

Lane Avenue Planning Study UDO Amendments

Ordinance #75-2021
Upper Arlington City Council
December 13, 2021 – 7:30 p.m.



Lane Avenue Planned Mixed Use District

- Lane Avenue PMUD boundaries remain unchanged
- Overlay zones tailored to respect established neighborhoods
- Overlay zones designed to maximize redevelopment opportunities while protecting neighborhoods
- Current code allows 48-foot tall buildings six feet from residential property



Study Timeline

- July 2019 - Ordinance 52-2019 authorized the hiring of OHM Advisors
- Extensive public outreach undertaken (postcards, project webpage, interactive streetscapes, City Insight newsletter and e-newsletter, social media, fliers, posters, blogs, articles, etc.)
- Numerous input opportunities with 1,000s of community touchpoints
- September 2020 - Resolution 11-2020 adopted the Lane Avenue Study
 - 2021-2022 - streetscape design for implementation as early as 2024
- October/November 2021 - over 400 letters sent to all property owners in the Lane Avenue PMUD as well as all those located within 300 feet
- November 15, December 6 and December 13 - Council hearings



**WORK BEGINS ON LANE
AVENUE PLANNING STUDY**



Recent Outreach (Nov-Dec)



COMMUNITY DEVELOPMENT DEPARTMENT

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The City of Upper Arlington - Government

November 10 · 🌐

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Proposed amendments to the Lane Avenue Planned Mixed Use District are heading to City Council over the next few weeks. These amendments are the result of the Lane Avenue Planning Study and are designed to help guide future growth in the district. Check here for more on the proposed amendments and public hearing schedule: <https://bit.ly/31O3zmz>



City of Upper Arlington Notice of Public Hearings

Ordinance No. 75-2021 proposes to update the City's Unified Development Ordinance per the direction of the Lane Avenue Planning Study, which was completed in 2020. The Study includes revisions to zoning standards and use tables, overlay districts and other sections of the zoning code within the Lane Avenue Planned Mixed Use District. Details of the study can be found at: upperarlingtonoh.gov/community-development/lane-avenue-planning-study

Public hearings will be held at each reading of Ordinance No. 75-2021 (meeting dates below) at or after 7:30 p.m. City Council agendas and materials, which will include the proposed revisions, are posted in advance of the meeting here: docs.uaoh.net/AgendaOnline

First Reading/Public Hearings:	11.15.2021
Second Reading/Public Hearing:	12.06.2021
Third Reading/Public Hearing/Council Action:	12.13.2021

Please feel free to reach out to the Community Development Department for any questions at planning@uaoh.net or 614-583-5070.



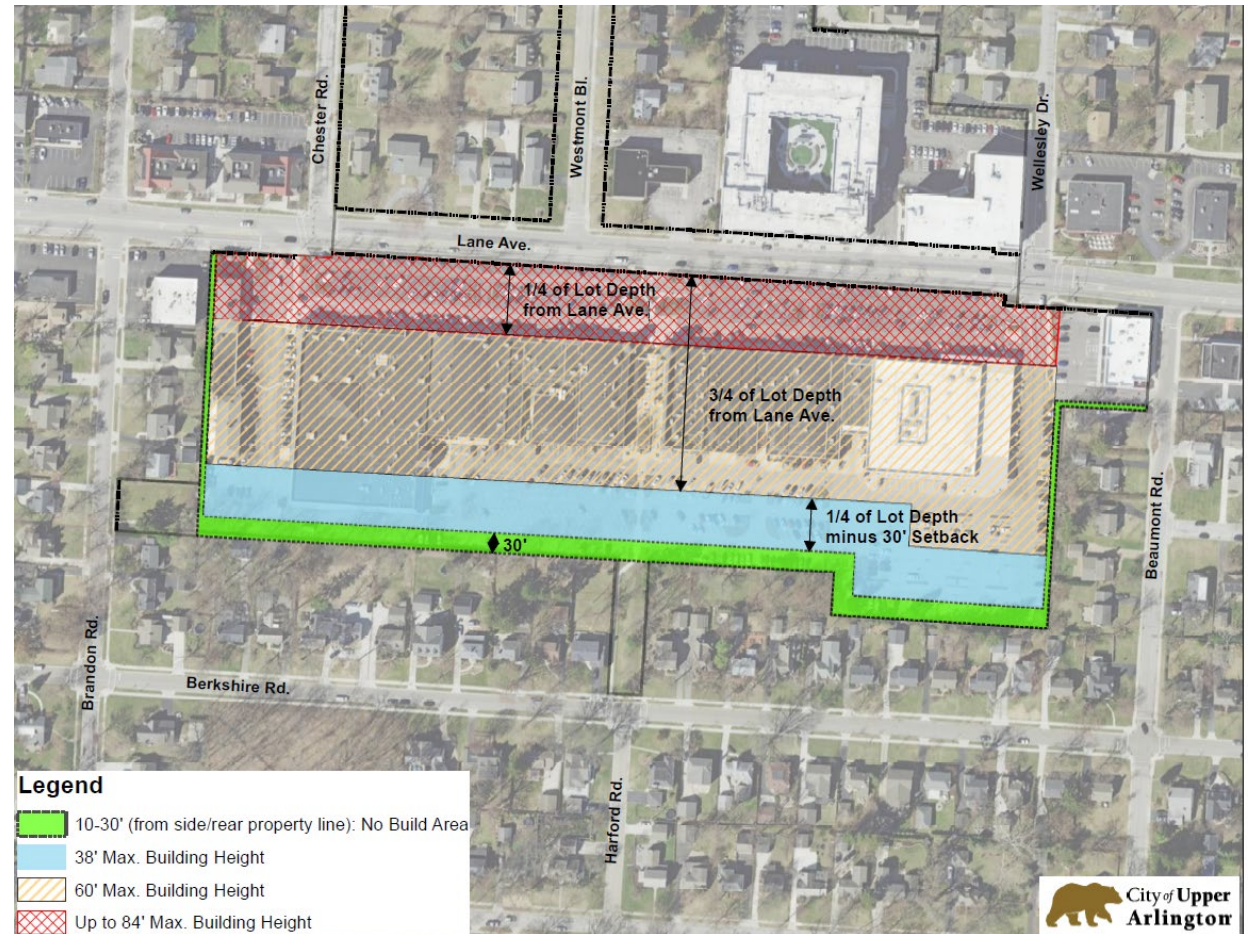
Updates since December 6, 2021

- Staff met virtually with Berkshire Road neighbors on December 8th
- Staff offered additional UDO amendments for Council's consideration:
 - Recommended Option and Alternate Option for the Center Overlay zone (*Shops on Lane Avenue, Lane 1 and Lane 2 areas*)
 - Increase fence height adjacent to commercial property from six feet to eight
 - Increase landscaping height at planting by two feet
 - Made ground and upper story heights explicit, added a minimum height limit
 - Reiterated hours of work ordinances to the Shops on Lane Avenue owner
- No imminent redevelopment projects along W. Lane Avenue at this time



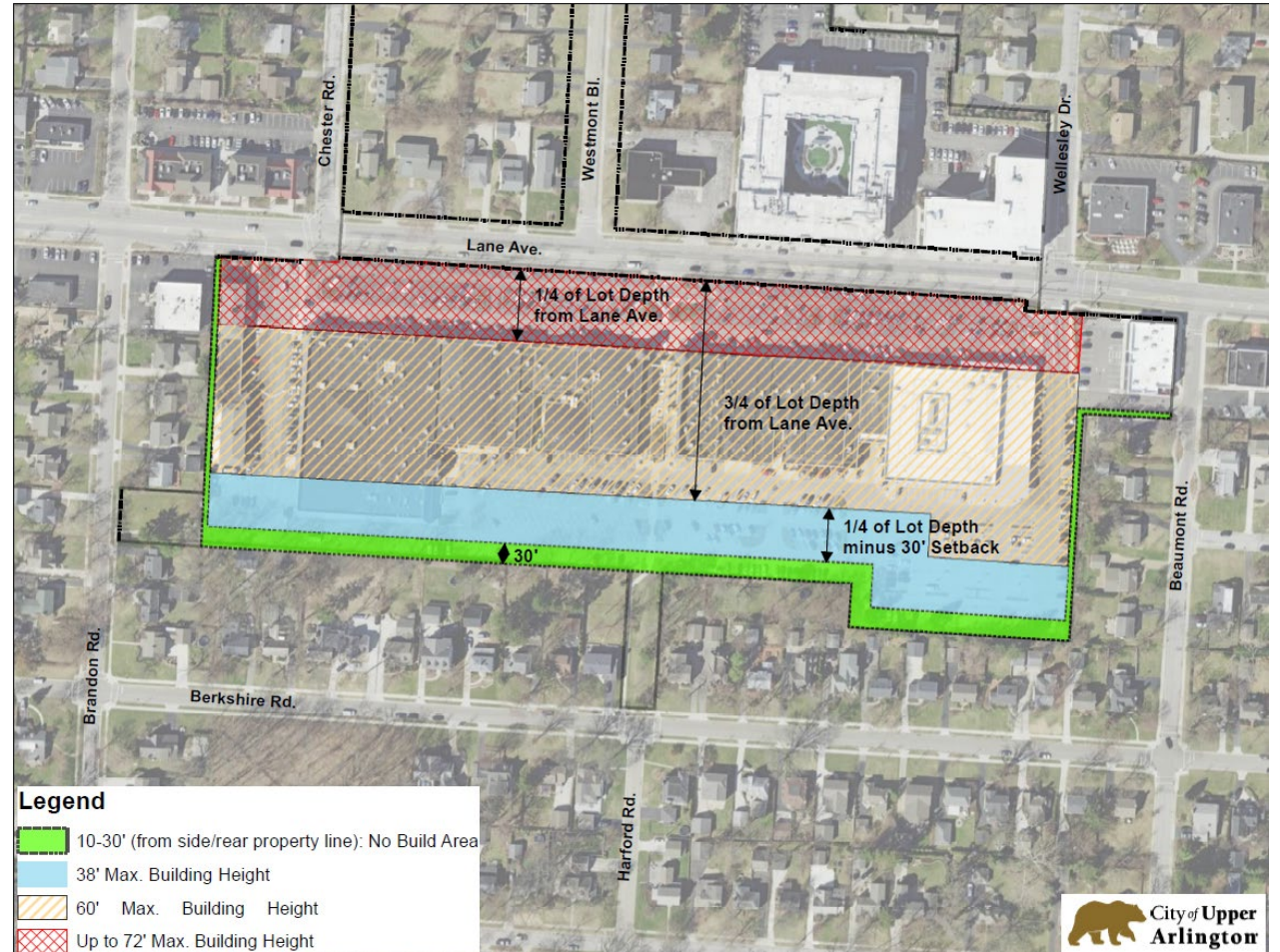
Recommended Option

- 60-foot tall building (four-to-five story) base height across front 75% (330 feet) of the Center zone
- Allows for an up to 84-foot tall building (six stories) across 25% (or 110 feet) of the Center zone along Lane Avenue-current front parking lot
- 38-foot (three-story) building height toward rear of zone
- Increases current rear yard building setback 5x, from six feet to 30
- Only a small portion of north side of Lane Avenue becomes “nonconforming”



Alternate Option

- Allows for an up to 72-foot tall building (six-to-five stories) across 25% (or 110 feet) of the Center zone along Lane Avenue- current front parking lot



Building Height

- Affords higher density and better walkability in the Center Zone



Project	Building Height (Story)
Kingsdale Senior Housing Building*	86' (7 story)
Kingsdale Apartment Building*	75' (7 story)
Arlington Crossing	69' (5 story)
OSU Wexner Medical Center	75' (5 story)
Lane 1 & Homewood Suites	55' (5 story)
Lane 2	65'-6" (5 story)
Lane 2 TownePlace Suites	62'-3" (5 story)
Golden Bear Center*	68' (5 story)
Arlington Gateway*	72' to 144' (6-11 story)

* = *under construction/pending*



UDO Amendment Highlights

- Creates a Lane Avenue PMUD overlay with height maximums
- Reduces building heights and permitted uses adjacent to single-family zoning
- Adds minimum open space requirements based on the # of units and SF
- Enhances building design guidelines and standards
- Adds Traffic Impact Study to the list of minimum submittal requirements
- Adds sustainable design requirements per existing policy
- Standardizes streetscape along the corridor
- Adds demarcation elements between PMUD and single-family areas
- Adds that pre-application neighborhood meetings can be required

