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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 9, 2012

Community Plan 2012 Amendment

Case Summary

Agenda Item	4
Case Number	12-046ADM
Request	Review of draft modifications to objectives and strategies in the 2007 Community Plan as part of the 2012 Community Plan Amendment process.
Case Manager	Justin Goodwin, AICP, Planner II (614) 410-4677 jgoodwin@dublin.oh.us
Planning Considerations	<i>Request for Feedback.</i> Planning requests review and discussion of potential amendments to the Community Plan's objectives and strategies.

Facts

Case Background	<p>Planning has initiated a Community Plan Amendment process, consistent with the Plan's implementation objectives which recommend updating the Community Plan at least every five years. Staff members from several City departments have assisted Planning in inventorying potential amendment needs and drafting proposed modifications to clarify intent, reflect recent implementation efforts, and incorporate new or revised policy needs. This report provides an overview of proposed amendments to the Plan's Objective and Strategy statements, which summarize policy direction for a wide variety of planning and development issues addressed throughout the Plan. A redlined copy of draft text changes is attached.</p>
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Summary	Objectives & Strategies Amendments
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Dublin's Foundations (Chapter 1)	<p>Contains no Objective/Strategy statements, but includes major policy statements that serve as 'Building Blocks' for the rest of the Community Plan. Few changes are recommended for this text; however, the 'Town Center' building block will be updated to describe how the vision for the Bridge Street District fits within this concept.</p>
Community Character & Environment (Chapter 2)	<p>Contains 19 objectives, organized by topic. Proposed modifications include:</p> <p><i>Community Character Objectives</i></p> <ul style="list-style-type: none"> • Reference to the <i>Hyland-Croy Road Corridor Character Study</i> within <i>Objective 1, Strategy B (Establish Roadway Standards...)</i> as an example of corridor-specific recommendations for preserving rural character. • Recognition that recent Zoning Code amendments are examples of how <i>Objective 2 (Promote a high quality residential and commercial built environment)</i> have been implemented, and that additional Code modifications should still be considered. • Clarification that public art should be integrated into capital improvements and private development proposals where opportunities are available (<i>Objective 2</i>). • Clarification of <i>Objective 5, Strategy B (Consider Gateway Designs...)</i> which is intended to recommend consistency in gateway signs, while not precluding unique design elements within gateway features. • Update of <i>Objective 5, Strategy C (Implement Special Packages... for directional and informational signs)</i> to remove the reference to the Central Ohio Innovation Center and to include Bridge Street neighborhoods and other business districts. • Reference to the <i>Hyland-Croy Road Corridor Character Study</i> within <i>Objective 7, Strategy A (Consider Design Alternatives...)</i> as an example of recommendations for integrating roadway design with surrounding open space character.

Summary	Objectives & Strategies Amendments
<p>Community Character & Environment (Chapter 2) (cont'd)</p>	<p><i>Environment Objectives</i></p> <ul style="list-style-type: none"> • Relocation of <i>Health and Human-Related Services Objective 1, Strategy B (Consider Nature Education...)</i> from the <i>Community Facilities</i> chapter as an additional strategy in <i>Objective 1 (Create clear standards and policies for establishing Dublin as a "green" community that . . . is a leader in environmental stewardship)</i>, as this strategy better fits within this section of the Plan. • Relocation of <i>Objective 3, Strategy C (Establish Soil Remediation Standards...)</i> to <i>Objective 9 (Increase tree planting for future generations in Dublin)</i> as these topics are more closely related. The strategy statement is expanded to recognize new structural soil requirements in the Bridge Street District zoning regulations as well as the need for standards in other portions of the city. <p>Technical clarifications to background information and strategy statements of <i>Objective 11 (Maintain and increase wildlife diversity)</i> to more accurately describe issues and solutions related to habitat change and associated impacts on biodiversity.</p>
<p>Land Use (Chapter 3)</p>	<p>Contains 17 objectives. Proposed modifications include:</p> <ul style="list-style-type: none"> • Recognition that recent Zoning Code amendments are examples of how <i>Objective 1, Strategy D (Develop a State-of-the Art Code...)</i> has been implemented, and that additional Code modifications should be considered. • Revision of <i>Objective 2, Strategy A (Maintain Appropriate Development Levels...)</i> to accommodate the desire for higher land use intensities in the Bridge Street District as well as lower intensities in other portions of the city. • Inclusion of a new strategy in <i>Objective 4 (Encourage Mixed Use Development...)</i> to address the need for continual monitoring of the new Bridge Street District zoning regulations, and clarification that regulations for context-sensitive mixed use development in other portions of the City remain appropriate. • Inclusion of a new strategy in <i>Objective 5 (Emphasize redevelopment efforts and infill development throughout the City)</i> to address the need for continual monitoring and updates of the Land Use Plan, allowing the City to respond to changing market trends that may result in new redevelopment pressures for aging development areas. • Expansion of <i>Objective 6 (Explore a broader range of housing options for Dublin's residents)</i> to also address the need to preserve the quality of Dublin's aging single-family housing stock and desirability of neighborhoods as they age. New strategy statements are also included. • Revision of <i>Objective 6, Strategy A (Provide a Mix of Housing Choices...)</i> to clarify that the creation of new neighborhood types is appropriate, provided that the City's expectations for high-quality development are maintained. • Inclusion of a new strategy in <i>Objective 7 (Encourage and integrate neighborhood-level retail...)</i> to identify design solutions that will minimize

Summary	Objectives & Strategies Amendments
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<p>Land Use (Chapter 3) (cont'd)</p>	<p>conflicts between neighborhood retail centers and nearby residential areas.</p> <ul style="list-style-type: none"> • Expansion of <i>Objective 8, Strategy C (Revise Development Codes...)</i> to include monitoring of the new Bridge Street District regulations for their effectiveness in achieving pedestrian mobility goals. • Recognition that the <i>Parks and Recreation Master Plan</i> has now been adopted in <i>Objective 10 (Preserve areas of open space for a variety of recreation activities)</i>. • Elimination of <i>Objective 12, Strategy E (Adopt and Implement Plans...)</i> which focuses on adoption of the <i>Historic Dublin Revitalization Plan</i>. While the <i>Revitalization Plan</i> was never adopted, many of its recommendations were incorporated into the <i>Historic Dublin Area Plan</i>; these will be maintained and/or revised as necessary in the new <i>Bridge Street District Area Plan</i> (pending). • Inclusion of the Indian Run in <i>Objective 12, Strategy F (Focus on the Scioto River Corridor)</i> as a key environmental resource within the Historic District, with additional text to emphasize that the goals of increasing access to and across these features must be balanced with the preservation of their natural and visual integrity. • Addition of text to <i>Objective 14 (Ensure that land use policies sustain the community's economic and fiscal needs...)</i> to recognize that strategic infrastructure investments will be needed to support increased development intensities in the Bridge Street District. • Addition of text to <i>Objective 15, Strategy D (Improve Plan Review and Approval Processes...)</i> to reflect the adoption of administrative review procedures for the Bridge Street and Innovation Districts, and the need for continual monitoring to ensure their effectiveness. • Inclusion of two additional strategy statements in <i>Objective 17 (Promote education about current land use planning and development topics...)</i>, which were omitted from the 2007 Community Plan publication in error.
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<p>Transportation (Chapter 4)</p>	<p>Contains 11 objectives. Proposed modifications include:</p> <ul style="list-style-type: none"> • Revision of <i>Objective 2, Strategy C (Require Traffic Impact Studies...)</i> to clarify that alternative transportation and access studies will be applicable to development within the Bridge Street and Innovation Districts. • Inclusion of a new strategy in <i>Objective 3 (Maintain a quality LOS standard for Dublin's network)</i> to promote travel demand management (TDM) policies and to monitor the effectiveness of new TDM-based parking incentives in the Bridge Street District zoning regulations. • Revision of <i>Objective 5, Strategy E (Balance Transportation and Planning Objectives...)</i> to emphasize the need to prioritize the most appropriate road widening projects. • Consolidation of <i>Objective 6, Strategies A and B (Require Multiple Connection Points...)</i> and <i>(Provide Multiple Routes...)</i>, as both strategies are interrelated.
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Summary	Objectives & Strategies Amendments
<p>Transportation (Chapter 4) (cont'd)</p>	<ul style="list-style-type: none"> • Reorganization of strategies within <i>Objective 8 (Promote alternatives to the single-occupant vehicle within the City)</i> to group related strategies involving transit service. These strategies are also revised to emphasize the need to ensure Dublin's transit service goals are incorporated into regional transit plans, and to update descriptions of targeted areas for higher density development. • Revision of <i>Objective 9, Strategy F (Encourage State of Ohio and City of Columbus Officials...)</i> to include the US 33/SR 161/I-270 interchange as a key focus area for transportation improvements. • Revision of <i>Objective 9, Strategy A (Aggressively Explore Additional Bridge Locations...)</i> to expand options for identifying new river or interstate bridge crossings as opportunities arise. • Inclusion of new Scioto River bridge crossings within the Bridge Street District in <i>Objective 10, Strategy C (Acquire Additional Rights-of-way)</i>. • Updates to <i>Objective 11 (Promote bicycle and pedestrian mobility in and through Dublin)</i> to: describe new types of bicycle facilities that have been implemented or are being planned within the City; address the need to monitor newly adopted bicycle parking requirements; and coordinate with the recommendations of the Bicycle Advisory Task Force.
<p>Community Facilities (Chapter 5)</p>	<p>Contains 16 objectives, organized by topic. Proposed modifications include:</p> <p><i>General Objectives</i></p> <ul style="list-style-type: none"> • Elimination of <i>Objective 3, Strategy E (Establish a Land Acquisition Program...)</i>. This revision is proposed for two reasons: <ol style="list-style-type: none"> 1) the strategy is out of place under <i>Objective 3 (Create community focal points within parks and community facilities)</i>, and 2) the City typically focuses on more flexible and less formalized approaches to land acquisition than implied by this strategy. • Recognition that the <i>Parks and Recreation Master Plan</i> has now been adopted in <i>Objective 3, Strategy G (Adopt a Parks and Recreation Plan)</i>, and that monitoring and periodic amendments will be necessary. • Clarification of <i>Objective 4, Strategy A (Carefully Site Civic Uses...)</i> to emphasize the need for sufficient acreage to develop consolidated public facilities and open spaces. • Elimination of <i>Objective 4, Strategy E (Encourage Land Acquisition...)</i> due to redundancy with amended <i>Objective 2, Strategy C (Identify Desirable Sites...)</i>. • Revision of <i>Objective 5, Strategy C (Acquire Key Parcels...)</i> to emphasize the importance of facility location rather than land acquisition and to recognize that opportunities for public-private partnerships may also be appropriate when implementing this strategy. • Revision of <i>Objective 5, Strategy E (Incorporate Recommendations... from the</i>

Summary

Objectives & Strategies Amendments

Community Facilities
(Chapter 5)
(cont'd)

Historic Dublin Revitalization Plan) to instead reference the new *Bridge Street District Area Plan* (pending).

Parks and Open Space Objectives

- Inclusion of a new strategy in *Objective 1 (Provide a variety of recreational and open space facilities for all residents)* to recommend incorporation of urban open space types in the *Parks and Recreation Master Plan*, along with guidance for key greenway connections and public open space locations in the Bridge Street District.
- Revision of *Objective 1, Strategy C (Require Parkland Dedication...)* to recommend monitoring of the new Bridge Street District open space requirements for residential and commercial development.
- Revision of *Objective 2, Strategy E (Implement Applicable Plans...)* to remove the reference to the *2003 Pedestrian Tunnel Study*, the key recommendations of which have now been implemented. This strategy will now include reference to the area plans and bikeways plan included in the Community Plan.
- Consolidation of *Objective 3, Strategy C (Implement a Detailed Master Plan...)* and *Strategy F (Target Critical Locations...)* to eliminate redundancy.
- Revision of *Objective 3, Strategy G (Consider Additional Parkland Acquisition...)* to focus on complementary site design and connectivity for new development adjacent to the Glacier Ridge Metro Park.

Municipal Facilities Objectives

- Revision of *Objective 1, Strategy E (Acquire Necessary Land...)* to focus on the need to identify appropriate sites for municipal facilities.
- Revision of *Objective 2, Strategy C (Assist Local Schools...)* to include additional institutions and community organizations and examples of the type of support intended by the strategy, such as shared services.
- Elimination of *Objective 2, Strategy E (Acquire Future Sites...)* to eliminate redundancy with amended *Objective 1, Strategy E (Identify Desirable Sites...)*.
- Elimination of *Objective 2, Strategy F (Establish Annexation Policies...)* due to redundancy with *Land Use Objective 16, Strategy B (Strategically Annex Unincorporated Areas/Islands...)*

Schools Objectives

Removal of reference to the Central Ohio Innovation Center in *Objective 2, Strategy D (Promote Technology-Based Education...)* and replacement with 'Dublin's business neighborhoods.

Summary	Objectives & Strategies Amendments
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Community Facilities (Chapter 5) <i>(cont'd)</i>	<p><i>Libraries Objectives</i></p> <p>Revision of <i>Objective 1, Strategy C (Consider Cooperative Partnerships)</i> to include 'other strategic partners' and co-location of civic uses.</p> <p><i>Postal Services Objectives</i></p> <p>No amendments are proposed.</p> <p><i>Religious Institutions Objectives</i></p> <p>No specific objective/strategy statements are included in the Community Plan.</p> <p><i>Cemeteries Objectives</i></p> <p>Update to <i>Objective 1 (Explore options for the provision of cemeteries as a valued public service for Dublin's residents)</i> to recognize that burial plots are no longer available within the Dublin Cemetery and that emphasis should be placed on exploring private market-based options.</p> <p><i>Health and Human-Related Services</i></p> <ul style="list-style-type: none"> • Relocation of <i>Objective 1, Strategy B (Consider Nature Education...)</i> to <i>Environment Objective 1</i>. • Elimination of <i>Objective 1, Strategy C (Find a Prominent Location... for the Dublin Historical Society)</i> due to redundancy with <i>Historic Preservation Objective 5, Strategy D (Create a Visible Location... for the Dublin Historical Society)</i>. • Inclusion of a new strategy statement to promote the creation of a medical technologies business cluster as an economic development strategy.
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Historic Preservation (Chapter 6)	<p>Contains 7 objectives. Proposed modifications include:</p> <ul style="list-style-type: none"> • Addition of 'historic preservation grants' as an example of economic assistance in <i>Objective 4, Strategy G (Encourage Adaptive Reuse Policies...)</i>. • Addition of architectural consultants to <i>Objective 4, Strategy H (Utilize Preservation Consultants...)</i>. • Revision of <i>Objective 4, Strategy I (Revise Code Requirements...)</i>, to recognize adoption of the new historic zoning districts in the Bridge Street District zoning and the need for monitoring to ensure their effectiveness in achieving desired development and preservation goals. • Elimination of <i>Objective 4, Strategy J (Complete a City-Sponsored Rezoning...)</i>, as this strategy has now been implemented with the Bridge Street District rezonings.
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Summary	Objectives & Strategies Amendments
<p>Historic Preservation (Chapter 6)</p>	<ul style="list-style-type: none"> • Consolidation of <i>Objective 4, Strategy K (Utilize Evaluative Tools...)</i> and <i>Strategy I (Adopt and Implement Revitalization Plans...)</i>, to eliminate redundancy and reference the new <i>Bridge Street District Area Plan</i> (pending). • Revision of <i>Objective 5, Strategy B (Improve Awareness of the Architectural Review Board)</i> to recognize new communication efforts, such as the Historic Dublin quarterly newsletter, and to broaden the intent of this strategy. •
<p>Fiscal Analysis (Chapter 7)</p>	<p>Contains 4 objectives. Proposed modifications include:</p> <p>Consolidation of <i>Objective 1 (Seek alternative sources of revenue...)</i> and <i>Objective 3 (Require new development to pay its fair share of growth impacts)</i> to place more emphasis on using cooperative financing solutions rather than development impact fees. Some technical information is also removed from the revised objective statement, as it was redundant with background information described elsewhere in Chapter 7, and inconsistent with the general format of other objective statements.</p>
<p>Demographics (Chapter 8)</p>	<p>Contains no specific objective/strategy statements; however, the demographics analysis informs objectives and strategies in other chapters, particularly those dealing with the need for expanded housing options and municipal services to respond to the needs of an aging population and changing lifestyle trends. For example, see <i>Land Use Objective 6 (Encourage a broader range of housing options for Dublin Residents)</i> and <i>Land Use Objective 10 (Preserve areas of open space for a variety of recreation activities)</i>.</p>
<p>Utilities (Chapter 9)</p>	<p>Contains 11 objectives. Proposed modifications include:</p> <ul style="list-style-type: none"> • A new strategy in <i>Objective 2 (Continue efforts to remove inflow and infiltration sources within the existing sanitary sewer system)</i> to address new Ohio EPA compliance requirements. • A new strategy in <i>Objective 3 (Implement sanitary sewer extensions to growth areas...)</i> to address the need for a clear policy regarding the provision of sanitary sewer service to unserved areas of the City. • A new strategy in <i>Objective 5 (Provide for the safe and efficient delivery of high quality potable water...)</i> to address the need for a clear policy regarding the provision of water service to unserved areas of the City. • Elimination of <i>Objective 8 (Determine future water tower sites appropriately to blend with the adjacent environment)</i>, as the new Dublin Road tank will fulfill the intent of this objective. • <i>Expansion of Objective 11 (Design future stormwater retention ponds and detention basins...)</i> to include alternative Best Management Practices and address the unique stormwater management approaches needed for the Bridge Street District.

Summary	Objectives & Strategies Amendments
Implementation (Chapter 10)	Revision of <i>Objective 3, Strategy A (Require Concurrence in Rezoning Requests...)</i> to clarify that it may sometimes be more appropriate to revise the Plan, based on new planning and development decisions enacted by Council.

Recommendation	Request for Feedback
Recommendation	Planning recommends that the Commission discuss the proposed changes and policy additions and provide feedback to staff for further revision. No formal recommendation is requested at this time. A final draft of proposed amendments, along with additional supplemental text within each chapter of the Community Plan, will be brought back to the Commission for a future recommendation.