



City of Dublin Planning and Zoning Commission

# Planning Report

Thursday, November 8, 2012

## Community Plan 2012 Amendment

### Case Summary

Agenda Item	1
Case Number	12-046ADM
Request	Review of potential amendments to the 2007 Community Plan as part of the 2012 Community Plan Amendment process, including the Bridge Street District, West Innovation District and US 33 Corridor area plans, the Future Land Use Map and the Thoroughfare Plan.
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Planning Considerations	<i>Request for Feedback.</i> Planning requests review and discussion of potential amendments to the Community Plan's special planning areas, the Future Land Use Map and the Thoroughfare Plan.

## Background

Planning provided an overview of potential updates to the Special Area Plans section of the Community Plan at the September 6, 2012 Planning and Zoning Commission meeting, including key amendment considerations for each of the existing area plans, and a concept for integrating the seven 'business neighborhood' areas originally identified during the creation of the Economic Advancement Zone Plan. At the October 4, 2012 Commission meeting, Planning presented draft updates to the text, graphics and design recommendations of the existing area plans for Avery Road, Bright Road, Coffman Park and Southwest Areas. Planning has made draft updates to the text, graphics and design recommendation to the Bridge Street District, West Innovation District, and US 33 Corridor area plans, as well as updates and minor modifications to the Future Land Use Map and the Thoroughfare Plan. An overview of the draft changes for each element of the Plan is provided in this report.

As with previous reviews, Planning requests that Commission members continue to review the draft updates online using the Community Plan website at <http://communityplan.dublinohiousa.gov/>. Links the Special Area Plans, Future Land Use Map and Thoroughfare Plan are located on the home page of the website. Links to individual sections are also provided in this report. New functionality has been added to the site with the introduction of embedded map viewers, allowing users to interact with map content without having to open a separate tab or window.

Planning will provide a detailed review of the draft updates at the November 8 Commission meeting. To aid in the Commission's review and discussion, this report is formatted with a 'notes' space for each of the updated area plans and for general comments.

The screenshot displays the City of Dublin Community Plan website. The header includes the logo and navigation tabs for 'Chapters', 'Special Area Plans', 'Future Land Use Map', 'Thoroughfare Plan', 'Recent Updates', and '2007 Plan'. The main content area is titled 'Creating Walkable Neighborhoods' and features a map of the Bridge Street District with various colored zones and a legend. A sidebar on the right lists a table of contents for the 'Bridge Street District' plan, including sections like 'Overview and Purpose', 'The Planning Process', and 'Creating Walkable Neighborhoods'. Below the map, there is a 'View Larger Map' link and a paragraph of text explaining that the Bridge Street District Area Plan consolidates design recommendations and includes character area designations. The page is titled 'Character Area Designations' at the bottom.

## Summary

## Draft Area Plan Amendments

### Bridge Street District

Planning has drafted a new Bridge Street District Area Plan, which can be reviewed on the Community Plan website at:

<http://communityplan.dublinohiousa.gov/special-area-plans/bridge-street-district/>

The Bridge Street District Area Plan unites information from the various planning and implementation documents developed as part of the Bridge Street Corridor Study process, including the Planning Foundations document (May 2010) and Vision Report (adopted by City Council in 2010) developed by Goody Clancy and Associates, as well as information from subsequent implementation studies undertaken throughout 2011 and 2012.

As part of this special area plan, information from the original documents has been updated as necessary; however, since the Bridge Street District Area Plan effectively replaces the Historic Dublin and Sawmill/SR 161 Area Plans of the 2007 Community Plan, all of the text is “new” and therefore the track changes feature used elsewhere on the Community Plan website does not apply.

The Bridge Street District Area Plan is organized into the following sections:

- **Overview and Purpose:** Summary of the opportunities associated with the Bridge Street District area; includes the Character Districts originally published in the Bridge Street Corridor Vision Report as a series of “drop down” features.
- **The Planning Process:** Summary of the Bridge Street Corridor Study planning effort and previous planning associated with the 2007 Dublin Community Plan.
- **Changing Market Demand:** Provides an overview of the local and national market trends that served as the basis for the Bridge Street Corridor Study.
- **A Vision For the Future:** Contains the Bridge Street Corridor Vision Report and Vision Principles that inform the principle design recommendations for the Bridge Street District Area Plan.
- **The Urban Design Framework:** The framework is an element of the Bridge Street Corridor Vision Report that demonstrates the application of the Vision Principles to the Bridge Street District Area Plan.
- **Creating Walkable Neighborhoods:** The Bridge Street District Area Plan is housed in this section, with a series of Character Area Designations informed by the issues and opportunities associated with each part of the Bridge Street District.
- **Fostering Transportation Options:** Outlines the transportation analysis completed by Nelson Nygaard and highlights the importance of multiple modes of transportation and a well-connected street network to a walkable urban environment.
- **Creating Urban Open Spaces and Greenway Connections:** Provides a summary of the role of open spaces in an urban environment and some of the open space and greenway objectives for the Bridge Street District.
- **Implementing the Vision:** Summarizes the implementation efforts completed for the Bridge Street District, including the zoning regulations, water, sewer and stormwater analyses, and upcoming efforts the City will be making to continue implementation.

<p>Bridge Street District</p>	<p><i>Notes</i></p>
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West Innovation District  
and US 33 Corridor

Planning has drafted new graphic plans for the West Innovation District and the US 33 Corridor Area.

The West Innovation District Plan can be reviewed at <http://communityplan.dublinohiousa.gov/special-area-plans/west-innovation-district/>.

The US 33 Corridor Plan can be reviewed at <http://communityplan.dublinohiousa.gov/special-area-plans/us-33-corridor-area/>

These plans coordinate with the land use types originally described in the Economic Advancement Zone Plan. Text from the EAZ Plan has been updated for the West Innovation District Plan. Text has not yet been updated for the US 33 Corridor Plan. Revisions to specific design recommendations are pending for both plans.

The West Innovation District graphic closely represents both the land use plan and thoroughfare plan elements of the EAZ Plan. The US 33 Corridor graphic uses the same land use classifications as are used in the West Innovation District Plan, but also coordinates with the recommendations of the Jerome Township Land Use Plan (in locations where Planning has determined that such coordination may be appropriate). In particular, the revised US 33 Corridor plan depicts less emphasis on high intensities of development extending northwest into Jerome Township. This is consistent with the West Innovation District's recommendations for a transition to light manufacturing and research/assembly uses toward Dublin's western edge.

*Notes*

Future Land Use Map

Proposed updates to the Future Land Use Map and the Land Use Classification descriptions can be reviewed on the Community Plan website at:

<http://communityplan.dublinohiousa.gov/future-land-use-map/>

Notes are indicated on the interactive map to explain the reasoning for specific changes. Redlined text of the revised land use descriptions is included on the Future Land Use page.

Many of the proposed revisions reflect the adoption of the Innovation District, TechFlex and Bridge Street District zoning requirements. This includes the proposed combination of the two Office/Research & Development classifications into a single category, and the replacement of the Mixed Use Town Center classification with a Mixed Use Urban Core category. Some technical clarifications have been identified on various portions of the map as well.

Planning also proposes minor revisions to some land use classification names and descriptions to help clarify intent and to eliminate potential conflicts or overlap between different categories. In some cases, this involves the reclassification of certain properties, but with no material impact on the recommended land use or development density. Planning will provide an overview of the specific revisions at the November 8 Commission meeting.

*Notes*

Thoroughfare Plan

Proposed updates to the Thoroughfare Plan can be reviewed on the Community Plan website at: <http://communityplan.dublinohiousa.gov/thoroughfare-plan/>

Notes are indicated on the interactive map to explain the reasoning for specific changes. A redlined copy of the Thoroughfare Plan table can also be accessed within the Thoroughfare Plan map viewer.

Many Thoroughfare Plan updates are based on recent roadway project completions and minor technical corrections. As with the Future Land Use Map, more significant revisions are based on newly planned thoroughfare concepts for the Bridge Street District and the West Innovation District. Planning and Engineering will provide an overview of the specific revisions at the November 8 Commission meeting.

*Notes*

<b>Recommendation</b>	<b>Request for Feedback</b>
Recommendation	<p>Planning recommends that the Commission review and discuss the draft revisions to the Bridge Street District, West Innovation District, and US 33 Corridor area plans, the Future Land Use Map and the Thoroughfare Plan and provide feedback for further consideration.</p> <p>Potential discussion questions include:</p> <ul style="list-style-type: none"><li>• Does the Commission agree that the proposed text, graphics, and revisions are appropriate for consideration?</li><li>• Is more information necessary?</li><li>• Are there additional plan modifications that should also be considered?</li><li>• Are there any issues with the functionality of the Community Plan website and map viewer that could be improved to enhance user experience?</li></ul>
	General Notes