



CITY OF DUBLIN.

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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	5
Case Number	12-046ADM
Request	Review of potential amendments to the special planning areas 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 special planning areas.

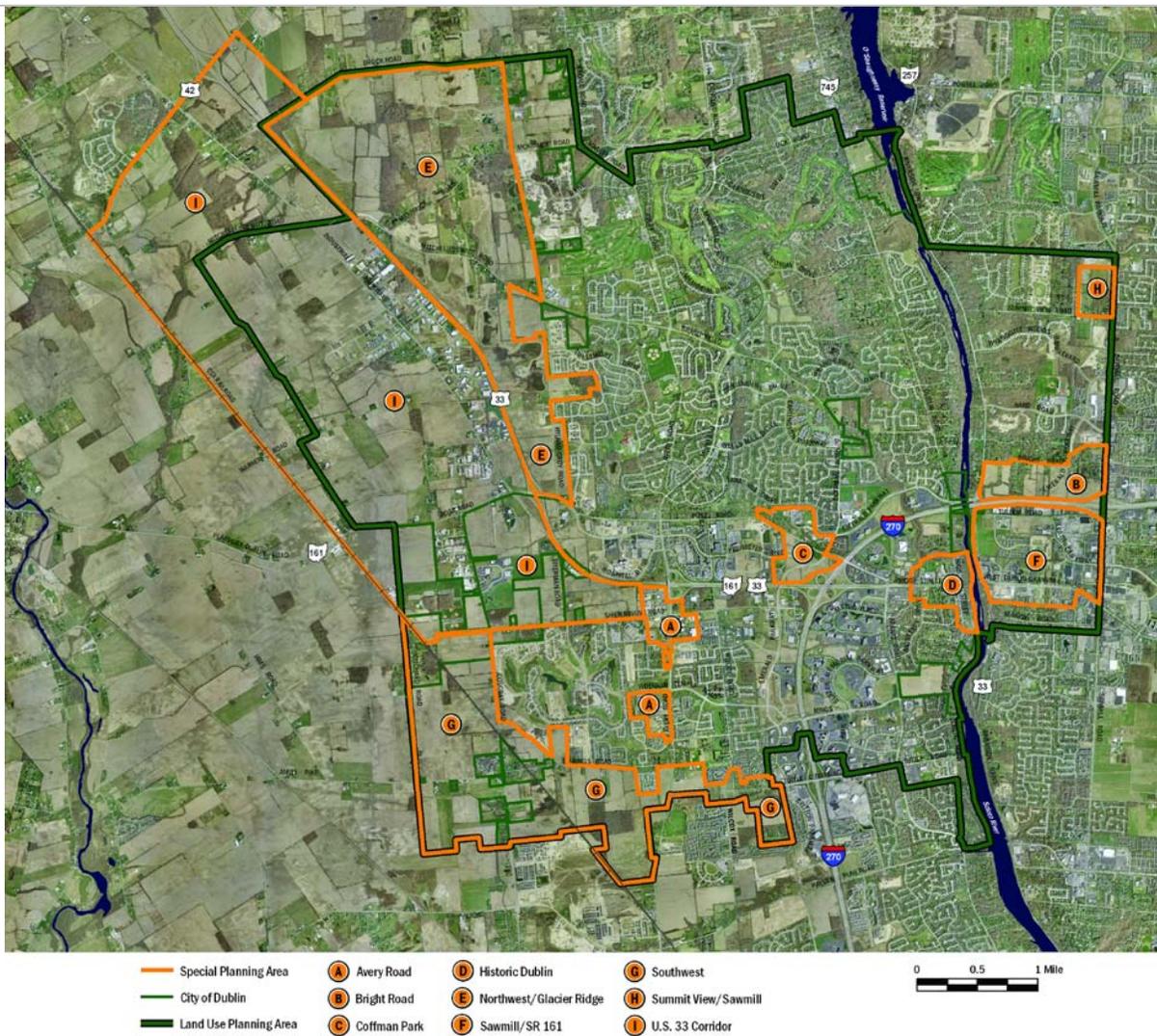
Background

Existing Area Plans

The 2007 Community Plan includes nine 'Special Area Plans' to guide development in key areas of the City:

- Avery Road Area
- Bright Road Area
- Coffman Park Area
- Historic Dublin Area
- Northwest/Glacier Ridge Area
- Sawmill/SR 161 Area
- Southwest Area
- Summit View/Sawmill Area
- US 33 Corridor Area

Planning has reviewed each of the area plans for potential amendment considerations, as described later in this report.



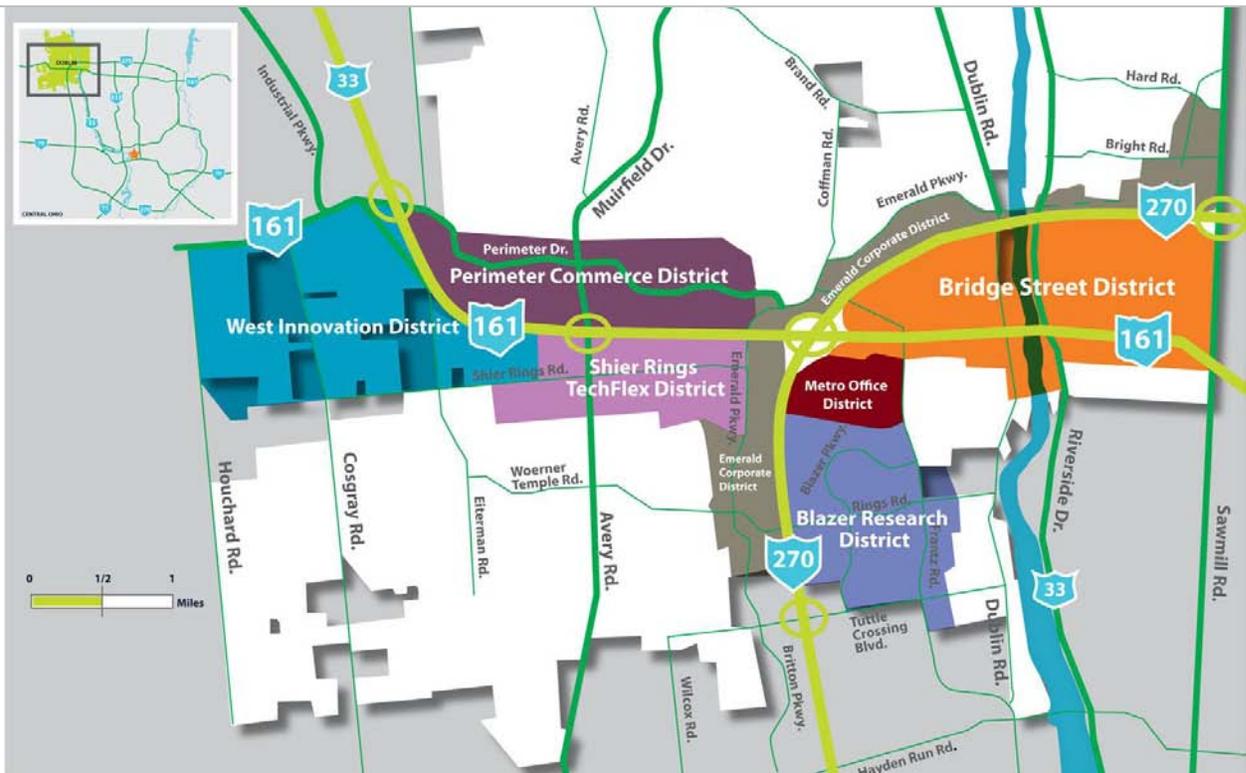
Background

Dublin's Business Neighborhoods

As part of the planning process for the Economic Advancement Zone (EAZ) Plan in 2011, Planning worked with Economic Development to identify a number of districts within Dublin's primary commercial corridors (generally along Interstate 270 and State Route 161). Seven districts were identified, based on geography, development character, planning objectives and economic development goals:

- Bridge Street District
- Metro Office District
- Blazer Research District
- Emerald Corporate District
- Perimeter Commerce District
- Shier Rings TechFlex District
- West Innovation District (formerly the 'Economic Advancement Zone')

Some of these business neighborhoods overlap with existing special area plans, or in the case of the Bridge Street and West Innovation Districts, represent new plans that have been adopted by City Council in recent years. The business neighborhood districts will be integrated into the special area plan section of the Community Plan to provide a consistent and coordinated framework for communicating planning and economic development goals in all of the City's planning areas.



Summary	Existing Area Plan Amendments
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Avery Road Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • The Avery/Shier Rings subarea overlaps with portions of the West Innovation District and Shier Rings TechFlex District. • Potential for additional neighborhood office development (based on existing zoning) east of the Cramers Crossing neighborhood (currently depicted as Mixed Residential Medium Density in the Avery/Woerner-Temple subarea). • Land within both subareas was rezoned to the new Technology Flex and Innovation Districts in 2011. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Coordinate the Avery/Shier Rings plan with the West Innovation District and Shier Rings TechFlex Districts as a focus area. • Consideration of optional neighborhood office development east of Cramers Crossing with guidelines to buffer development near existing homes.
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Bright Road Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • Area overlaps with the Emerald Corporate District. • Alignment and design of Emerald Parkway Phase 8 and the Emerald Parkway/Bright Road intersection has been finalized. • The City has acquired property containing the Holder-Wright Earthworks; Parks and Open Space has prepared a new, detailed master plan for the planned Holder-Wright Park. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Integrate as a focus area within the new Emerald Corporate District plan. • Coordinate with final design of Emerald Parkway (<i>e.g.</i> the Emerald Parkway/Bright Road roundabout). • Refer to the Parks and Open Space master plan for the details of the planned Holder-Wright Park.
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Coffman Park Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • Area overlaps with the Emerald Corporate District. • The Delta Energy office development (2010) was unanticipated in the 2007 plan. • Parks and Open Space has prepared a new, detailed master plan for the expansion of Coffman Park. • There has been interest in small format office/warehouse development along Post Road in this area. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Integrate as a focus area within the new Emerald Corporate District plan.
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Summary	Existing Area Plan Amendments
Coffman Park Area <i>(cont'd)</i>	<ul style="list-style-type: none"> • Refer to the Parks and Open Space master plan for the details of the planned Coffman Park expansion. • Clarify development intent and access management objectives for the Post Road frontage. • Emphasize the need for a pedestrian/bicycle greenway connection between Coffman Park and the Bridge Street District.
Historic Dublin Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • Area is located within the Bridge Street District and has been rezoned. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Integrate as a 'character area' within a new Bridge Street District plan. • Revise content as necessary to coordinate with goals and objectives identified during the Bridge Street District planning process.
Northwest/Glacier Ridge Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • Plan was revised as part of the 2011 Hyland-Croy Road Corridor Character Study. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Integrate revised content as adopted by Council in 2011.
Sawmill/SR 161 Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • Area is within the Bridge Street District and has been rezoned accordingly. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Replace with 'character areas' within the new Bridge Street District plan and incorporate the goals and objectives identified during the Bridge Street District planning process.
Southwest Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • Unanticipated land use/development pressures are occurring along the Avery Road corridor in the City of Columbus. • Approval of the National Church Residences development at Avondale Woods. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Update discussion of surrounding land use and development context and implications for future development and transportation improvements. • Recognize the National Church Residences as an example of the plan's recommendation for additional senior housing options in the Southwest Area.

Summary	Existing Area Plan Amendments
Summit View/Sawmill Area	No changes proposed.
US 33 Corridor Area	<p><i>Considerations</i></p> <ul style="list-style-type: none"> • The Economic Advancement Zone Plan was adopted as an amendment to the US 33 Corridor Area Plan in 2011. • This area overlaps the West Innovation District. • The City of Dublin entered into an Economic Development Agreement (EDA) with the City of Columbus for a portion of this area (277 acres) in 2009. • The portion of this area north of State Route 161 is also included in the draft Jerome Township land use plan. • City of Marysville utility services will be provided for land north of SR 161; under this circumstance, development will be regulated by Jerome Township. <p><i>Proposed Amendments</i></p> <ul style="list-style-type: none"> • Separate the US 33 Corridor area north of SR 161/Post Road from the West Innovation District (to the south) and coordinate with the Jerome Township land use plan (where appropriate). • Coordinate with the land use and zoning plans developed as part of the Economic Advancement Zone Plan for the area located within the City of Dublin/City of Columbus EDA.

Summary	Business Neighborhood Integration
Bridge Street District	<p><i>Area Plan Objectives</i></p> <ul style="list-style-type: none"> • Integrate major recommendations of the Bridge Street Corridor Vision Report (2010). • Reflect more recent land use, open space and infrastructure planning undertaken since adoption of the Vision Report. • Revise the 'character area' boundaries and descriptions (as identified in the Vision Report) to coordinate with adopted zoning (2012) and/or long-range land use planning objectives. • Provide a generalized graphic plan to convey development character objectives, major transportation routes and greenway/open space connections. • Replace the existing Historic Dublin and SR 161/Sawmill Area Plans, incorporating recommendations that remain applicable.

Summary		Business Neighborhood Integration
West Innovation District	<p><i>Area Plan Objectives</i></p> <ul style="list-style-type: none"> • Integrate the adopted Economic Advancement Zone Plan (2011), revising as necessary to refer to the 'West Innovation District.' • Include a discussion of the planned Ohio University Heritage College of Osteopathic Medicine campus, and implications of this development for the district. 	
Other Business Neighborhoods: <ul style="list-style-type: none"> • Emerald Corporate • Blazer Research • Metro Office • Shier Rings TechFlex • Perimeter Commerce 	<p><i>General Area Plan Objectives</i></p> <ul style="list-style-type: none"> • Describe key development and/or redevelopment objectives for each business neighborhood. • Describe key transportation issues and objectives, where applicable. • Integrate existing area plans as focus areas, where areas overlap. • Provide recommendations for future analysis and planning studies, where appropriate. 	

Recommendation		Request for Feedback
Recommendation	Planning recommends that the Commission discuss the proposed approach to amending the special area plans and provide feedback for further consideration. No formal recommendation is requested. Planning will provide drafts of specific area plans for review beginning at the October 4 Commission meeting.	