



CITY OF DUBLIN, OH

Land Use and
Long Range Planning
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PLANNING AND ZONING COMMISSION

PLANNING REPORT

JUNE 19, 2008

SECTION I – CASE INFORMATION:

**1. Central Ohio Innovation Center (COIC) Rezoning
08-044Z** **Rezoning
Post, Eiterman, and Houchard Roads**

Proposal: Rezoning of 199.154 acres from R, Rural District, R-1, Restricted Suburban Residential District, RI, Restricted Industrial District and SO, Suburban Office and Institutional District, to HDP, High Density POD District within the COIC. The parcels are located on the south side of Post Road between Houchard Road and US 33.

Request: Review and approval of a rezoning under the provisions of Code Section 153.234.

Applicant: Jane S. Brautigam, City Manager, City of Dublin, and William Costner, property owner.

Planning Contact: Carson Combs, AICP, Senior Planner; Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4600
ccombs@dublin.oh.us, chusak@dublin.oh.us

Case Summary:

This is a request for review and approval of a rezoning request to HDP, High Density POD, for 199.154 acres generally located along the south side of Post Road/SR 161, west of the intersection with US 33, within the Central Ohio Innovation Center (COIC). Seven non-contiguous parcels, varying in size from one to 100 acres, are affected by this rezoning application.

This application is not prompted by proposals for development. Establishing the COIC zoning in place will assist Economic Development in marketing this portion of the COIC as “development ready.” This application has been evaluated in accordance with the required review criteria and Planning recommends approval of this rezoning request.

Case Background:

On April 7, 2008, City Council approved Ordinance 13-08 amending Chapter 153 of the Dublin Zoning Code to add regulations implementing the Central Ohio Innovation Center Zoning

Districts. Previously, the Planning and Zoning Commission reviewed this Code amendment over a series of meetings in late 2007 and recommended approval to Council on January 17, 2008 (Application No. 07-101ADM).

Site Description

Location

The sites consist of seven parcels, totaling just under 200 acres, located in Union and Franklin Counties south and west of the US 33/SR 161/Post Road interchange. The proposed zoning includes approximately 3,700 feet of frontage along Post Road, with additional frontages along US 33 and Houchard Road.

Character

With one exception, the properties involved are undeveloped, agricultural land and generally flat. A six-acre parcel, recently annexed, is included in the western portion of this request, and contains a structure with a driveway off Post Road. The easternmost parcels surround the Buckeye Check Cashing development, with the South Fork of the Indian Run running through the southern portion. A portion of this creek is located within a Stream Corridor Protection Zone, and the remainder of the creek is FEMA designated floodplain. The South Fork of the Indian Run is sporadically lined with trees, and a major tree row extends northward from the creek.

Existing Zoning

The western 100-acre parcel is zoned R-1, Restricted Suburban Residential District and its adjoining six-acre parcel to the east is zoned R, Rural District. A one-acre parcel containing a City water tower at the northwest corner of the eastern parcel is zoned RI, Restricted Industrial District. The remaining parcels are zoned SO, Suburban Office and Institutional District.

Surrounding Zoning

The Buckeye Check Cashing site (not part of this application) is zoned PUD, Planned Unit Development District. The Sports Ohio Complex to the south of the site is zoned PIP, Planned Industrial Park, and the Nestle site to the southeast is zoned RI, Restricted Industrial District. Agricultural land to the west is zoned R, Rural District, and properties to the north across Post Road/SR 161 are located within Jerome Township.

Proposed Rezoning

COIC Zoning Districts

The COIC Zoning Districts include four separate zoning classifications, High Density POD, Low Density POD, Village Center, and Community Center Districts. In total, these requirements and standards are intended to foster orderly growth and development and promote the development of research and technology uses, along with supporting commercial, service, and residential to serve primary users in the districts. The ultimate goal of the districts is to set high-quality design and development requirements to ensure that development in the COIC will adhere to uniform standards while addressing the unique needs of specialized industries and uses. At the same time, these standards give a competitive advantage to the COIC by providing a streamlined process for reviewing development proposals.

High Density POD District

The properties under consideration for the rezoning are all proposed for the High Density POD District (HDP). The intent of the HDP District is to allow development of high intensity sites in an urban campus setting with buildings located close to the street. Other design features include high lot coverage, multi-story buildings, smaller lot sizes, and the use of shared parking structures where appropriate. The HDP District permits manufacturing that is low-intensity in nature and conducted in a manner and with a character that does not create significant negative impacts to the environment or the surrounding area.

- *Uses.* Uses in the HDP District include research and development, technology based uses, medical uses, manufacturing, education, administrative support services, commercial, services, accessory support, limited personal services. Warehousing and commercial uses that exceed 20,000 square feet in gross floor area are permitted only with a conditional use approval.
- *Lot and Yard Requirements.* As follows:

High Density POD Minimum Lot and Yard Requirements			
Lot Requirements	Lot Area	Not more than 30 acres	
	Lot Width	100 feet	
	Lot Coverage	80% maximum	
Yard Requirements	Front Setback	Primary Street	Not less than 15 feet; not more than 30 feet
		Secondary Street	15 feet
	Side Yard	20 feet + 5 feet for every story over 3	
	Rear Yard	40 feet, except that no rear yard shall be required for a yard abutting a rail right-of-way	

- *Building requirements.* The Code requires that buildings within the COIC reflect the high standard of development that is found throughout the community while seeking to accommodate the unique nature of uses within the districts. The design of buildings within the HDP District must be consistent with the look and feel of high-end technology or research uses where applicable. The Code includes requirements for building variation, building entries, roofs, and building materials. The maximum permitted building height is five stories or 70 feet, whichever is lower.

The Code also includes provisions for height incentives which would allow up to a maximum total of seven stories or 80 feet, whichever is lower. Building designed to qualify for a Leadership in Energy and Environmental Design (LEED) Green Building Rating is one such incentive, as are the use of a parking structure for at least 75 percent of required parking or the use of innovative stormwater provisions, such as rain gardens and green roofs to accommodate more than 50 percent of calculated stormwater flow required to be controlled.

SECTION II - REVIEW STANDARDS:

The Planning and Zoning Commission is to determine whether the proposed rezoning will generally conform to the Dublin Community Plan and other applicable area plans, integrate in an appropriate and compatible manner with surrounding land uses, and generally adhere to other

accepted planning policies and practices. After recommendation by the Planning and Zoning Commission, the rezoning application will be forwarded to City Council for public hearing and final vote. A two-thirds vote by City Council will be required to override a negative recommendation by the Planning and Zoning Commission. If approved by Council, the rezoning will become effective 30 days after passage. *As determined by the Law Director, no binding conditions of approval may be appended to a request for rezoning to a straight-zoned district.*

Evaluation and Recommendation based on the Community Plan

Future Land Use: The Future Land Use Map in the Community Plan shows this site as High Density Office/Research and Development. Sites with this classification include locations adjacent to major freeways and arterials that can accommodate greater densities and traffic impacts. Areas include multi-story buildings greater than two stories, and gross densities are not to exceed 16,500 square feet per acre unless provided for in other applicable plans. Commercial support uses may be integrated as a secondary component.

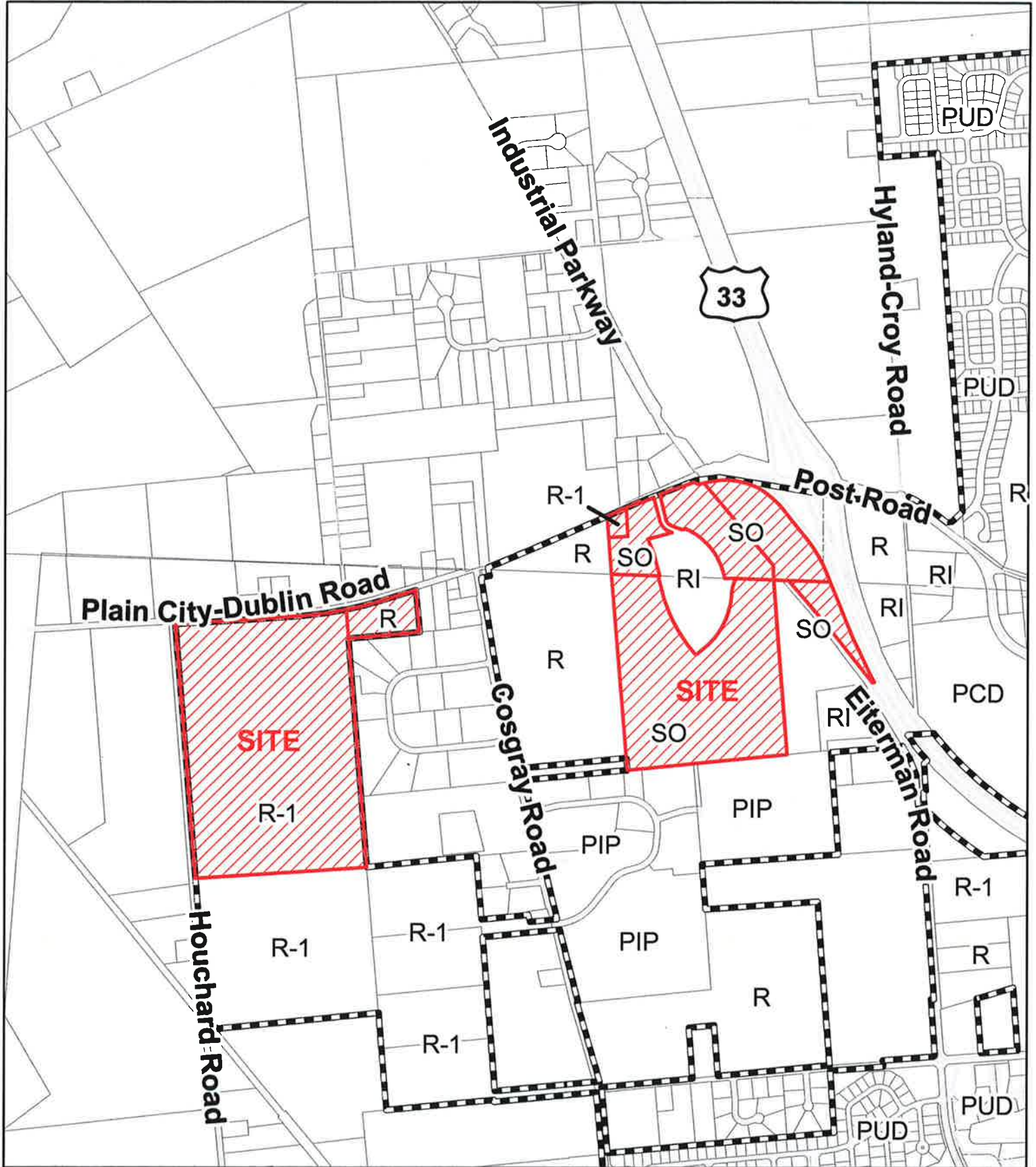
Future Land Use met: Rezoning of this land to the HDP District will permit the land uses and development stipulated in the Community Plan. All development must comply with the Code requirements of the HDP District.

Area Plan: This site is part of the US 33 Corridor Area Plan within the Community Plan. The main goal of this area plan is to enhance the area as a key employment and service center and as a prominent gateway to Dublin with high quality development, strong gateway treatments and overall design features that exemplify the office and technology focus of the area.

Area Plan met: While no immediate site improvements are proposed, development will be required to adhere to the US 33 Corridor Area Plan, which envisions an interchange area as a significant office and Research and Development node within the City. The uses within the HDP District will meet the Area Plan objective of office- and technology-focused uses and Planning will ensure that development will incorporate high quality design and materials and provide a strong gateway to the community and the COIC in accordance with the Plan.

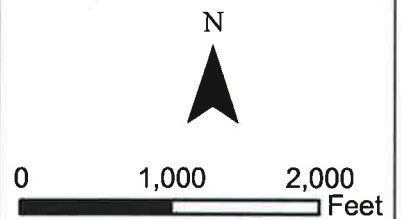
SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval

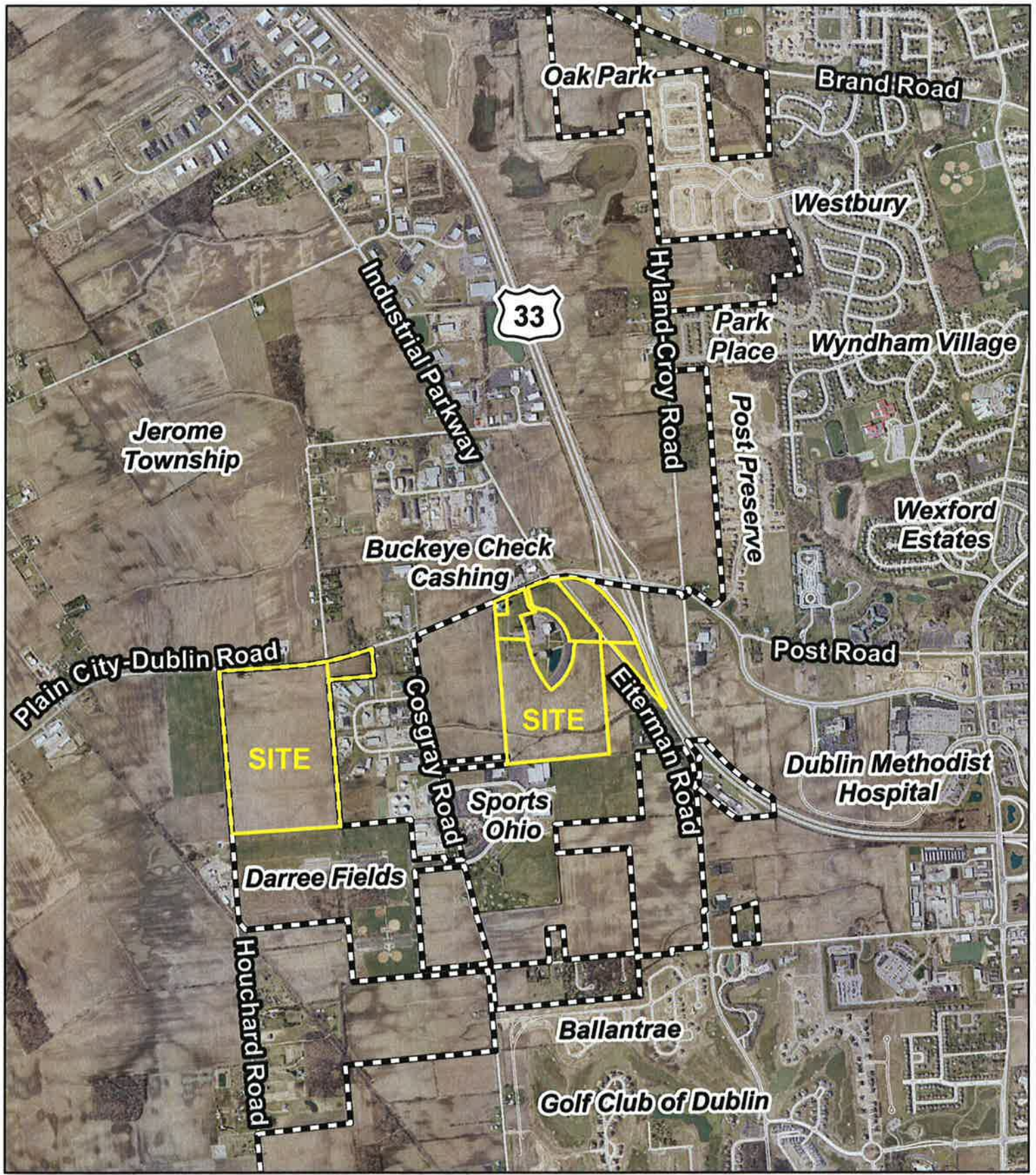
In Planning’s opinion, the proposed zoning is consistent with and furthers the general goals of the Dublin Community Plan, and complies with the Future Land Use requirements of the Plan. The proposed zoning will provide appropriate development standards for the land and will advance the general planning and design intent of the US 33 Corridor Area Plan, The proposed zoning is also consistent with the goals of the COIC and will serve as a catalyst for future technology and research growth along the US 33 Corridor. Approval of this request is recommended.



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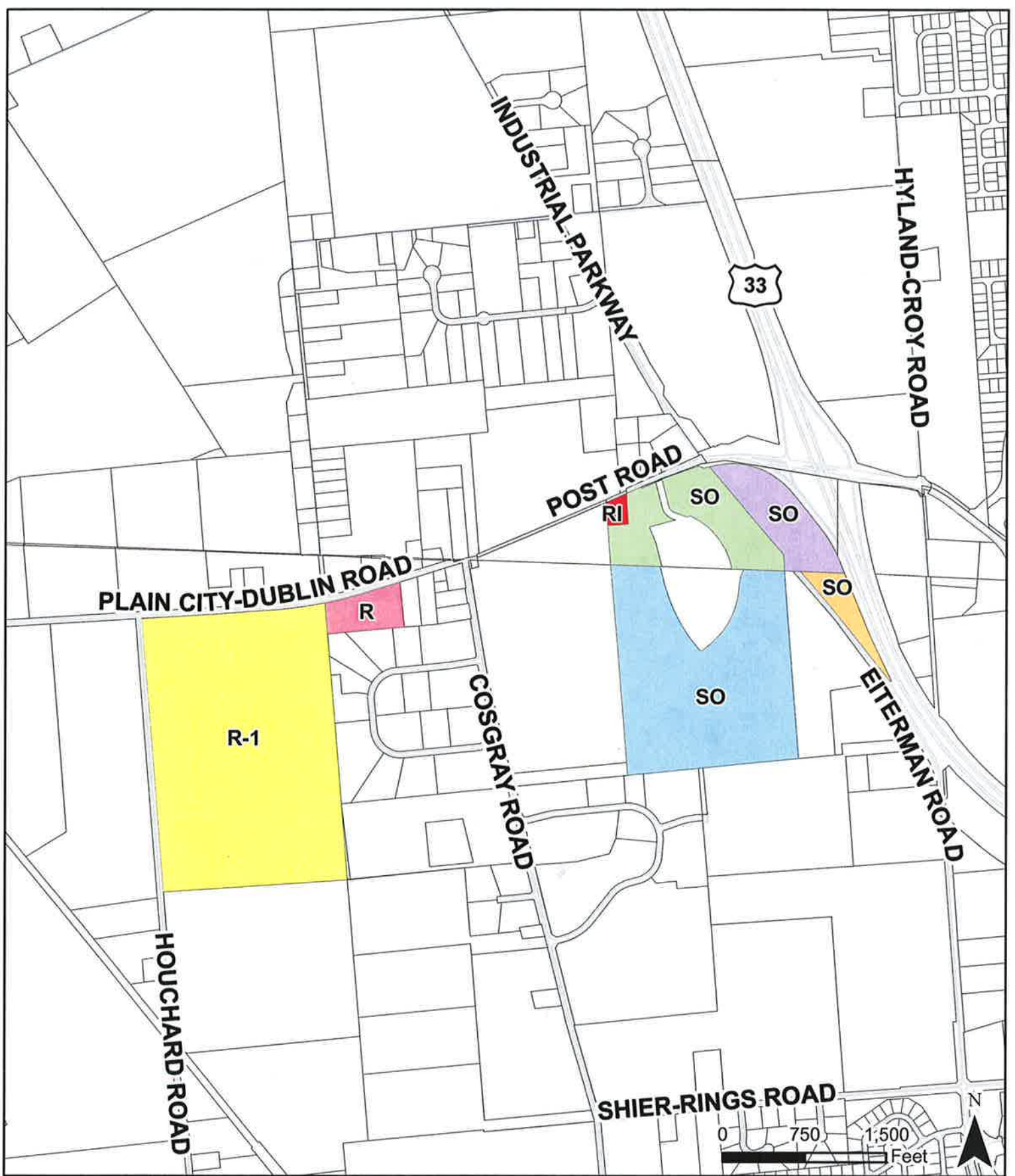











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Development Context

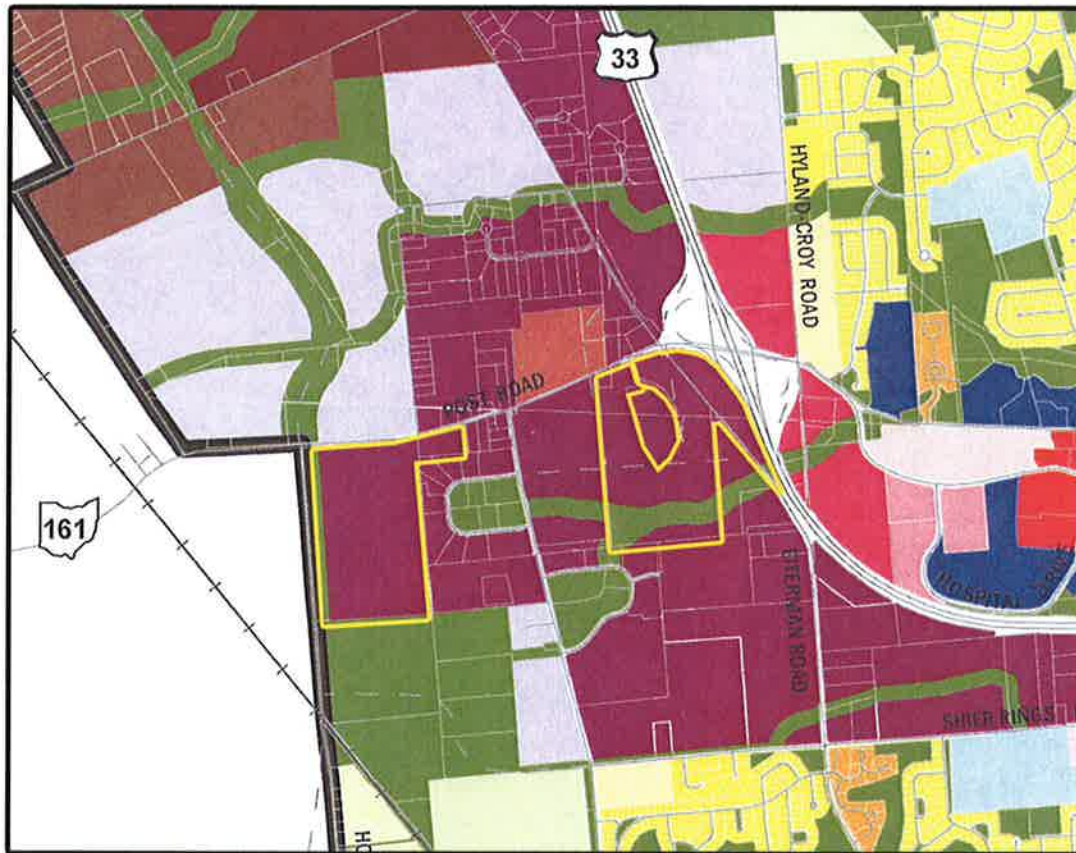




Parcel Identification	
	275-000001
	272-000563
	273-001897
	390-001014
	390-0010031
	390-001004
	273-001896

Future Land Use

High Density Office/Research & Development



High Density Office/Research & Development sites are locations adjacent to major freeways and arterials that can accommodate greater densities and traffic impacts. Areas include multi-story buildings greater than two stories, and gross densities are not to exceed 16,500 square feet per acre unless provided for in other applicable plans. Commercial support uses may be integrated as a secondary component.

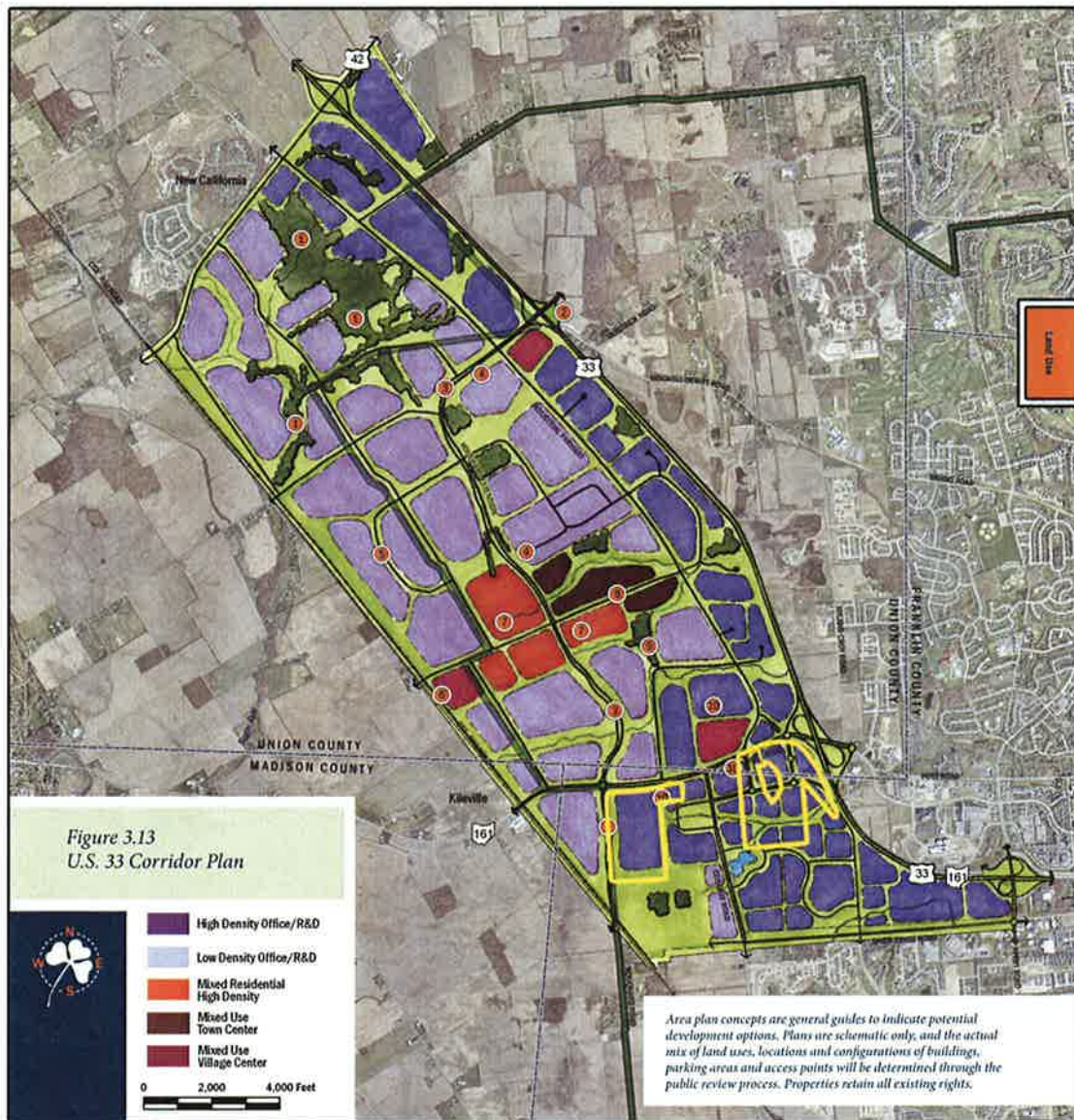
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U.S. 33 Corridor Plan



Goal

...To enhance the area as a key employment and service center and as a prominent gateway to Dublin with high quality development, strong gateway treatments and overall design features that exemplify the office and technology focus of the area.

Applicable Recommendations

10) Higher density employment core along SR 161 with support uses.

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