

# Planning Report

Tuesday, November 15, 2011

## Zoning Map Amendment – Bridge Street Corridor (BSC) Districts

### Case Summary

Agenda Number: 3

Case Number: 11-021ADM

Location: Located generally west of Riverside Drive, south of the Indian Run Estates neighborhood, east of Monterey Drive, north of John Wright Lane and Karrer Place, which include all parcels in the Historic District. (See final page of this Report for affected parcels)

Proposal: Rezoning 144 parcels comprising an area of 91.6 acres of land from R-2, Limited Suburban Residential District; R-4, Suburban Residential District; HB, Historic Business District; HR, Historic Residential District; SO, Suburban Office & Institutional District; CB, Central Business District; CCC, Central Community Commercial District; PUD, Planned Unit Development District; to BSC Historic Core District; BSC Historic Residential District; Historic Transition Neighborhood District; and Public District.

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 higher commercial and residential densities. The purpose of this rezoning is also 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.

Request: Review and recommendation of approval to the Planning and Zoning Commission of a Zoning Map amendment for the parcels located within the BSC Historic Core, BSC Historic Residential, BSC Historic Transition Neighborhood, and Public Districts 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 and Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4600 | rray@dublin.oh.us | jrauch@dublin.oh.us

Planning

Recommendation: ***Recommendation of Approval to the Planning and Zoning Commission.***

Planning requests review and feedback on the proposed BSC zoning districts within the Historic District as depicted on the draft Zoning Map for the Bridge Street Corridor dated April 14, 2011, in addition to comments regarding the proposed modifications from interested Bridge Street Corridor land owners. Planning requests the Architectural Review Board make a recommendation of approval to the Planning and Zoning Commission on the Bridge Street Corridor Area Rezoning for the parcels located within the Historic District.

<b>Facts</b>	
Bridge Street Corridor Area	<p>The Bridge Street Corridor parcels proposed to be rezoned are generally 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.</p> <p>While the general area described above 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 <i>not</i> included in the proposed Bridge Street Corridor rezoning and therefore will remain in the R-1, Restricted Suburban Residential District.</p>
Zoning	<p>The parcels within the Bridge Street Corridor are currently zoned in a variety of residential, commercial, office, and planned development zoning districts, as identified on the Existing Zoning Districts map. Commercial parcels currently covered by the Corridor Development District (CDD) overlay district are also in the rezoning.</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 to a mixed use area with higher 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 allow sites to be positioned to quickly and efficiently redevelop as market opportunities allow.</p>
Surrounding Zoning and Uses	<p>Given the size of this area 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.</p> <p>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 Bridge Street Corridor on the east side of the Scioto River.</p>

<b>Facts</b>	
<p>Case Background</p> <p><i>Bridge Street Corridor Vision Report</i></p>	<p>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. In addition to a transportation analysis and 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 are intended to 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.</p> <p>A recommendation from the Architectural Review Board regarding the properties within the Historic District will be forwarded to the Planning and Zoning Commission. The Planning and Zoning Commission will review ARB's recommendation with the area rezoning application for the entire Bridge Street Corridor area rezoning, and a recommendation will be forwarded to City Council, along with the recommendation on the related Corridor Zoning Code provisions.</p>
<p>Case History</p>	<p><i>Bridge Street Corridor Development Code</i></p> <p>Initial drafts of the BSC Development Code were available for public review on April 14, May 24, and June 20, 2011. Following the initial publication, and after subsequent drafts were available, Planning met with numerous Corridor land owners and other interested stakeholders to learn about their concerns, and address as many as possible, where appropriate. The final draft of the Code was available for public review on October 6.</p> <p>The modifications to the October 6 draft were intended to ensure consistency among the regulations and the transportation network analysis, make certain the Code includes a predictable and efficient development review and approval process, and include provisions that would permit the Code provisions to be implemented over time. The regulations are drafted to ensure property owners can develop and redevelop in a manner consistent with the Bridge Street Corridor Vision Plan when market opportunities arise, while remaining in compliance.</p> <p>The Planning and Zoning Commission began their review of the October 6 draft at a special meeting on October 13, 2011, with subsequent reviews planned on regular and special meetings scheduled on October 20, November 3, November 10, and December 1, 2011.</p> <p>The Planning and Zoning Commission has recommended that the Architectural Review Board maintain their current review authority over all site and architectural modifications to properties in the Architectural Review District. This modification to the approval procedures will be reflected in the final version of the draft Code that will be forwarded to City Council with a recommendation from the Planning and Zoning Commission.</p>

<b>Facts</b>	
	<p><i>Bridge Street Corridor Area Rezoning</i></p> <p>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 Plan and the BSC code requirements.</p> <p>The Planning and Zoning Commission had an introductory review of the proposed area rezoning for the entire Bridge Street Corridor at the November 10, 2011 meeting. A formal review and recommendation will take place at their December meeting.</p>
Proposal	<p>This is a request for review and recommendation of approval to the Planning and Zoning Commission of a Zoning Map amendment involving 144 parcels comprising an area of approximately 91.6 acres within the Historic District that includes a variety of zoning districts, as noted on this Report’s cover page. The area rezoning will rezone properties into four of the ten newly created Bridge Street Corridor Districts; BSC Historic Core District, BSC Historic Residential District, BSC Historic Transition Neighborhood District, and Public District. The districts are consistent with the Bridge Street Corridor Vision Plan.</p>

<b>Details</b>		<b>Zoning Map Amendment</b>
Proposed BSC Districts	<p>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. Although each zoning district is unique, the five Vision Principles articulated in the Vision Report (see pages 4-15 of the Vision Report dated October 25, 2010), which 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, are incorporated into the intent of each BSC zoning district. The four BSC districts located within the Historic District are described further in the paragraphs below.</p>	
BSC Historic Districts	<p>The Historic BSC zoning districts are intended to apply to the historic center of Dublin to reinforce the character of this area as the centerpiece of the Bridge Street Corridor.</p>	
<i>BSC Historic Core</i>	<p>The BSC Historic Core district is generally intended to replace the Historic Business (HB), Central Business (CB), and Central Community Commercial (CCC) districts. This district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking, while accommodating vehicles. The district will accept building types consistent with the historic development pattern of Historic Dublin and uses that support a highly walkable setting.</p>	

<b>Details</b>	<b>Zoning Map Amendment</b>
<p><i>BSC Historic Residential</i></p>	<p>The BSC Historic Residential District is a unique area with established historic development patterns with existing residential uses. While this district is intended to replace the existing Historic Residential (HR) District, the district has the same requirements as the existing Historic Residential 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.</p>
<p><i>ARB Review Authority</i></p>	<p>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.</p>
<p>BSC Neighborhood Districts</p> <p><i>BSC Historic Transition Neighborhood</i></p>	<p>Certain BSC districts require special attention to the location and character of buildings, streets, and open spaces to accommodate larger scale, coordinated development and redevelopment that permit a wide variety of uses. 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.</p> <p>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.</p> <p>The BSC Historic Transition Neighborhood District is intended to apply to the parcels around that boundaries of the Historic District that may or may not be within the Architectural Review District, but should start to transition the street network and development to the smaller, historic scale of the original village center. Although the school site is currently recommended for zoning to the Public District, if or when future development is contemplated on this site, the BSC Historic Transition Neighborhood District would be recommended for this site to ensure that development supports and complements the Historic District while transitioning to larger scale development in the BSC Indian Run Neighborhood District.</p>
<p><i>Public District</i></p>	<p>The 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 environmental sensitivity.</p>

**Details** **Proposed Modifications to the Draft BSC Zoning Map**

**Proposal** Since the draft Bridge Street Corridor Zoning Map was published on April 14, 2011, one property owner within the Historic District has requested a change to the proposed zoning designation. The following is Planning’s analysis of the requested zoning map change.

**PROPERTY OWNER BSC DISTRICT REQUESTS: APRIL 14, 2011 DRAFT ZONING MAP**

Site 8: 155 South High Street (Checchio Residence)	<i>Proposed BSC District</i>	<i>Requested District</i>	<i>Recommendation</i>	<i>Comments</i>
	BSC Historic Residential	BSC Historic Core	BSC Historic Residential	Would like to convert the existing historic residence to a professional office
<p>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. Planning recommends the BSC Historic Residential District be maintained for this property.</p>				

**Analysis** **Zoning Map Amendment**

**Process** Code Section 153.172(H)(2) grants the Architectural Review Board the ability to make recommendations to the Planning and Zoning Commission for rezonings to Historic Residential and Historic Business Districts and amendments to the Zoning Code provisions of the Historic Residential and Historic Business Districts. The ARB should review the proposed amendment, provide input where necessary, and vote on the proposal. The draft Zoning Map amendment will be forwarded to Planning and Zoning Commission for review and recommendation.

## Analysis

## Zoning Map Amendment

Compatibility with applicable land use policies

*Future Land Use.* Although the 2007 Community Plan was adopted prior to the commencement of the Bridge Street Corridor planning efforts, the Plan emphasized 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. The proposed rezoning will achieve these objectives, with a coordinated approach to land use, transportation network consideration, 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.

*Bridge Street Corridor Vision.* 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.

## Recommendation

## Adoption of Zoning Map Amendments

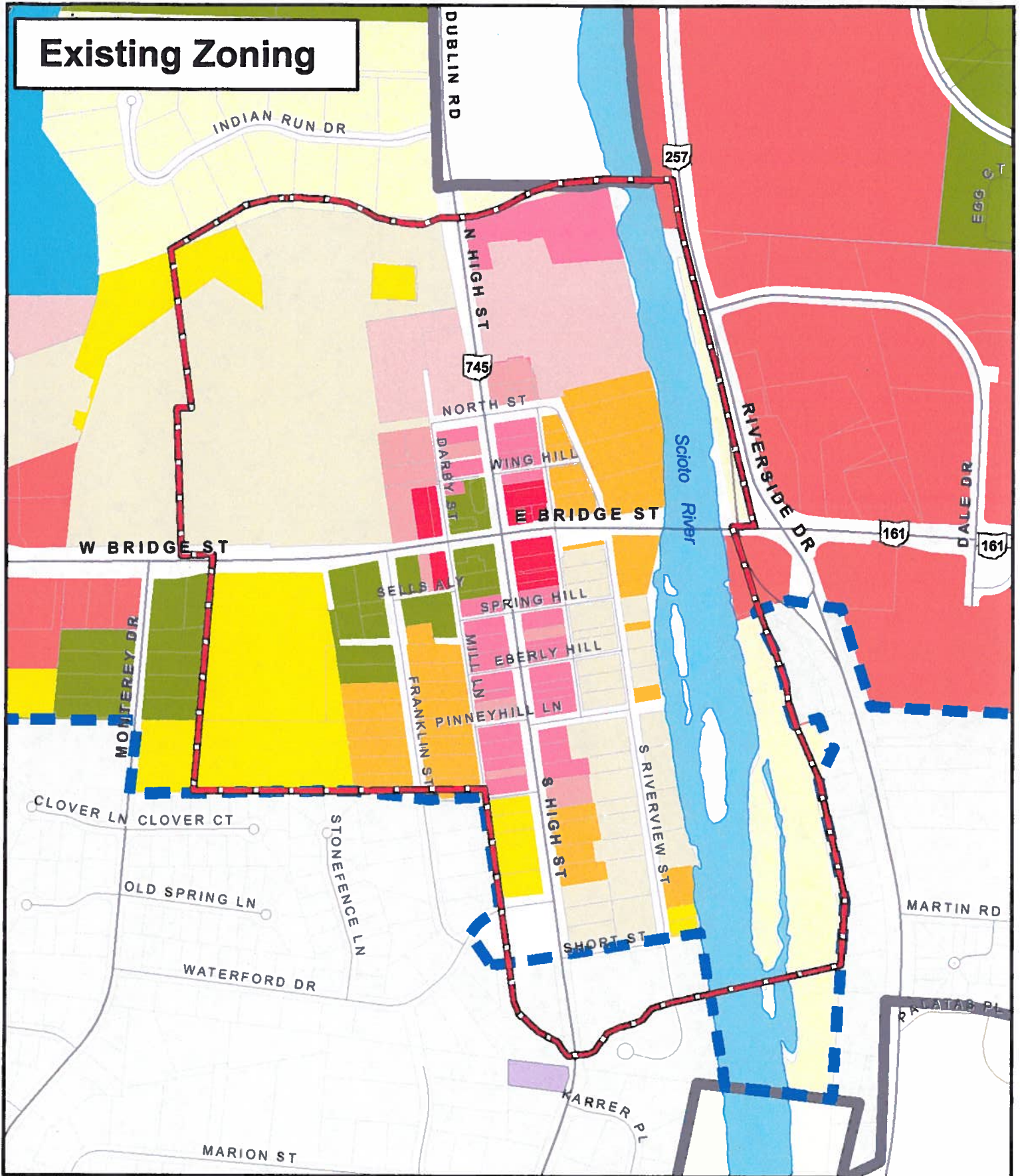
Approval

Planning requests the Architectural Review Board make a recommendation of approval to the Planning and Zoning Commission on the Bridge Street Corridor Area Rezoning for the parcels located within the Historic District and recommend that the property located at 155 South High Street be zoned BSC Historic Residential District.

## Bridge Street Corridor Area Rezoning – Affected Parcels

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# Existing Zoning

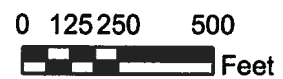


## Existing Zoning

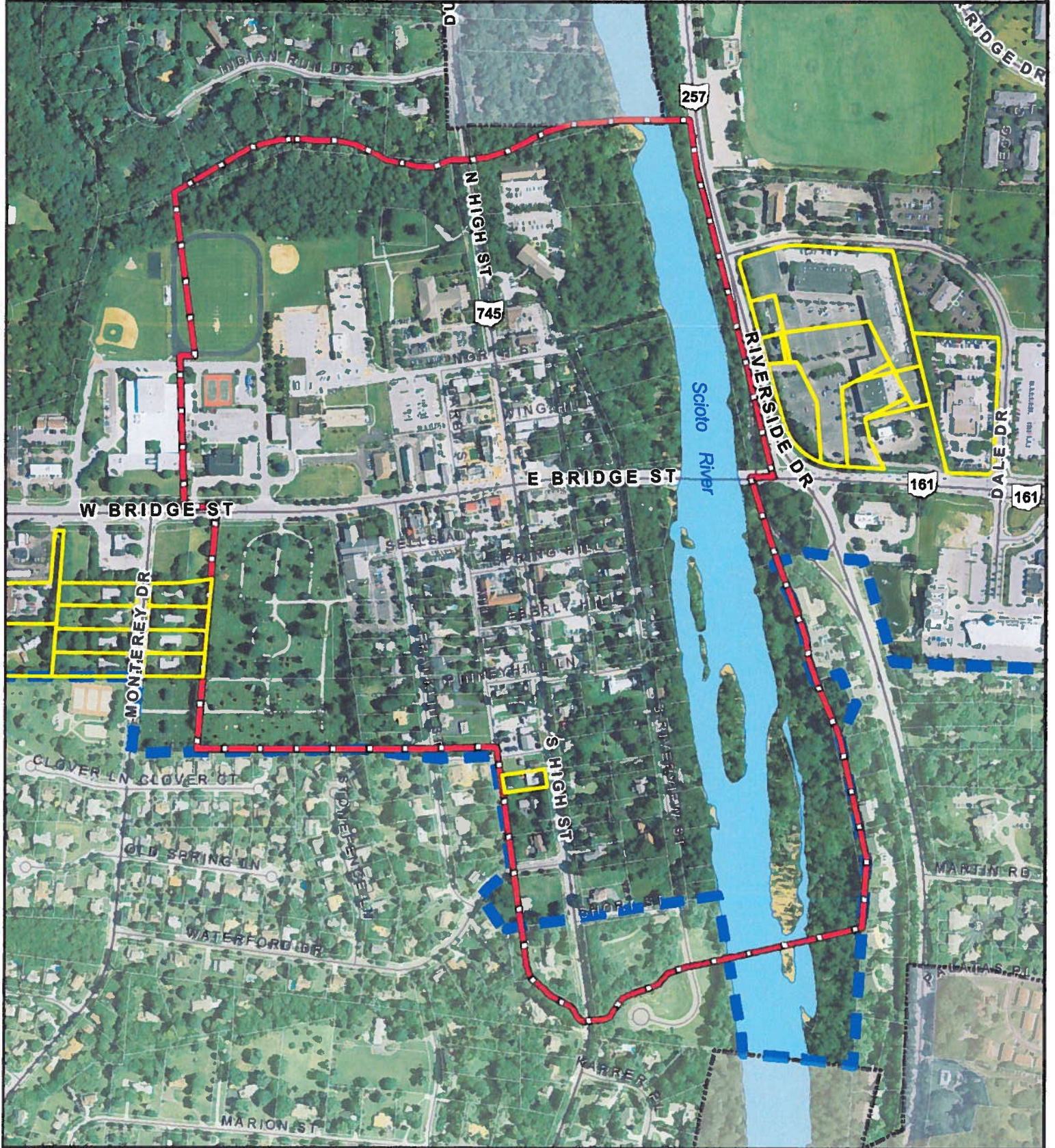
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	R-1		CC		PCD
	R-2		CB		PUD
	R-4		CCC		HB
	R-12		LI		HR



**BRIDGE STREET**  
CORRIDOR



# BSC Zoning Changes Requested by Property Owners & Recommended by Planning



0 125 250 500  
Feet



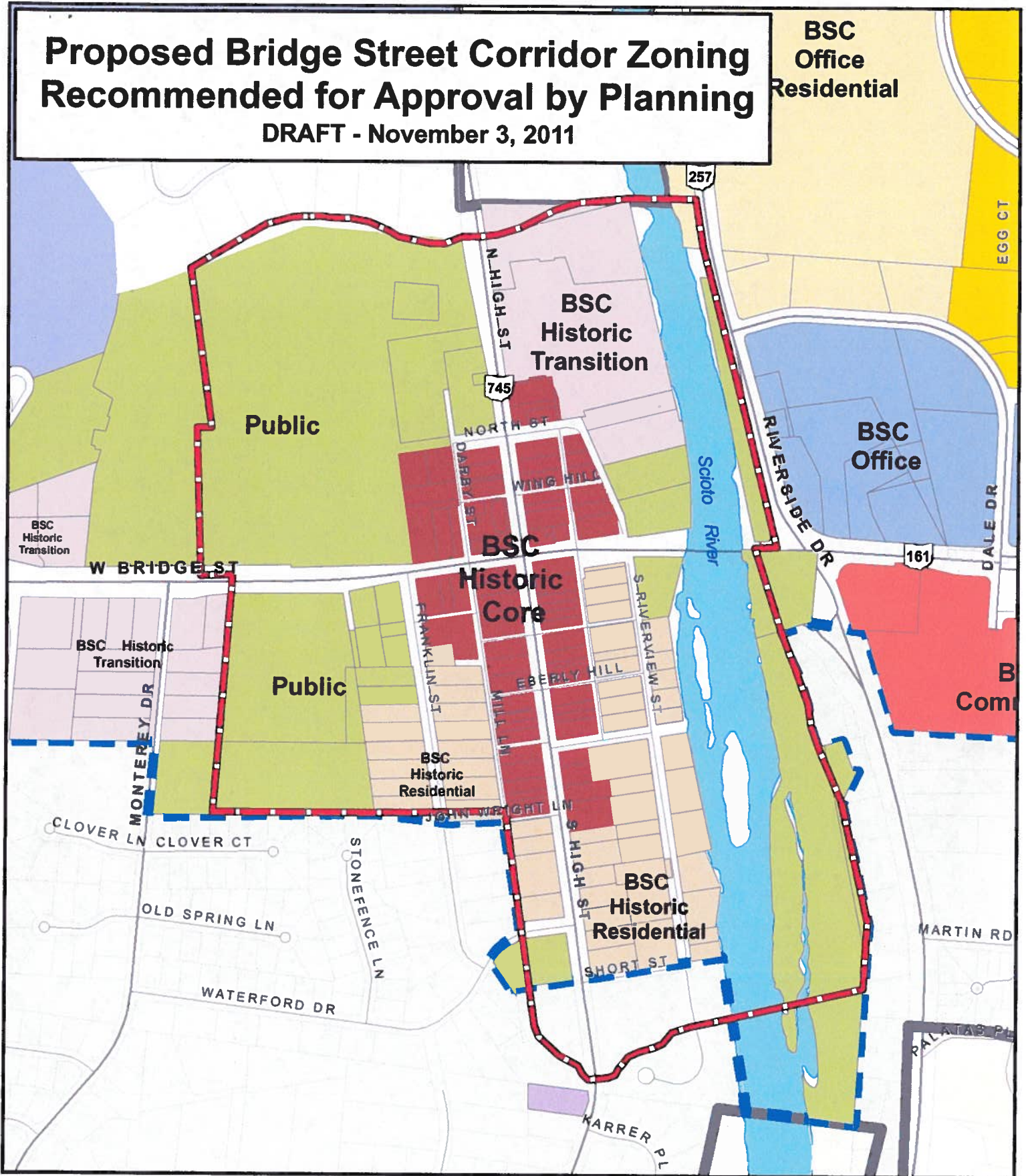
BRIDGE STREET  
CORRIDOR



CITY OF DUBLIN

# Proposed Bridge Street Corridor Zoning Recommended for Approval by Planning

DRAFT - November 3, 2011



## Proposed BSC Zoning Districts

- |  |  |
|--|--|
|  BSC Commercial         |  BSC Historic Core                    |
|  BSC Office             |  BSC Historic Residential             |
|  BSC Residential        |  BSC Historic Transition Neighborhood |
|  BSC Office Residential |  BSC Indian Run Neighborhood          |
|  Public                 |  BSC Sawmill Center Neighborhood      |



BRIDGE STREET  
CORRIDOR

0 125 250 500

 Feet

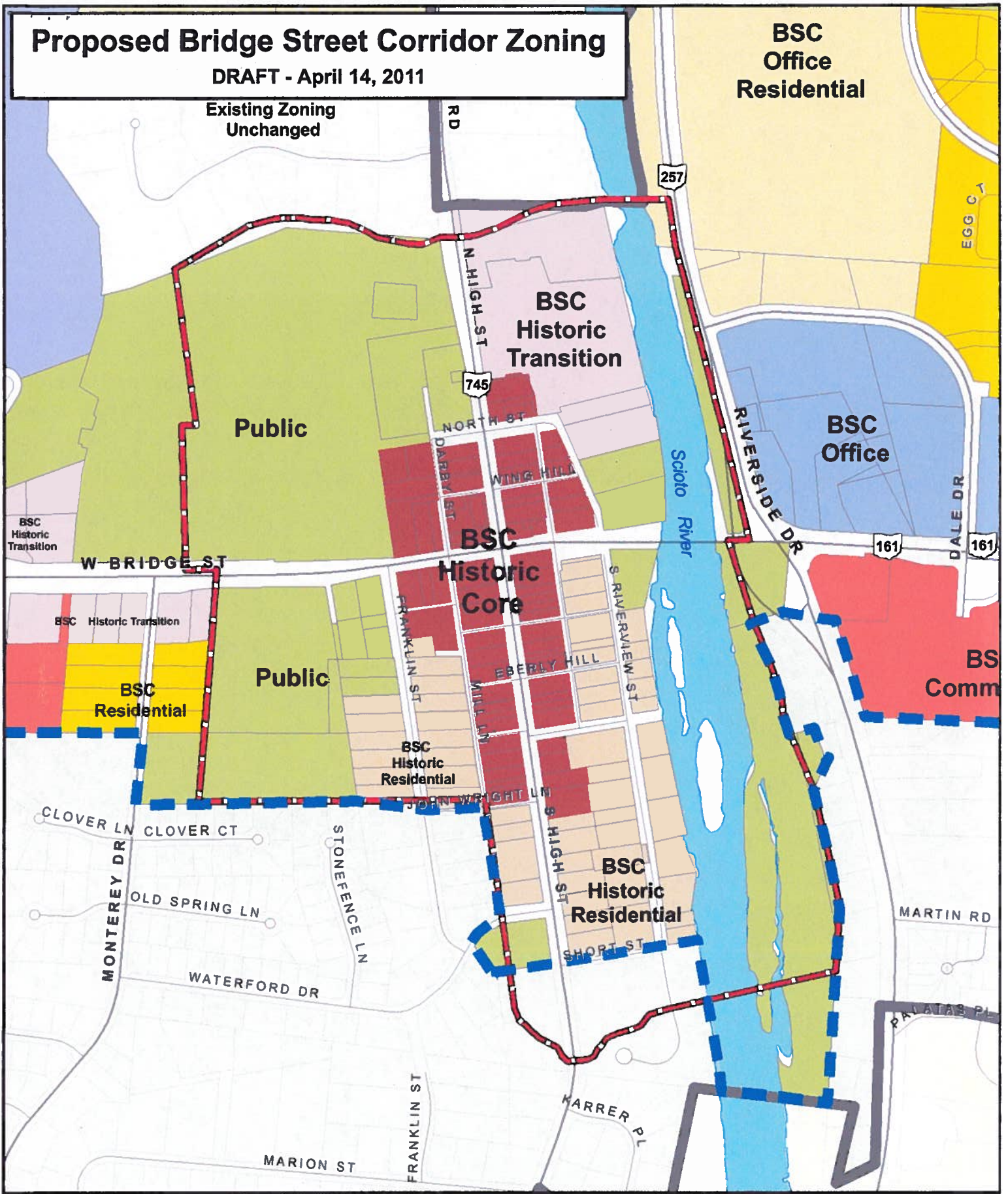


CITY OF DUBLIN

# Proposed Bridge Street Corridor Zoning

DRAFT - April 14, 2011

Existing Zoning  
Unchanged



## Proposed BSC Zoning Districts

- |   |  |
|---|--|
|  BSC Commercial         |  BSC Historic Core                    |
|  BSC Office             |  BSC Historic Residential             |
|  BSC Residential        |  BSC Historic Transition Neighborhood |
|  BSC Office Residential |  BSC Indian Run Neighborhood          |
|  Public                 |  BSC Sawmill Center Neighborhood      |



BRIDGE STREET  
CORRIDOR

0 125 250 500

 Feet



LETTER FROM OWNER  
OF 155 S HIGH ST

November 04, 2011

Rachel Ray  
Dublin Planning Department  
5800 Shier-Rings Road  
Dublin, Ohio 43017

Dear Rachel,

My name is Vito Checchio and I own a house at 155 South High Street Dublin. My house is in the Historic Core District of Dublin. It is currently listed as a residential property. I have been approached by several people who have shown interest in purchasing the property for business purposes.

My wife and I are thinking of selling the property considering we are senior citizens and there is a lot of work maintaining the property that we currently rent. My question is how can I get the property classified for small business uses? If you have any information on how I could go about this, or knowledge of upcoming zoning changes I would appreciate the help.

Please feel free to contact me with the information either by phone or email.

Thank You,

*Vito J. Checchio*

Vito J. Checchio  
3565 Schirtzinger Road  
Hilliard, Ohio 43026  
614-876-4133  
v14c@columbus.rr.com  
*cell 302-6044*

**RECEIVED**

*11-021 ADM*

NOV 07 2011

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING