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Special Meeting of the Planning and Zoning Commission

Planning Report

Thursday, December 8, 2011

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. 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.</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 Dated November 10, 2011 to City Council.

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

Update

Planning & Zoning
 Commission Special
 Meeting
 November 10, 2011

At the November 10, 2011 meeting, Commissioners discussed the recommended zoning map for the Bridge Street Corridor and considered requests to change districts presented by several Bridge Street Corridor property owners. A summary of the Commission's discussion on each site is provided, along with Planning's analysis and recommendation.

Commission members also requested clarification regarding how the street network planned for the corridor corresponds to the proposed zoning. An illustration showing the Bridge Street Corridor Street Network Map overlaid on the proposed BSC Zoning Map has been included with the packet materials.

Architectural Review
 Board Meeting
 November 15, 2011

The Architectural Review Board members reviewed the proposed BSC Zoning Map for properties within the Architectural Review District boundaries at their meeting on November 15, 2011. Board members recommended approval to the Planning and Zoning Commission with two comments:

1. That the property located at 155 South High Street be zoned BSC Historic Residential District; and
2. That the six parcels located at 17, 27, 37, 45, and 53 North Riverview Street and 40 North Blacksmith Lane be zoned BSC Historic Residential District.

Planning Analysis

PZC & ARB Zoning Recommendations

Overview

Planning's analysis of each site recommended for a different BSC zoning district by the Planning and Zoning Commission at their November 10, 2011 meeting and the Architectural Review Board at their November 15, 2011 meeting, is provided below.

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

PZC Recommended District

Planning Recommendation

BSC Commercial District

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. The Commissioners also discussed combining the BSC Commercial and BSC Office districts to place more focus on building form rather than use.

Planning Analysis

Corridor Zoning

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-

Planning Analysis

PZC & ARB Zoning Recommendations

Imaging and Sports
Medical Office)

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. Acquiescing to the individual requests of property owners for commercial zoning directly contradicts the Vision Report both in intent and character. In addition, during the 2007 Community Plan Update discussions, City Council cautioned against allowing an overabundance of future retail development following this pattern.

Encouraging commercial zoning to spread along the West Dublin-Granville Road corridor would permit a series of single story (Commercial Center) buildings in a more automobile-oriented commercial strip development pattern that is inconsistent with the high profile address street envisioned by the Vision Report. 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 recommends that these sites remain in the previously proposed BSC Office District to remain consistent with the BSC Vision Report.

The existing commercial uses are accommodated through the Existing Uses (153.059(A)(6)) and Existing Structures (153.062(B)(2)) provisions of the BSC regulations until the owners choose to redevelop the properties.

District Combination

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 are used to form the districts' character.

These two districts, in particular, are intended to have distinctly different characters; one as multi-story buildings providing strong employment centers

Planning Analysis		PZC & ARB Zoning Recommendations	
	<p>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.</p>		
<p>West Dublin-Granville Road Office & Commercial Sites</p> <ol style="list-style-type: none"> 6555 Dublin Center Dr. (vacant parcel south of Lowe's); 6505 Dublin Center Dr. (Mellow Mushroom restaurant); 3800 W. Dublin-Granville Rd (Fifth Third Bank; 2 parcels); 3750 W. Dublin-Granville Rd. (Speedway gas station; 2 parcels); 6451 – 6495 Sawmill Road (Dent Magic, Waterbeds N Stuff, Piada; vacant commercial property) 	<i>PZC Recommended District</i>		<i>Planning Recommendation</i>
	BSC Sawmill Center Neighborhood District		BSC Office District
	<p><i>PZC Comments</i> 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.</p> <p><i>Planning Analysis</i> There may be opportunities 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. 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.</p> <p>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.</p>		
<p>Village Parkway Commercial Sites</p> <ol style="list-style-type: none"> 6801 & 6851 Village Parkway (Byers) 	<i>PZC Recommended District</i>		<i>Planning Recommendation</i>
	BSC Sawmill Center Neighborhood District		BSC Residential District

Planning Analysis

PZC & ARB Zoning Recommendations

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

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 originally proposed is intended to allow these 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.

Further, the existing commercial uses located west of Village Parkway are accommodated through the Existing Uses (153.059(A)(6)) and Existing Structures (153.062(B)(2)) provisions of the BSC regulations until the owners choose to redevelop the properties.

Planning therefore continues to recommend BSC Residential for these parcels.

Bridge Pointe Shopping Center

1. 6494 – 6548 Riverside Drive (multiple parcels);
2. 6490 Riverside Drive (Tim

PZC Recommended District

BSC Commercial District

Planning Recommendation

BSC Office District

Planning Analysis

PZC & ARB Zoning Recommendations

Horton's Restaurant)

PZC Comments

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.

Planning Analysis

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 Riverside Drive.

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, especially 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.

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.

Architectural Review Board Recommendations

North Riverview Street Residential Lots

1. 17 – 53 North Riverview

ARB Recommended District

BSC Historic Residential District

Planning Recommendation

BSC Historic Core District

Planning Analysis

PZC & ARB Zoning Recommendations

Street;
2. 40 N. Blacksmith Lane

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.

Planning Analysis

There are competing views for these properties, each supported 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 that provide a connection to Dublin's past takes on an increased importance. This is the view of the Architectural Review Board 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.

Planning Analysis		PZC & ARB Zoning Recommendations	
155 South High Street (Checchio Residence)	<i>ARB Recommended District</i>	<i>Planning Recommendation</i>	
	BSC Historic Residential	BSC Historic Residential	
	<p><i>Planning Analysis</i></p> <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.</p> <p>The Architectural Review Board agreed with Planning’s recommendation for this site, and therefore the BSC Historic Residential District is recommended for this property.</p>		

Facts & Background	
Proposal	<p>This is a request for review and recommendation of approval to City Council of a Zoning Map amendment, dated November 10, 2011, involving 388 parcels comprising an area of approximately 808.7 acres that includes a variety of zoning districts, as noted on this Report’s cover page.</p> <p>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 Public District.</p>
Site Area	<p>The parcels 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 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 <i>not</i> included in the proposed Bridge Street Corridor rezoning and will remain in the R-1, Restricted Suburban Residential District.</p>

Facts & Background	
Zoning	<p>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. 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 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.</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 Corridor east of the Scioto River.</p>
Case Background <i>Bridge Street Corridor Vision Report</i>	<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.</p> <p>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.</p> <p>Recommendations from the Commission on the Corridor Zoning Code provisions and area rezonings will be forwarded to City Council.</p>
Case History	<p><i>Bridge Street Corridor Zoning Code Provisions</i> Drafts of the BSC Zoning Code provisions were available for public review on April 14, May 24, and June 20, 2011. Following the initial publication and subsequent</p>

Facts & Background

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 final draft of the Code was available for public review on October 6.

The Planning and Zoning Commission is scheduled to complete their review of the October 6 draft at the December 1, 2011 meeting, with a final review and recommendation to City Council scheduled for December 8, 2011.

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 Plan 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. The five Vision Principles articulated in the Vision Report (see pages 4-15 of the Vision Report dated October 25, 2010) 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, each of these Principles are incorporated into the intent of each BSC zoning district. The BSC districts are described below.

General BSC Districts

BSC Residential
BSC Office Residential
BSC Office
BSC Commercial

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.

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 Commercial District is intended to apply to retail centers that may develop at greater densities and in a more coordinated fashion at the eastern and western edges of the Bridge Street Corridor and allow a variety of low-rise commercial uses.

BSC Zoning Districts Overview

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 character as a centerpiece of the Bridge Street Corridor. The BSC Historic Core district replaces 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.

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 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.

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 Neighborhood Districts

BSC Sawmill Center
BSC Historic Transition
BSC Indian Run

Certain 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 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.

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.

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 environmental sensitivity.

Analysis		Zoning Map Amendment
Process	<p>Code Section 153.232(B) grants the Planning and Zoning Commission the ability to review “amendments to the zoning map and to the zoning ordinance and 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 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.</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		Adoption of Zoning Map Amendments
Approval	<p>Planning recommends approval to City Council of the proposed BSC Zoning Map dated November 10, 2011.</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,
273-000018, 273-000019, 273-000020, 273-000022, 273-000023, 273-000024, 273-000025,
273-000027, 273-000028, 273-000029, 273-000031, 273-000032, 273-000033, 273-000034,
273-000035, 273-000036, 273-000037, 273-000038, 273-000039, 273-000040, 273-000042,
273-000043, 273-000044, 273-000045, 273-000046, 273-000047, 273-000048, 273-000049,
273-000050, 273-000051, 273-000052, 273-000053, 273-000054, 273-000056, 273-000057,
273-000059, 273-000060, 273-000061, 273-000062, 273-000063, 273-000066, 273-000067,
273-000068, 273-000069, 273-000070, 273-000071, 273-000072, 273-000073, 273-000074,
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273-000091, 273-000092, 273-000093, 273-000094, 273-000096, 273-000097, 273-000098,
273-000099, 273-000100, 273-000101, 273-000102, 273-000104, 273-000105, 273-000106,
273-000107, 273-000108, 273-000109, 273-000110, 273-000111, 273-000112, 273-000113,
273-000114, 273-000118, 273-000121, 273-000122, 273-000123, 273-000124, 273-000125,
273-000126, 273-000127, 273-000128, 273-000129, 273-000130, 273-000131, 273-000132,
273-000133, 273-000134, 273-000135, 273-000136, 273-000137, 273-000138, 273-000139,
273-000141, 273-000143, 273-000144, 273-000170, 273-000177, 273-000205, 273-000206,
273-000207, 273-000208, 273-000209, 273-000210, 273-000211, 273-000212, 273-000213,
273-000214, 273-000215, 273-000216, 273-000217, 273-000256, 273-000257, 273-000258,
273-000259, 273-000262, 273-000269, 273-000270, 273-000273, 273-000274, 273-000286,
273-000310, 273-000313, 273-000315, 273-000321, 273-000324, 273-000329, 273-000344,
273-000405, 273-000415, 273-000785, 273-000786, 273-000787, 273-000788, 273-000794,
273-000797, 273-000989, 273-001186, 273-001308, 273-001348, 273-001349, 273-001350,
273-001530, 273-001684, 273-001940, 273-001976, 273-001978, 273-002075, 273-002457,
273-002458, 273-002459, 273-002460, 273-002463, 273-002474, 273-002485, 273-002892,
273-002893, 273-002895, 273-002897, 273-003410, 273-003411, 273-003513, 273-003680,
273-003800, 273-004077, 273-004078, 273-004079, 273-004080, 273-004081, 273-004507,
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