow the vision for the Bridge Street Corridor to be implemented in a cohesive manner and allow development to occur with market opportunities. The development regulations allow existing property owners who have made significant investments into their properties to remain until they decide to redevelop, in recognition of the Bridge Street Corridor Vision as a transformative plan, implemented over many years.

Recommendations from the Commission on the Bridge Street Corridor Code provisions (Zoning Code Sections 153.057 through 153.066) and the area rezoning will be forwarded to City Council.

Case History

Bridge Street Corridor Zoning Code Provisions

At a series of regular and special Planning and Zoning Commission meetings held between October 13 and December 8, 2011, Commission members reviewed draft materials and received public comment on the October 6, 2011 draft Bridge Street Corridor (BSC) amendments to the Zoning Code and proposed area rezoning map for the Corridor. Commission members completed their thorough review of the October draft of the Code at a special meeting held on December 8, 2011. The Commissioners received a revised document in December and began their review of the final draft of the Code and area rezoning map at regular and special meetings held on January 5, 12, 19, and 24, 2012.

Following the initial publication and subsequent drafts, Planning met with numerous Corridor land owners and other interested stakeholders to identify and address their concerns where appropriate and consistent with the Vision Report. The subsequent draft of the Code was available for public review on October 6.

The Planning and Zoning Commission completed their initial review of the October 6 draft at the December 8, 2011 meeting. A revised draft incorporating the comments made by the Commission and stakeholders since the October 6, 2011 draft was published on December 16, 2011. The Commissioners began their review of this draft on January 5, 2012, and are scheduled to complete their review of this draft and make a recommendation to City Council by February 2, 2012.

Bridge Street Corridor Area Rezoning

The Bridge Street Corridor area rezoning is intended to align the zoning designations for properties in the Bridge Street Corridor with the framework of the Bridge Street Corridor Vision Report and Vision Principles and the BSC code requirements.

BSC Zoning Districts Overview

Proposed BSC Districts

The Bridge Street Corridor zoning districts are based on the District Framework of the Bridge Street Corridor Vision Report (see pages 16-51 of the Vision Report dated October 25, 2010). The purpose of the Framework is to allow development regulations to be adapted to the unique conditions present in each area of the Corridor and make certain that each specific area contributes to the overall objectives of the Vision Plan.

The five Vision Principles articulated in the Vision Report (see pages 4-15) ensure the creation of a cohesive area based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations. Although each zoning district is unique, these Principles are incorporated into the intent of each BSC zoning district. The BSC districts are described below.

BSC Neighborhood Districts

BSC Sawmill Center
BSC Historic Transition
BSC Indian Run

The three Neighborhood Districts (BSC Sawmill Center Neighborhood, BSC Historic Transition Neighborhood, and BSC Indian Run Neighborhood) are intended to create signature places consistent with the Bridge Street Corridor Vision Plan. The three neighborhood districts have areas with a greater mix of uses and the highest commercial and residential densities. As a result, these BSC districts require special attention to the location and character of buildings, streets, and open spaces to accommodate well defined districts with larger scale, coordinated development and redevelopment that accommodate a variety of uses.

The development regulations for the BSC neighborhood districts are designed to emphasize placemaking elements related to open space character and distribution and other urban design elements while accommodating long-term phasing plans, transitional development conditions, and the need for adaptability to future market needs.

General BSC Districts

BSC Residential
BSC Office Residential
BSC Office
BSC Commercial
BSC Vertical Mixed Use

The “general” BSC districts are intended to support and complement the neighborhood districts by providing higher concentrations of residential and office uses, with lower-density commercial uses in appropriate areas, consistent with the market studies completed for the Corridor. Despite their concentrations of particular uses in these general BSC districts, each BSC district incorporates a variety of uses.

The *BSC Residential District* is intended to accommodate single-family, two-family, townhouse, live-work, and multiple-family uses in mid-rise development. This district integrates existing and new residential developments to create true neighborhoods, while adding to the population base needed to help support nearby commercial development. The BSC Residential district is concentrated east of the Scioto River, west of the BSC Sawmill Center Neighborhood and along the southern boundary of the Corridor. Based on the Commission’s comments during their initial review of this district, the range of uses permitted in the BSC Residential district has been expanded to ensure that more opportunities for mixed uses are available.

The *BSC Office Residential* and *BSC Office* districts are intended for larger buildings and greater commercial densities creating visibility and access for office uses along signature streets. These districts are on the east side of the Scioto River generally along the I-270 and West Dublin-Granville Road frontages. The BSC Office Residential District is recommended for the properties south of I-270 because this

BSC Zoning Districts Overview

area represents an area of great flexibility; while the visibility and proximity to I-270 make this an area that would be desirable for office uses, residential uses are also desirable in this area to help create the critical population mass necessary to support the higher intensity mixed use development proposed in the BSC Sawmill Center Neighborhood District.

The *BSC Commercial District* applies to retail centers and allows a variety of low-rise commercial uses, and areas that may develop at greater densities and in a more coordinated fashion at the eastern and western edges of the Corridor. Once areas in the Corridor have established a clear development direction, the *BSC Vertical Mixed Use District* may apply to properties in the BSC Commercial and BSC Office Districts to introduce even greater mixed uses and densities.

BSC Historic Districts

BSC Historic Core
BSC Historic Residential

The BSC Historic zoning districts are intended to apply to the historic center of Dublin to reinforce its unique character as a centerpiece of the Bridge Street Corridor. These districts focus on ensuring sensitive infill development and redevelopment, provide an improved environment for walking, and appropriately accommodating vehicles. The district will accept building types consistent with the historic development pattern and uses that support a highly walkable setting.

The *BSC Historic Core District* replaces the Historic Business (HB), Central Business (CB), and Central Community Commercial (CCC) districts. The *BSC Historic Residential District* is a unique area with established historic development patterns and existing residential uses. While this district is intended to replace the existing Historic Residential District, the BSC requirements are the same as the existing district. This will ensure that the scale and placement of new or modified buildings remain compatible with the historic character of the existing residential uses and streets.

Architectural Review Board Authority

The draft BSC regulations will maintain the Architectural Review Board's approval authority over all new development and modifications to existing sites and structures for properties in the Architectural Review District. This includes the properties in the BSC Historic Core and BSC Historic Residential districts, along with properties proposed for the BSC Historic Transition Neighborhood and Public districts that fall within the Architectural Review District boundaries.

BSC Public

The BSC Public District is intended to apply to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that could accommodate more intensive recreation, such as outdoor entertainment venues. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain, or lands that have special cultural or environmental sensitivity.

Planning Analysis

Overview

At their initial review of the draft zoning map for the Bridge Street Corridor, the Planning and Zoning Commission and the Architectural Review Board recommended that several properties recommended for a particular zoning district by Planning should be switched to a different BSC zoning district. The Commission also heard requests by several properties owners to switch BSC zoning districts, and generally agreed with the property owners.

Several property owners have stated that the basis of their request to change BSC zoning districts, or be removed from the BSC area rezoning altogether, is primarily due to concerns with becoming nonconforming. Planning has met with a number of Bridge Street Corridor property owners throughout the duration of the process, and through these meetings, Planning drafted provisions for Existing Uses (153.059(A)(6)) and Existing Structures (153.062(B)(2)) to protect these property owners and their investments into the community. These provisions allow properties to remain conforming and even accommodate certain expansions or modifications to existing structures until the owners choose to redevelop the properties.

Following is Planning's analysis of each site recommended for a different BSC zoning district by the Commission and the ARB.

Planning and Zoning Commission Recommendations

West Dublin-Granville Road Commercial Sites

1. 4115 W. Dublin Granville Rd. (Leo Alfred Jewelers)
2. 4199 W. Dublin-Granville Rd. (La Scala Restaurant);
3. 4261 W. Dublin-Granville Rd (Oakland Nursery);
4. 4269-4285 W. Dublin-Granville Rd. (Tommy's Pizza);
5. 4300 W. Dublin-Granville Rd. (Joseph Auto Group);
6. 4340 W. Dublin-Granville Rd. (Acura Columbus);
7. 4351 Dale Drive (Dublin Imaging and Sports Medical Office)

PZC Recommended District

BSC Commercial District

Planning Recommendation

BSC Office District

PZC Comments

The Commission recommended that the properties along West Dublin-Granville Road east of the Scioto River be zoned BSC Commercial District as requested by property owners.

Planning Analysis

Although the names of the BSC zoning districts may suggest an emphasis on a particular use, each district in reality permits a wide mix of uses – in fact, the uses in most districts have been expanded since the Commission's initial review of the draft code in response to this concern.

Unlike the current Zoning Code, the provisions related to the Bridge Street Corridor are intended to work in concert. This is especially evident in how the individual districts are established. These code provisions cover a wide area, and therefore being able to accentuate the development character of each portion of the Corridor is critical to make sure that each district feels distinct yet complementary to adjacent districts. Accordingly, the intent statements for each district (Section 153.058) must be read in concert with the uses, building types, and other requirements that are specific to each district. Each is used to form the districts' character.

Planning and Zoning Commission Recommendations

West Dublin-Granville Road Commercial Sites

1. 4115 W. Dublin Granville Rd. (Leo Alfred Jewelers)
2. 4199 W. Dublin-Granville Rd. (La Scala Restaurant);
3. 4261 W. Dublin-Granville Rd (Oakland Nursery);
4. 4269-4285 W. Dublin-Granville Rd. (Tommy's Pizza);
5. 4300 W. Dublin-Granville Rd. (Joseph Auto Group);
6. 4340 W. Dublin-Granville Rd. (Acura Columbus);
7. 4351 Dale Drive (Dublin Imaging and Sports Medical Office)

These two districts, in particular, are intended to have distinctly different characters; one as multi-story buildings providing strong employment centers with limited and complementary retail and services uses, the other to be used in select locations to concentrate larger scale retail and commercial uses. Each are encouraged to include residential components. These distinctions must be maintained to allow the City to express its development intent, consistent with the Vision Report.

The market analysis completed for the Bridge Street Corridor Vision Report suggests that opportunities will emerge over time for small- and mid-size office and hotel development capitalizing on the high visibility along West Dublin-Granville Road, with complementary housing and retail reinforcing the expected pedestrian-oriented environments north and south of West Dublin-Granville Road. The Dublin-Granville Road "character" district (District 5) is intended to serve as an employment center to complement higher concentrations of mixed-use development in the BSC Sawmill Center Neighborhood District and higher residential densities interior to the Corridor.

The Vision Report and market analysis also called for more concentrated retail and entertainment centers, developed as neighborhoods, rather than as traditional linear, or "strip" centers common to suburban development patterns. Acquiescing to the individual requests of property owners for commercial zoning directly contradicts the Vision Report both in intent and character and creates the potential for a commercial strip catering to an automobile oriented character and lacking the desired urban, walkable environment.

In addition, during the 2007 Community Plan Update discussions, City Council strongly and specifically cautioned against allowing an overabundance of future retail development following this pattern. As the existing retail market is struggling in this and other areas of the Bridge Street Corridor, this highly linear retail pattern would diminish the ability to achieve the synergy that a consolidated, critical mass of retail development can create.

Planning continues to recommend that these sites remain in the previously proposed BSC Office District to remain consistent with the BSC Vision Report. This is with the understanding that significant effort has gone into protecting existing buildings and uses in the Corridor.

Goody Clancy Analysis and Recommendation: BSC Office

"While Bridge Street is intended to be primarily an office address location, it is also intended to be—like all of the Bridge Street Corridor—a lively mixed-use area, and higher density housing should be permitted along with office, ground floor retail, and other appropriate commercial uses... W-ZHA [commercial market analysis consultant] emphasized that a creating a cohesive walkable environment, rather than piecemeal redevelopment, would spur new investment of office and related jobs-producing development—in effect all property owners on and near Bridge Street will benefit from consistent zoning, appropriate zoning."

Planning and Zoning Commission Recommendations

West Dublin-Granville Road Office & Commercial Sites

1. 6555 Dublin Center Dr. (vacant parcel south of Lowe's);
2. 6505 Dublin Center Dr. (Mellow Mushroom restaurant);
3. 3800 W. Dublin-Granville Rd (Fifth Third Bank; 2 parcels);
4. 3750 W. Dublin-Granville Rd. (Speedway gas station; 2 parcels);
5. 6451 – 6495 Sawmill Road (Dent Magic, Waterbeds N Stuff, Piada; vacant commercial property)

PZC Recommended District

BSC Sawmill Center Neighborhood District

Planning Recommendation

BSC Office District

PZC Comments

Commission members commented that development along the north side of West Dublin-Granville Road near the intersection with Dublin Center Drive should relate more to development in the BSC Sawmill Center Neighborhood District to the north as a gateway from State Route 161, and that these parcels seem less suited to the recommended BSC Office District development along this roadway.

Planning Analysis

However, the intent of this neighborhood district is to allow larger-scale, coordinated development sites to develop over time as part of a larger Development Plan for these areas. Further, the neighborhood districts are intended to establish relatively concentrated areas of a critical mass of mixed use and commercial development in a walkable area. The more dispersed these areas become, the less likely it is that a true neighborhood center can emerge.

Given the objective of the Vision Plan to establish West Dublin-Granville Road as a distinctive office “address” street and to ensure that the BSC Sawmill Center Neighborhood District remains relatively compact and walkable, Planning recommends BSC Office District for the parcels along West Dublin-Granville Road south of the BSC Sawmill Center Neighborhood District. There may be opportunities to achieve the Commission’s objectives but remain in the BSC Office by using development methods to maximize visibility to the entertainment and shopping-oriented mixed use development anticipated in the BSC Sawmill Center Neighborhood District north of State Route 161.

Goody Clancy Analysis and Recommendation: BSC Office

“[The Vision Report provides clear goals for the BSC Sawmill Center Neighborhood District: *‘The Sawmill District is a prime location to establish a major walkable mixed-use district, owing to its proximity to the I-270 interchange at Sawmill Road and the consolidated ownership of more than 50 acres of land on the current Dublin Village Center site. This district concept depends on the incorporation of enough complementary activities into a dense, pedestrian-oriented network of mixed-use buildings and blocks to form a critical mass that is active weekdays, evenings and weekends alike.’* [emphasis added by Goody Clancy]

“Because, due to its size and prominence, the character and quality of the BSC Sawmill Center Neighborhood District will have a significant impact on the ability to achieve the city’s goals for the larger Bridge Street Corridor, zoning for adjacent parcels should depend on which zoning will contribute most effectively toward achieving the city’s goals articulated above]... BSC Office is fully appropriate to achieve the goals adopted by Council.”

Planning and Zoning Commission Recommendations

Village Parkway Commercial Sites

1. 6801 & 6851 Village Parkway (Byers Dealership);
2. 6671 Village Parkway (Charles Penzone Salon);
3. Parcel 273-009121 (Parking lot);
4. Parcel 273-009152 (Stormwater Retention)

PZC Recommended District

BSC Sawmill Center Neighborhood District

Planning Recommendation

BSC Residential District

PZC Comments

Some Commissioners commented on the amount of residential development shown in the area recommended for the BSC Residential District. The Commissioners also requested that more commercial uses be permitted in this residential district to reinforce the mixed use character of all portions of the Bridge Street Corridor. The Commission recommended the BSC Sawmill Center Neighborhood District for the existing commercial properties west of Village Parkway to address these concerns and better accommodate the existing property owners, and to allow commercial uses to better coordinate with development on both sides of Village Parkway.

Planning Analysis

A critical mass of residential development is necessary for the Corridor to succeed. Without it, the Corridor lacks the vitality and sense of community needed to create the character called for in the Vision Report. It is also important to preserve areas that are predominantly residential in character, with a complementary mix of service uses to enhance the daily quality of life for the residents.

The BSC Residential District allows higher residential densities to support the commercial and mixed use development in the BSC Sawmill Center Neighborhood District to the east and the BSC Office District to the south. Some of the available zoning is taken up by existing residential neighborhoods (Greystone Mews and Sycamore Ridge), but these projects lack the necessary density.

While the BSC Sawmill Center Neighborhood District recommends a mixed use character, preliminary concepts for potential redevelopment of this neighborhood show mixed residential development on the west end of the district to support the more intense development within the shopping corridor and adjacent areas.

Planning therefore continues to recommend BSC Residential for these parcels.

Goody Clancy Analysis and Recommendation: BSC Residential
 (Refer to West Dublin-Granville Road Office and Commercial sites, above, page 11 of 19)

Planning and Zoning Commission Recommendations

<p>Tuller Road Offices 4353 Tuller Ridge Drive</p>	PZC Recommended District	Planning Recommendation
	BSC Residential District	BSC Office Residential District
	<p><i>PZC Comments</i> At the December 8, 2011 meeting, the Commissioners recommended that this property be zoned BSC Residential District to preserve some of this zoning district, since the Commissioners recommended that other districts recommended for BSC Residential District along the west side of Village Parkway be zoned BSC Sawmill Center Neighborhood District.</p> <p><i>Planning Analysis</i> Although this zoning district would contribute to the critical mass of residential development in the Corridor, this property is currently developed with a single-story office campus. The BSC Office Residential District is recommended for this property because it will allow flexibility in the future for residential development, should the owners decide to redevelop this site, but the existing office development, or future commercial development on this site, serves as a transition from commercial development located on the east side of Riverside Drive.</p>	
<p>Bridge Pointe Shopping Center</p> <ol style="list-style-type: none"> 1. 6494 – 6548 Riverside Drive (multiple parcels); 2. 6490 Riverside Drive (Tim Horton’s Restaurant) 	PZC Recommended District	Planning Recommendation
	BSC Commercial District	BSC Office District
	<p><i>PZC Comments</i> The Commissioners questioned the recommendation of BSC Office District for this existing shopping center given its existing use, and considering the parcel across West Dublin-Granville Road is recommended for the BSC Commercial District.</p> <p><i>Planning Analysis</i> The Bridge Pointe shopping center is located at a critical intersection for establishing the development character for the Bridge Street Corridor, Riverside Drive and the city as a whole. City Council recently approved the further study of a roundabout solution for the Riverside Drive and SR 161 intersection. Accordingly, this property is more likely to have a greater presence on and relationship to Riverside Drive.</p> <p>This means that there are important opportunities associated with this site to make connections to the smaller-scale commercial and residential uses in the Historic District to the west across the Scioto River and to other residential and office related uses that will be developed north along Riverside Drive. The BSC Office District will reinforce the function of this site as a critical gateway into the Historic District and Riverside Drive, and will set the tone for the land use character of adjacent areas.</p>	

Planning and Zoning Commission Recommendations

As noted earlier, the Existing Uses (153.059(A)(6)) and Existing Structures (153.062(B)(2)) provisions of the BSC regulations will accommodate the existing development until the owner chooses to redevelop the property. These regulations were originally requested by this owner to accommodate this particular property.

Planning had at one time considered changing its recommended zoning for the Shoppes at River Ridge to BSC Office. Ultimately this was not carried forward for several reasons, such as the age of the center, its topographic separation from Riverside Drive, and its ability to serve as a smaller retail and service center.

Planning recommends BSC Office District for this site.

Goody Clancy Analysis and Recommendation: BSC Office
 (Refer to West Dublin-Granville Road Commercial sites, above)

Architectural Review Board Recommendations

North Riverview Street Residential Lots

1. 17 – 53 North Riverview Street;
2. 40 N. Blacksmith Lane

ARB Recommended District

Planning Recommendation

BSC Historic Residential District

BSC Historic Core District

ARB Comments

The Architectural Review Board commented that the six homes located on these lots are important to preserving the historic scale and character of the Historic District, and that these lots should be zoned BSC Historic Residential District to ensure that these structures remain.

PZC Comments

The Commissioners acknowledged the Architectural Review Board’s desire to preserve the existing residential structures as an important element of preserving the unique scale and character of the Historic District. However, the Commissioners commented that there are important opportunities for redevelopment of these parcels, which have been consolidated under the ownership of a single entity, and the potential redevelopment of these lots could lend vibrancy and activity to the Historic District provided the development is appropriately scaled and designed to respect the historic context. The Planning and Zoning Commission recommends BSC Historic Core District for these parcels.

Planning Analysis

There are competing views for these properties, each with valid arguments. The historic inventories for these properties produced by Historic Preservation consultants generally state that, taken individually, there is little to distinguish these structures either historically or architecturally. However, when taken as a whole, these properties along North Riverview Street are representative of the small scale village character that is a part of Dublin’s history. Additionally, given the relatively small area of Historic Dublin, the preservation of existing structures

Architectural Review Board Recommendations

that provide a connection to Dublin’s past takes on an increased importance. The Architectural Review Board noted this in supporting their recommendation that these existing residential properties should be recognized and preserved through a residential zoning classification.

Alternatively, as these residential properties are ‘cut-off’ from the rest of the historic residential properties south of Bridge Street they may be more closely associated with the commercial land use character north of Bridge Street in the future. As the properties have currently been assembled under a common ownership, they possess the potential for significant development opportunities that are not presently available elsewhere in Historic Dublin. Under a careful, contextually scaled redevelopment scenario, these consolidated parcels could contribute a critical mass of coordinated commercial and residential uses that would enhance the vitality of Historic Dublin.

This is the view envisioned in the 2007 Community Plan and the Bridge Street Corridor Vision Plan for this area. Additionally, with the BSC Historic Core and BSC Historic Transition Neighborhood districts recommended for the parcels to the north and west of these lots, the BSC Historic Core District is more appropriate than the BSC Historic Residential District (which only allows low-density residential land uses) to better relate to the adjacent districts.

As with other existing development in the Bridge Street Corridor, the Existing Use provisions of 153.059(A)(6) and Existing Structures provisions of §153.062(B)(2) of the BSC Code would permit the existing uses and structures to be continued and expanded in accordance with these sections. Additionally, all applications within both BSC Historic Residential and BSC Historic Core Districts are under the purview of the ARB, and all proposed demolitions of structures in these districts must meet criteria set forth in §153.176 of the ARB Code. Planning recommends the BSC Historic Core District for these parcels.

155 South High Street
(Checchio Residence)

ARB Recommended District

Planning Recommendation

BSC Historic Residential

BSC Historic Residential

Planning Analysis

The parcels designated BSC Historic Residential district have existing residential uses and are intended to ensure new development is compatible with the historic character of these uses and to minimize impact on adjacent residential development not within the Bridge Street Corridor. John Wright Lane, north of this site, has been considered as the limit for commercial development to ensure that it does not encroach into adjacent residential areas.

The Architectural Review Board agreed with Planning’s recommendation for this site, and therefore the BSC Historic Residential District is recommended for this property.

Analysis	Zoning Map Amendment
Process	<p>Code Section 153.232(B) grants the Planning and Zoning Commission the authority to review amendments to the zoning map and to the zoning ordinance and make a recommendation of action to Council. The Commission should review the proposed amendment, provide input where necessary, and vote on the proposal. The draft Zoning Map amendment will be forwarded to City Council for final review and action.</p>
Compatibility with applicable land use policies	<p><i>Future Land Use</i> Although the 2007 Community Plan was adopted prior to the commencement of the Bridge Street Corridor planning efforts, the Sawmill/SR 161 Area Plan identifies the portions of the Bridge Street Corridor east of the Scioto River for a coordinated mix of office, retail, and mixed residential uses. The Plan also emphasizes establishing a strong sense of place that facilitates pedestrian-oriented environments, and providing an enhanced approach to Historic Dublin, all of which is consistent with the Bridge Street Corridor Vision.</p> <p>The proposed rezoning will achieve these objectives, with a coordinated approach to land use, transportation network considerations, and open space character, through the comprehensive vision for the areas within the Sawmill/SR 161 Area Plan, the Historic Dublin Area Plan, and the areas to the west and north of the Historic District that were not included in an area plan.</p> <p><i>Bridge Street Corridor Vision</i> The plan for the Bridge Street Corridor is to create a vibrant, walkable environment with a dynamic mix of land uses and housing types. The Vision for the Corridor reinforces the City's long-term competitiveness and promotes fiscal health and adaptability by creating new environments and amenities that will help retain, expand and attract the next generation of residents, employees and businesses to Dublin while remaining a center of community for all Dublin residents. The proposed zoning into BSC zoning districts will facilitate implementation of the land use, transportation, and open space objectives of the Bridge Street Corridor Vision.</p>

Recommendation	Approval to City Council for Zoning Map Amendments (Map Dated November 10, 2011)
Approval	<p>Planning recommends approval of the proposed BSC zoning districts as depicted on the draft Zoning Map dated November 10, 2011 following a recommendation on Zoning Code Sections 153.057-066 (the Bridge Street Corridor Development Code).</p>

Bridge Street Corridor Area Rezoning – Affected Parcels

212-000129, 273-000001, 273-000002, 273-000003, 273-000004, 273-000005, 273-000007,
273-000008, 273-000010, 273-000012, 273-000013, 273-000014, 273-000015, 273-000016,
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