

LANE AVENUE PLANNING STUDY

City Council Special Session
Monday, June 29, 2020

The background of the slide is a dark, grayscale aerial photograph of a city street grid. A bright green rectangular box is centered on the page, containing the title text. The text is white, bold, and sans-serif.

PMUD CODE REVIEW



Lane Avenue PMUD

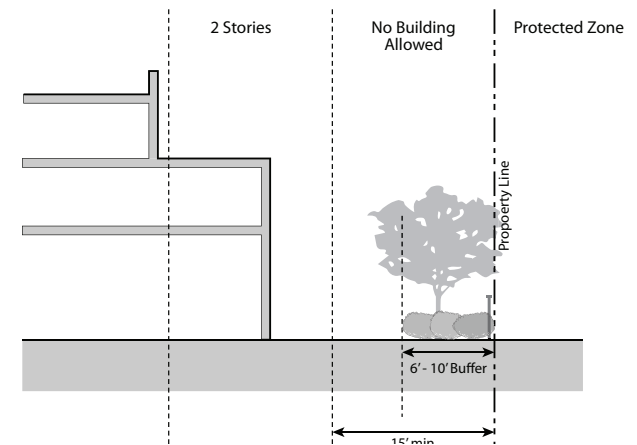
Agenda

- Intro
- What are the major changes?
- What is included in the PMUD
- What has been the value of public input?
- What are the next steps?

Introduction

How was PMUD code informed by:

- Public Input (stakeholders, survey, open houses, etc)
 - » Development transition (scale, massing, buffering, etc.) to adjacent neighborhood
 - » Formalization of neighborhood pre-application review
- Framework Plan-
 - » Codification of streetscape design to assure consistent experience
 - » Emphasis on activating frontage zone attractive to pedestrians



Introduction

How was PMUD code informed by:

- Market Study-
 - » Range of potential uses along corridor to include within permitted use categories
 - » Best practice examples of desired built form to model
- Traffic Study-
 - » Feasibility of adding bicycle lanes to Lane Avenue
 - » Limited reliance on on-street parking to buffer pedestrian zone from traffic



Introduction

Why else should the Lane Avenue PMUD be revised?

- Changing regional development dynamic
- Mixed results with UDO/PMUD Design Guidelines
- Little attention to regulating development form within the *private realm*
- Lack of standards for creating a viable streetscape within the *public realm*
- Opportunity to apply Lane Avenue framework to remaining PMUD areas



An aerial photograph of a city street scene, including buildings, parking lots, and trees, overlaid with a semi-transparent green filter. The text "What are the major changes?" is centered in white.

What are the major changes?

PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

1

Consider the relationship of new projects to each Context Area's (sub-district) unique development pattern (e.g. lot size, block size, proximity to neighborhood, access, etc.).



PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

2

Locate primary pedestrian entrances to buildings on Primary Streets and vehicular entrances on

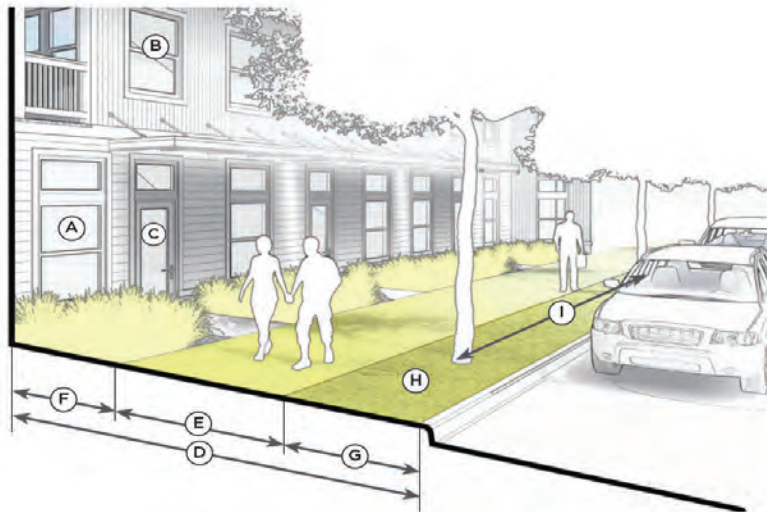


PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

3

Incorporate streetscape design standards to assure each project enhances how people that walk experience the



SIDEWALK AND FRONTAGE ZONE

(E)	Primary Street Clear Pedestrian Zone	6' min
	Secondary Street Clear Pedestrian Zone	6' min

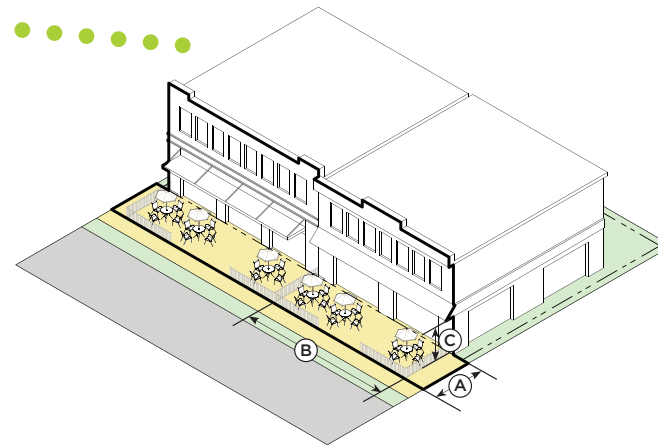
PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

4

Specify how the fronts of buildings, particularly at street level, encourage people to browse and gather (e.g. transparency of glass,

PATIO SIZE		
(A)	Depth	20' max
(B)	Width	Patios may extend the full width of a building or individual storefront tenant space, except that access to the main building or storefront must be unobstructed with a direct connection to the public sidewalk.



PMUD Major Changes

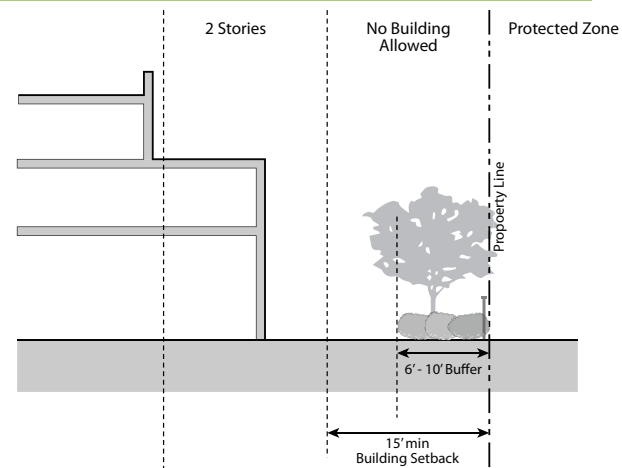
Lane Avenue Planned Mixed Use District will require future development to:

5

Adequately buffer adjacent neighborhoods through adjustments in building height, setback, and landscaping.

LANE AVENUE PMUD...

"The maximum height of any portion of a building or structure, except single-family detached, within 30 feet of a common lot line abutting a Protected Zone is two stories or 24 feet. Property separated by a street or alley is not considered abutting."



PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

6

Present proposals to neighborhood prior to the formal application process.



LANE AVENUE PMUD...

“

“Before submitting an application, an applicant must meet with the appropriate neighborhood group, association, property owners or residents within 300 feet of the proposed development site.”

”

PMUD Major Changes

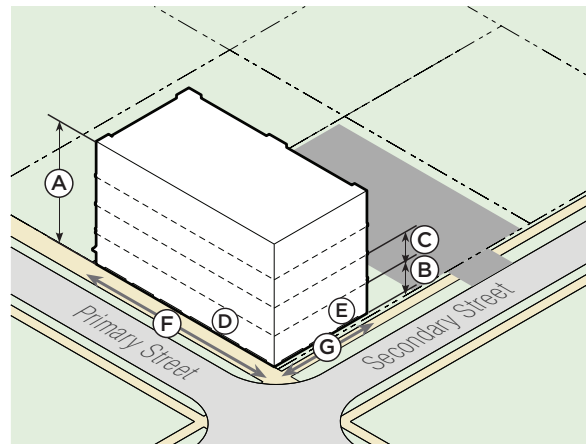
Lane Avenue Planned Mixed Use District will require future development to:

7

Specify maximum building height, width, and length to avoid over-imposing structures.

BUILDING HEIGHT		
(A)	Principal Building Height	2 stories min, 4 stories max
	Accessory Structure Height	2 stories max
	Finished Ground Floor Level*	0' min / 0.50' max
(B)	Ground Floor Story Height	14' min

BUILDING MASS AND FRONTAGES		
	Primary Street Build-to Percentage	80% min
	Secondary Street Build-to Percentage	80% min
(F)	Building Width	250' max
(G)	Building Depth	150' max

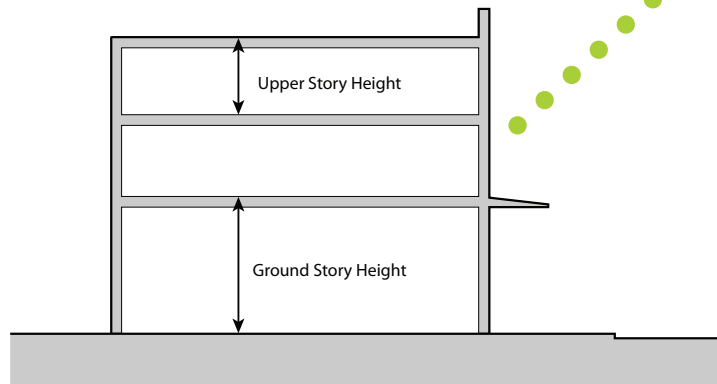


PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

8

Measure building height in stories with maximum floor heights.

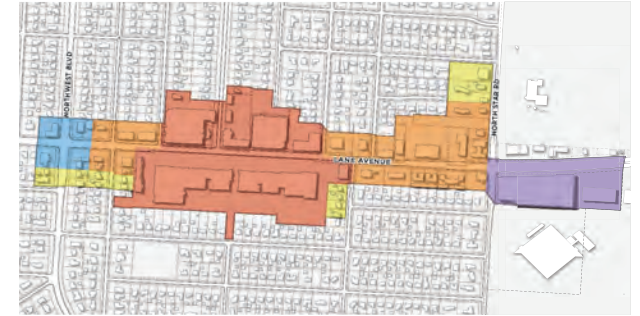


LANE AVENUE PMUD...

“Story height is the height of each story of building and it is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story height is measured from the top of the finished floor to the top of the wall plate above.”



Height Comparison



	EAST GATEWAY	CORRIDOR	CENTER	NEIGHBORHOOD	WEST GATEWAY
EXISTING HEIGHT IN FEET (MAX)	96	48	48	48	48
PROPOSED STORIES (MAX)	11	4	6	3	3
PROPOSED HEIGHT IN FEET (MAX)	144	60	84	38	48

PMUD Major Changes

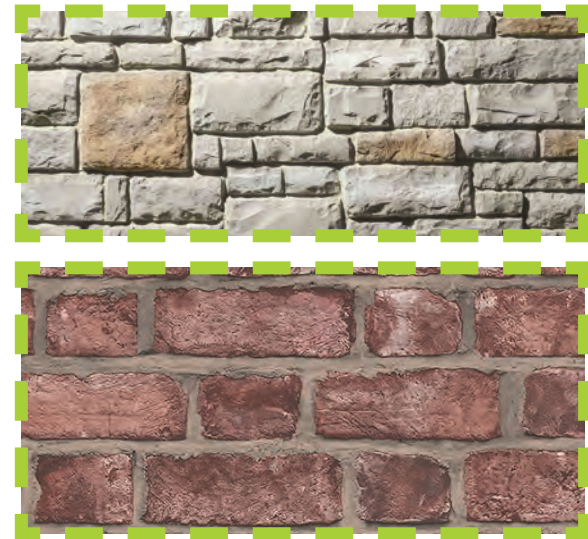
Lane Avenue Planned Mixed Use District will

9

Use high quality, durable building materials.

LANE AVENUE PMUD...

“Building walls should reflect and complement the traditional materials and techniques of Central Ohio’s regional architecture. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) ”



PMUD Major Changes

Lane Avenue Planned Mixed Use District will

10

Articulate variation in depth and width of building facades.



LANE AVENUE PMUD...

“Articulation in Building Facade: For buildings 100 feet or more in length, at least two portions of the street-facing building facade must have a variation in setback of at least two feet. The combination of the required variations in setback must total no less than 15% of the length of the building.”

An aerial photograph of a city street scene, including buildings, trees, and a parking lot, with a semi-transparent green overlay. The text "What's included in the PMUD?" is centered in white.

**What's included in the
PMUD?**



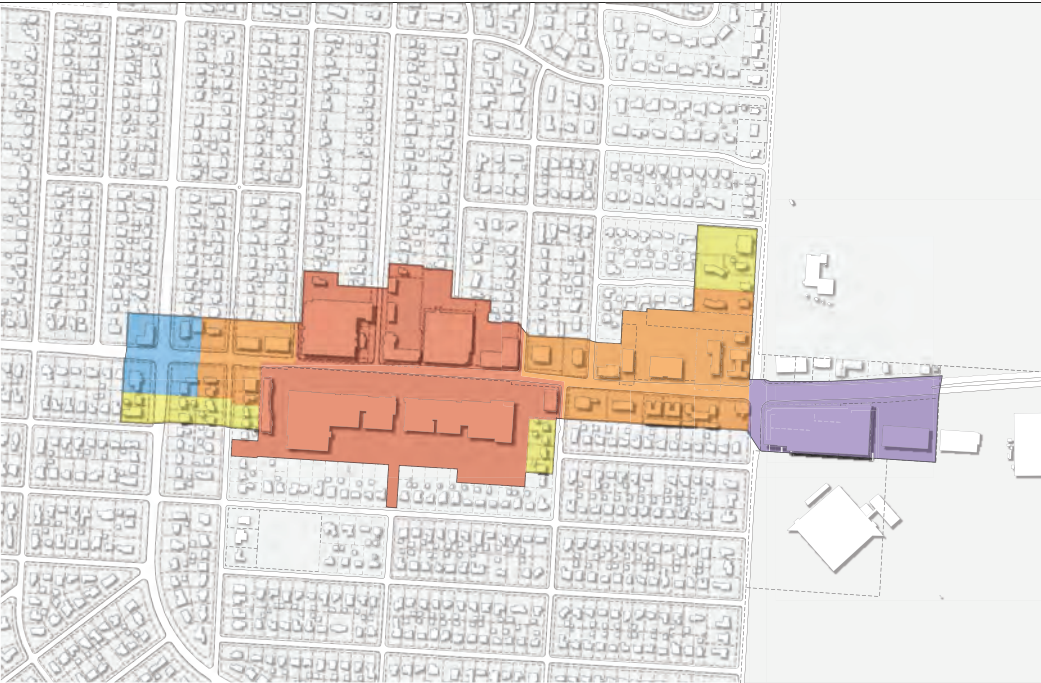
General Outline

1. Context Zone Overview
2. Administration
3. Rules applicable to all Context Zones
4. Context Zone Standards
5. Typologies
6. Supplemental to all Context Zones
7. Key element: Value of public input



Context Zone Overview

CONTEXT ZONE MAP

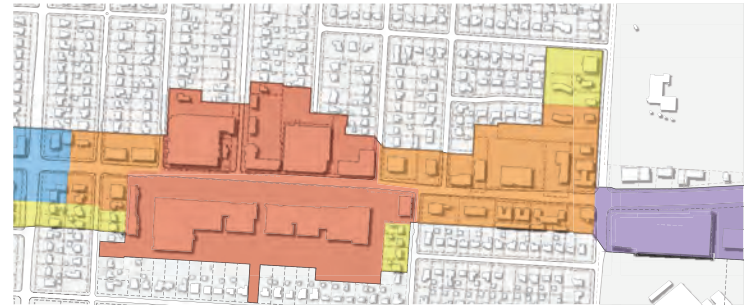


PRIMARY AND SECONDARY STREET MAP



- East Gateway
- Corridor
- Center
- Neighborhood
- West Gateway

- Primary Street
- Secondary Street



CENTER

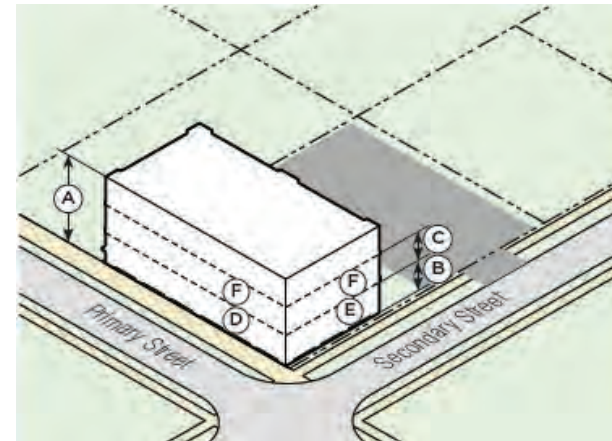
Intent and General Uses

The Intent: Located mid-way along this segment of Lane Avenue between Northwest Boulevard and Northstar Road, the Center area is typified by larger lots (width and depth) with a mix of uses in mid-to higher rise buildings supported by structured parking

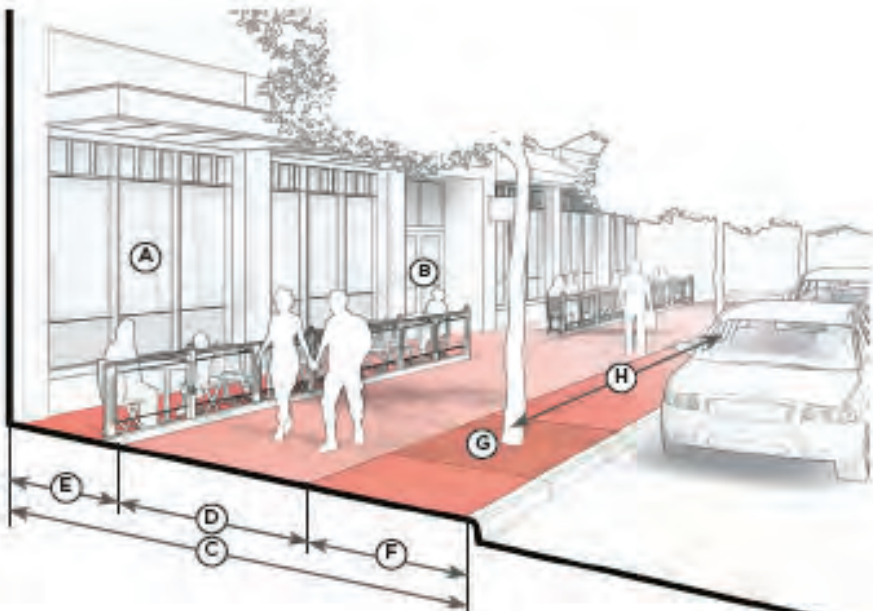
General Uses: Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses with more urban frontages and supported by structured parking.

Center

Desired Built Form



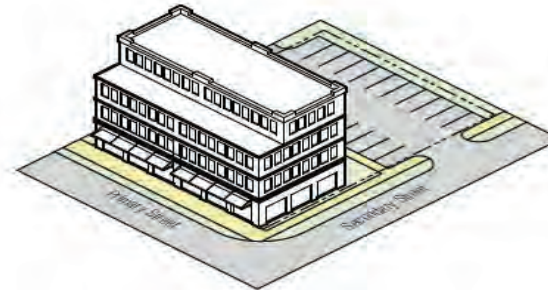
Public Realm





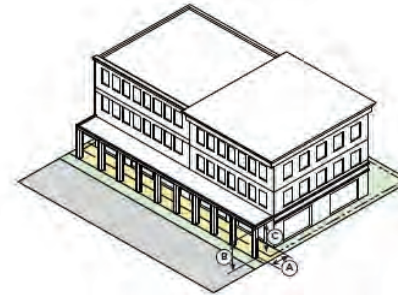
Center

Building Typologies



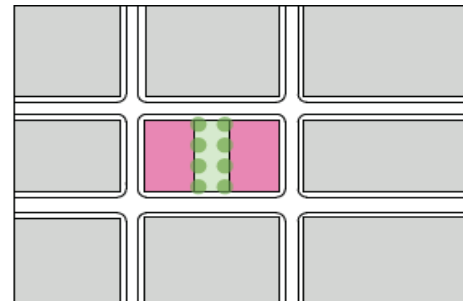
STEP-BACK BUILDING

Frontage Typologies

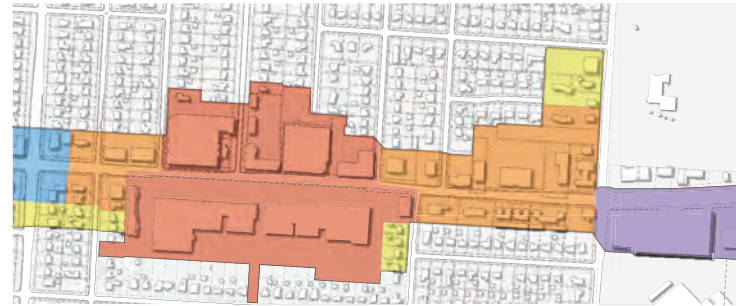


GALLERY

Open Space Typologies



POCKET PARK



CORRIDOR

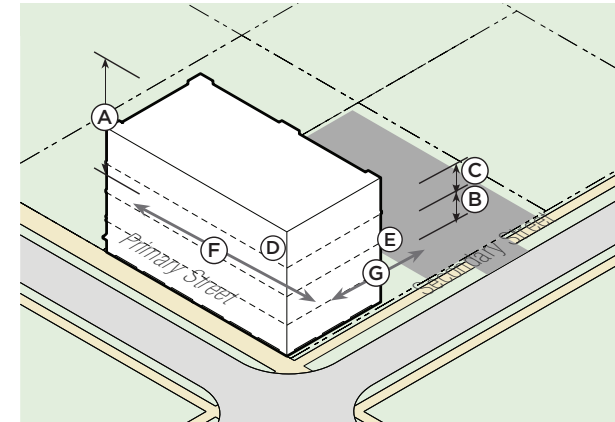
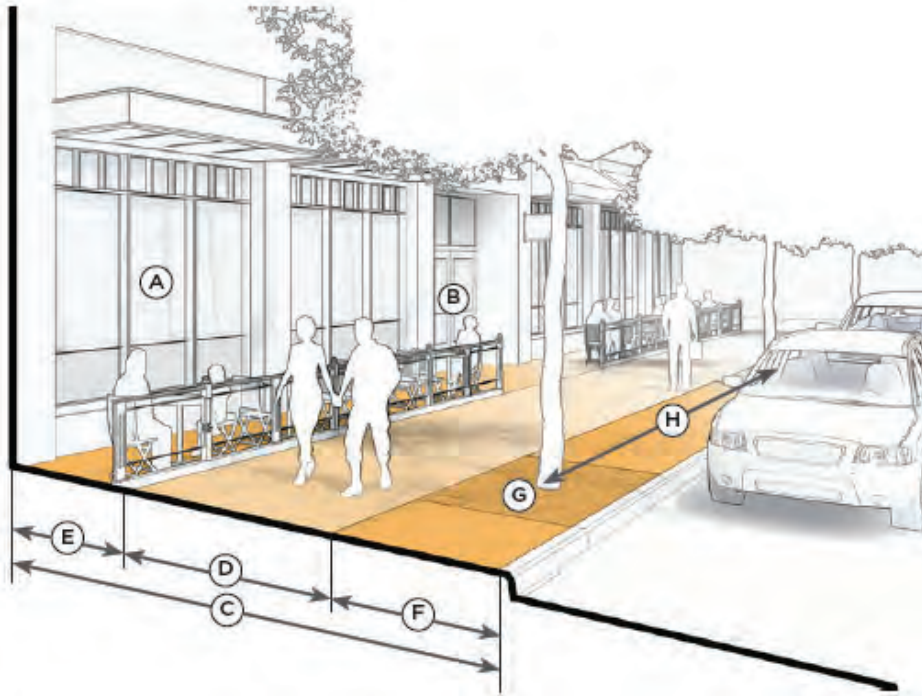
Intent and General Uses

The Intent: To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.

General Uses: Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses.

Corridor

Desired Built Form

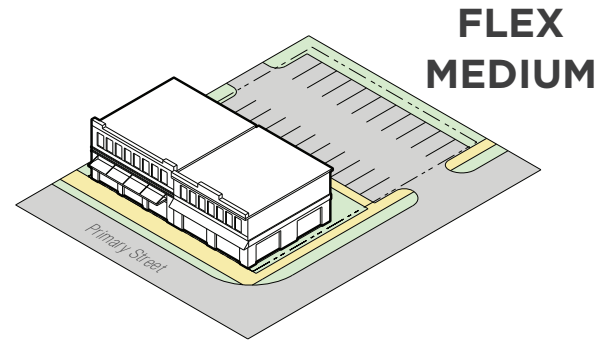


Public Realm

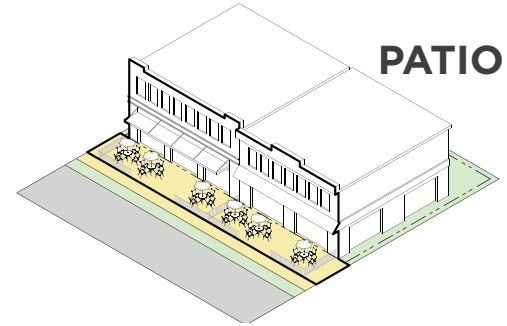


Corridor

Building Typologies

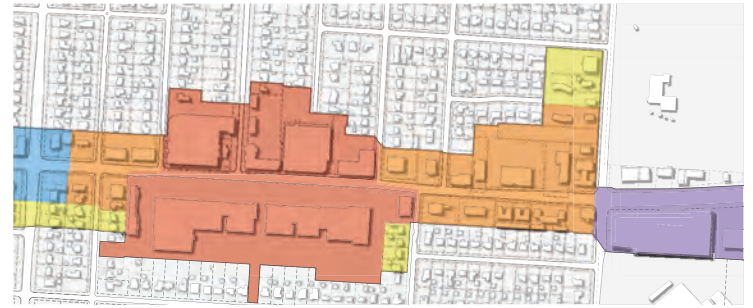


Frontage Typologies



Open Space Typologies





WEST GATEWAY

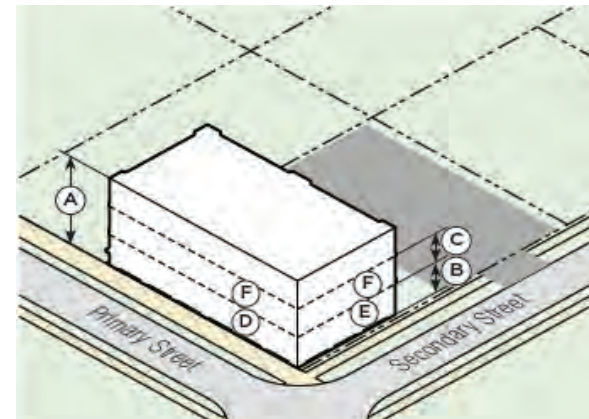
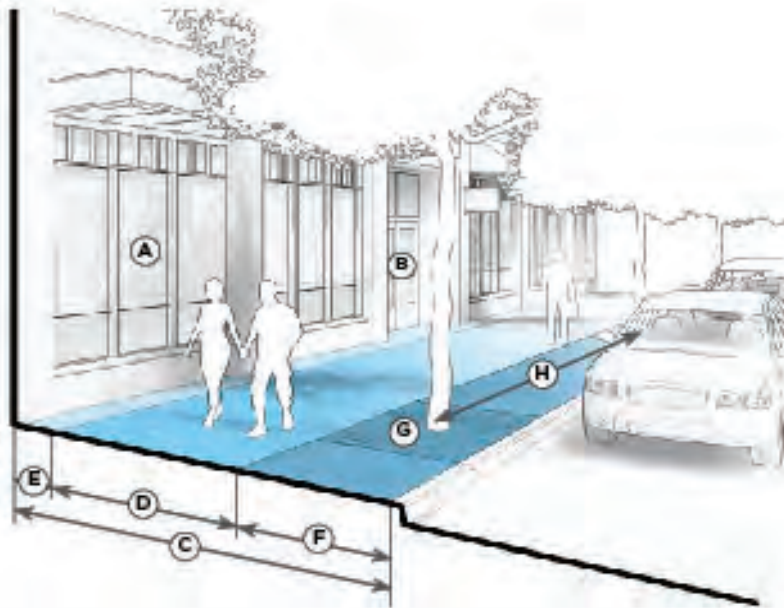
Intent and General Uses

The Intent: *West Gateway. This Context Area serves as the western most entrance to the Lane Avenue PMUD as well as a transition zone between the residential portion of Lane Avenue east of Northwest Boulevard. Uses permitted in this are housed in low to mid-rise buildings with surface and structured parking.*

General Uses: Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses.

West Gateway

Desired Built Form

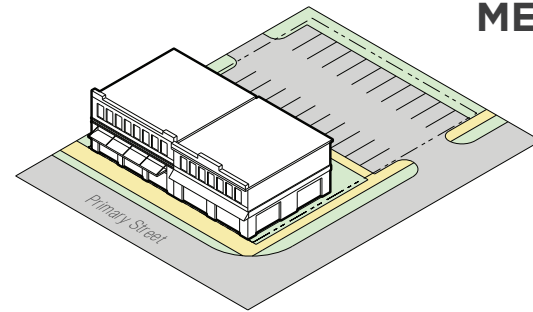


Public Realm



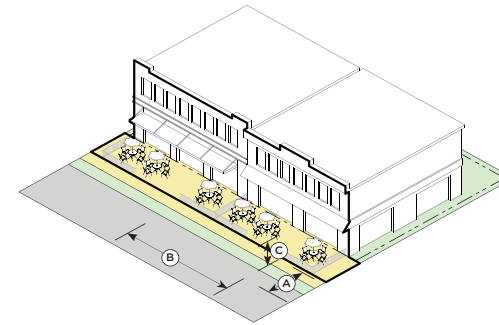
West Gateway

Building Typologies



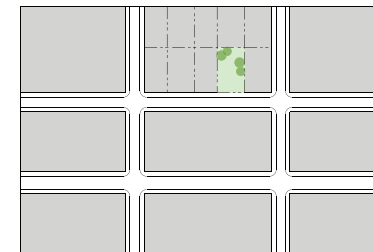
**FLEX
MEDIUM**

Frontage Typologies

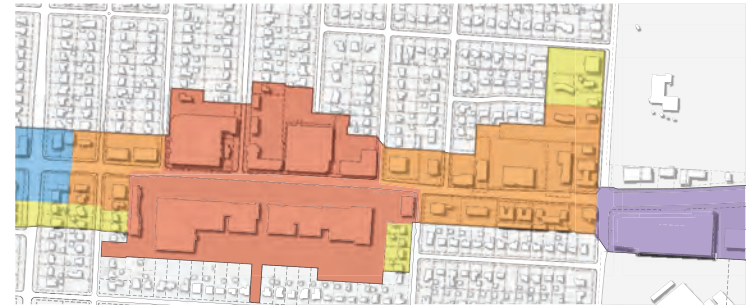


PATIO

Open Space Typologies



**POCKET
PARK**



EAST GATEWAY

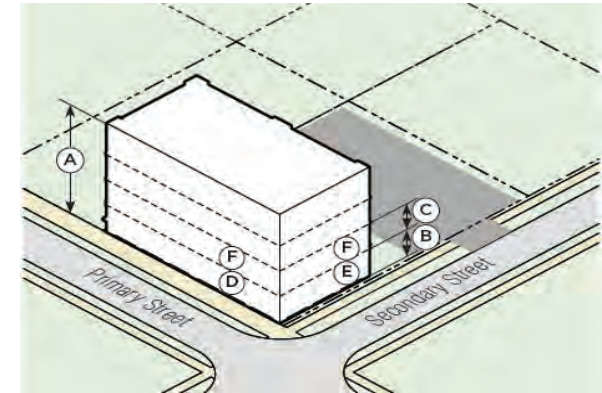
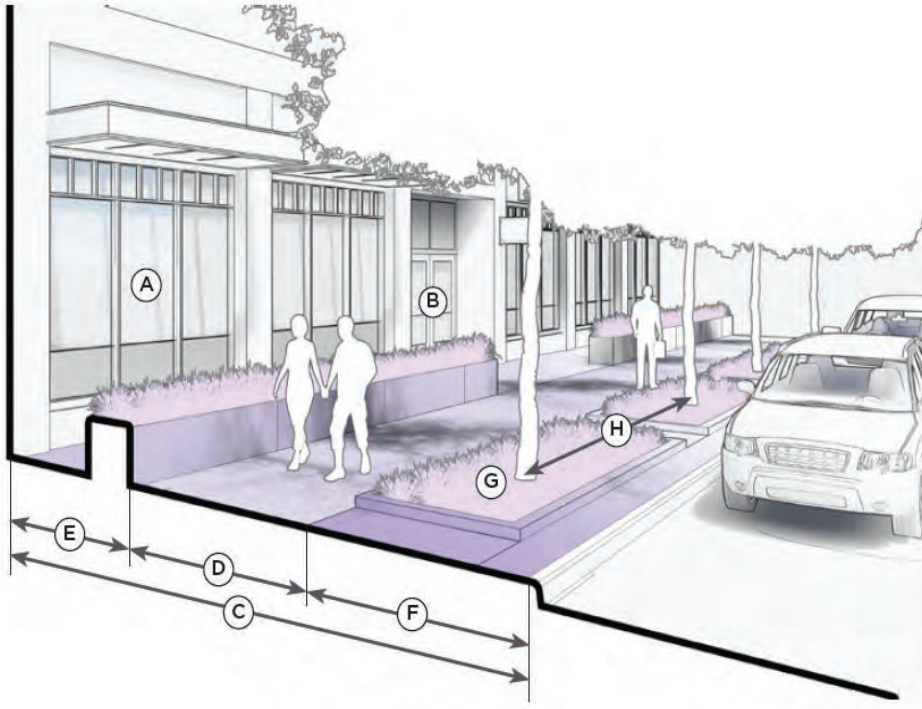
Intent and General Uses

The Intent: *This Context Area serves as the eastern most entrance to the Lane Avenue PMUD and contains a mix of uses within higher-rise structures supported by structured parking.*

General Uses: Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses with moer urban frontages and supported by structured parking .

East Gateway

Desired Built Form

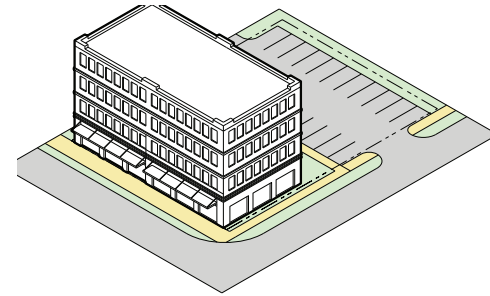


Public Realm



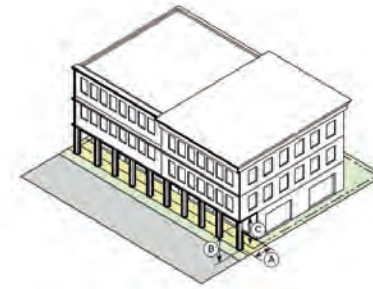
East Gateway

Building Typologies



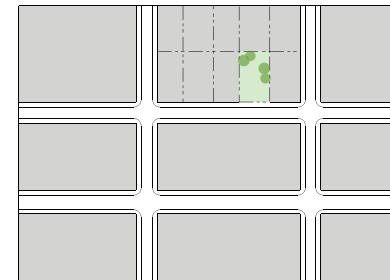
**FLEX
LARGE**

Frontage Typologies

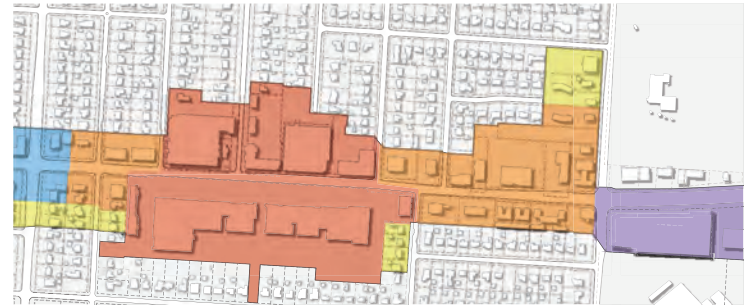


ARCADE

Open Space Typologies



**POCKET
PARK**



NEIGHBORHOOD

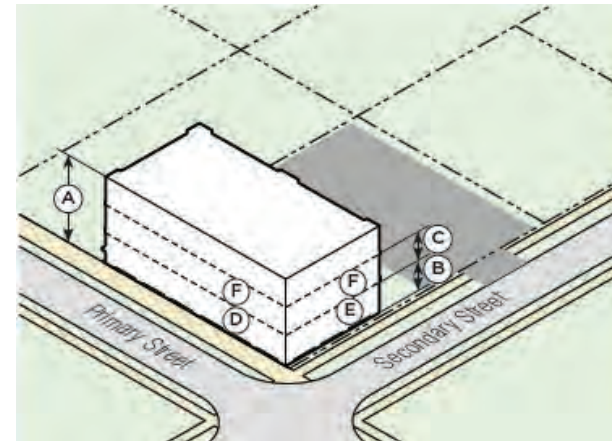
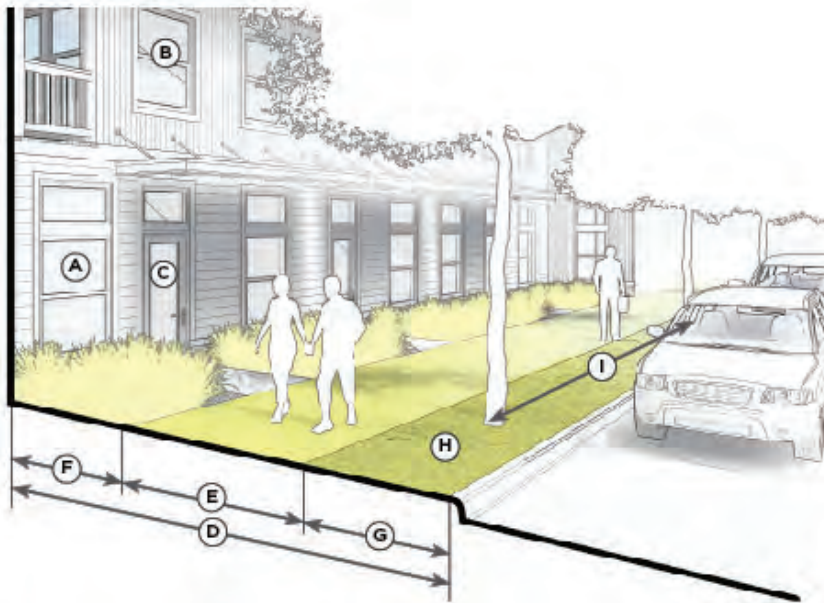
Intent and General Uses

The Intent: The Neighborhood Context Area serves as a transition area between the more intensely developed East Gateway, Corridor, and Center areas and the surrounding low-rise single-family residential neighborhood with surface parking.

General Uses: Ground floor residential, service, and/or office uses (live-work) with residential upper floors and more residential frontages with limited height.

Neighborhood

Desired Built Form

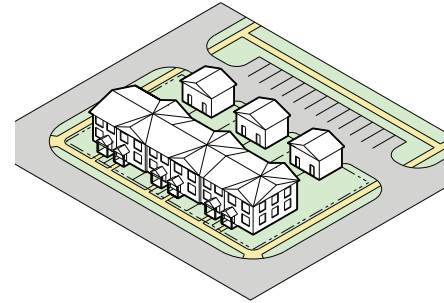


Public Realm



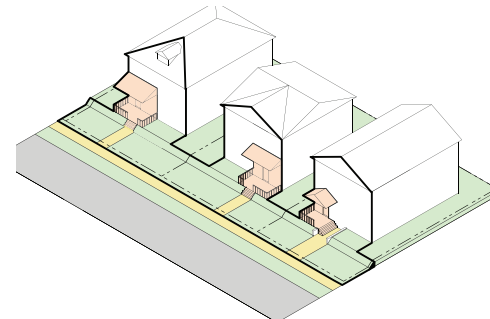
Neighborhood

Building Typologies



**ATTACHED
SINGLE
FAMILY**

Frontage Typologies



STOOP

Open Space Typologies



**POCKET
PARK**

Context Zone Summary

Lane Avenue Planned Mixed-Use District

A. Context Zones Overview

EAST GATEWAY



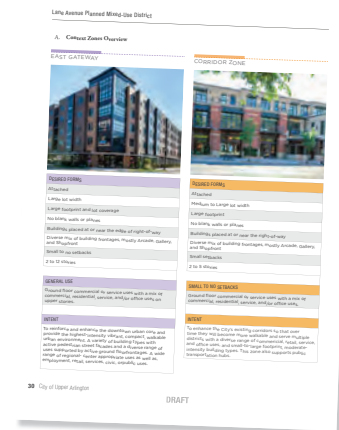
DESIRED FORMS
Attached
Large lot width
Large footprint and lot coverage
No blank walls or planes
Buildings placed at or near the edge of right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small to no setbacks
2 to 12 stories

CORRIDOR ZONE



DESIRED FORMS
Attached
Medium to Large lot width
Large footprint
No blank walls or planes
Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small setbacks
2 to 5 stories

CONTEXT ZONES SUMMARY



GENERAL USE
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.
INTENT
To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floorfrontages. A wide range of regional- center appropriate uses as well as, employment, retail, services, civic, or public uses.

SMALL TO NO SETBACKS
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses.
INTENT
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.



Administration

Step 1: Pre-Submission (TRC)

- Meeting
- TRC initial review comments
- Application packet

Step 2: Informal Neighborhood Review (prior to formal application submission)

- Informal pre-application meeting with neighborhood, initiated by Applicant
- Documentation to staff that meeting was held (e.g. sufficient notice on City forms)
- Exhibits for review:
 - *Site Plan, elevations, building material samples, written description of major modifications, etc.*
- If meeting requirements have been met, regardless of attendance, proceed with formal application review.

Step 3: Formal Application Review (regular PMUD process)

Context Zone Standards

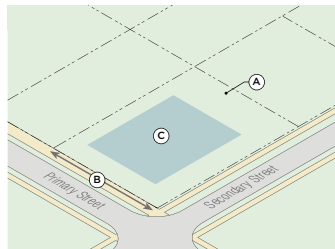
DEVELOPMENT STANDARDS

CORRIDOR SUB DISTRICT
LANE AVENUE PLANNED MIXED-USE DISTRICT

CORRIDOR SUB DISTRICT
LANE AVENUE PLANNED MIXED-USE DISTRICT

E. Development Standards

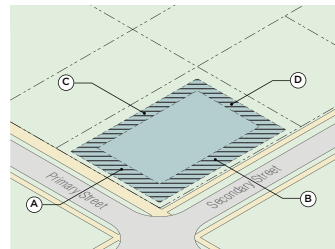
LOT PARAMETERS



LOT DIMENSIONS		
A	Lot Area	NA
B	Lot Width	NA

LOT DEVELOPMENT		
C	Building Coverage	80% max
	Impervious Coverage	90% max
	Building Coverage, Single-Family Detached	NA
	Impervious Coverage, Single-Family Detached	NA
	Building Coverage, Single-Family Attached	NA
	Impervious Coverage	NA

BUILDING PLACEMENT

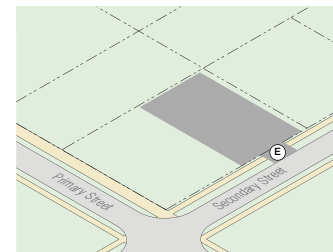


BUILDING SETBACKS		
A	Primary Street*	20' min / 25' max
	Primary Street, Single Family	NA
	Primary Street, Attached Single-Family	NA
B	Secondary Street	0' min / 5' max
C	Side: Common Lot Line	0' min
D	Rear: Common Lot Line	0' min

* Measured from face of curb

BUILDING FRONTAGES		
	Primary Street Build-to Percentage	85% min
	Secondary Street Build-to Percentage	85% min

PARKING PLACEMENT

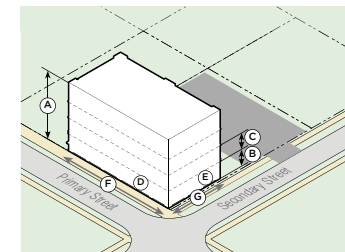


PARKING SETBACKS		
A	Primary Street Setback	30' min
B	Secondary Street	10' min
C	Side	0' min
D	Rear	0' min

ACCESS		
	Pedestrian Access*	Front Façade, Primary Street
E	Vehicular Access **	Secondary Street
	Parking Driveway Width Two-Way	20' min / 40' max

* Building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.
** Vehicular access shall not be located on a primary street unless no alternative access point is available. Vehicular access must be provided from an alley, side street, or shared driveway where such access is available.

HEIGHT AND MASS



BUILDING HEIGHT		
A	Principal Building Height	2 stories min
A	Principal Building Height	4 stories max
	Accessory Structure Height	2 stories max
	Finished Ground Floor Level†	0' min / 0.50' max
B	Ground Floor Story Height	14' min
C	Upper Floors Story Height	9' min

† Buildings existing at the time of adoption of the Lane Avenue PMUD and additions to those buildings less than 50% of the existing GFA are exempt. Primary buildings located on lots sloping down and away from the street are exempt.

BUILDING MASS AND FENESTRATION			
D	Ground Floor Transparency, Primary Street Façade	70% min	
E	Ground Floor Transparency, Corner Side Façade	40% min	
	Depth, Ground Floor Space	NA	
		North Side Lane Ave	South Side Lane Ave
F	Building Width	150' max	150' max
G	Building Depth	100' max	150' max

Context Zone Standards

NEIGHBORHOOD SUB DISTRICT

LANE AVENUE PLANNED MIXED-USE DISTRICT

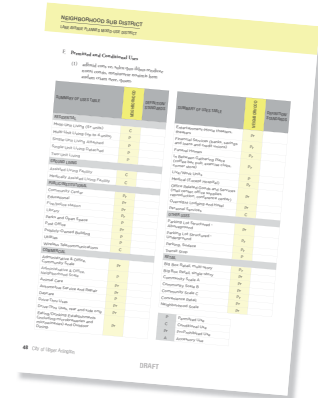
F. Permitted and Conditional Uses

- (1) adhuid cons ve, sultu quo ilibus rendicae nonsi contis, meniurorte noximis hem audam criam nere, quam.

SUMMARY OF USES TABLE	NEIGHBORHOOD	DEFINITION/STANDARDS
RESIDENTIAL		
Multi-Unit Living (5+ units)	C	
Multi-Unit Living (up to 4 units)	P	
Single-Unit Living Attached	P	
Single-Unit Living Detached	P	
Two-Unit Living	P	
GROUND LIVING		
Assisted Living Facility	C	
Medically Assisted Living Facility	C	
PUBLIC/INSTITUTIONAL		
Community Center	Pr	
Educational	Pr	
Fire/police station	Pr	
Library	Pr	
Parks and Open Space	P	
Post Office	Pr	
Publicly-Owned Building	P	
Utilities	P	
Wireless Telecommunications	C	

SUMMARY OF USES TABLE	NEIGHBORHOOD	DEFINITION/STANDARDS
Entertainment-Movie theaters, theaters	Pr	
Financial Services (banks, savings and loans and credit unions)	Pr	
Funeral Homes	Pr	
In Between Gathering Place (coffee bar, pub, exercise clubs, corner store)	Pr	
Live/Work Units	P	
Medical (Except Hospital)	Pr	
Office Related Goods and Services (mail center, office supplies, reproduction, conference center)	Pr	
Overnight Lodging and Hotel	Pr	
Personal Services	C	
OTHER USES		
Parking Lot Structured - Aboveground	Pr	
Parking Lot Structured - Underground	Pr	
Parking, Surface	Pr	
Transit Stop	P	

▶ PERMITTED AND CONDITIONAL USES



SUMMARY OF USES TABLE	NEIGHBORHOOD	DEFINITION/STANDARDS
Wireless Telecommunications	C	
COMMERCIAL		
Administrative & Office, Community Scale	Pr	
Administrative & Office, Neighborhood Scale	P	
Animal Care	Pr	
Automotive Service and Repair	Pr	
Daycare	P	
Drive-Thru Uses	Pr	
Drive-Thru Uses, rear and side only	Pr	
Eating/Drinking Establishments (including microbreweries and microwineries) and Outdoor Dining.	Pr	

SUMMARY OF USES TABLE	NEIGHBORHOOD	DEFINITION/STANDARDS
RETAIL		
Big Box Retail, multi-story	Pr	
Big Box Retail, single-story	Pr	
Community Scale A	Pr	
Community Scale B	Pr	
Community Scale C	Pr	
Convenience Retail	Pr	
Neighborhood Scale	Pr	

P	Permitted Use
C	Conditional Use
Pr	Pr=Prohibited Use
A	Accessory Use

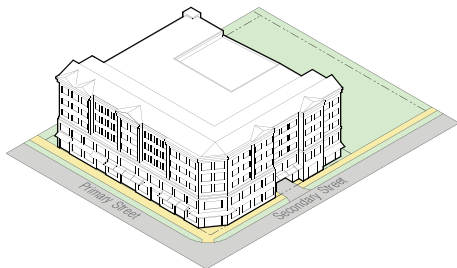


Building Typologies

Lane Avenue Planned Mixed-Use District

LINED BUILDING

A. Typical Configuration



B. A large building chiefly designed for the storage of cars, but providing multiple units of leasable space along its frontage.

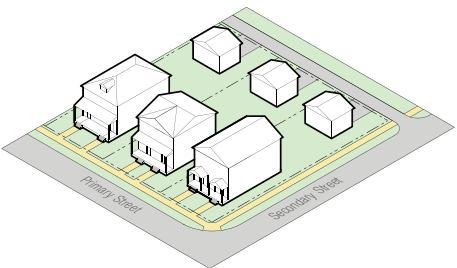
C. Standards

- (1) Signs mounted in a yard must be placed parallel or perpendicular to the thoroughfare.
- (2) Pole signs are permitted only for lots with 4 or more businesses in a single building, where the primary building facade is located more than 35 ft away from the thoroughfare.



DUPLEX

A. Typical Configuration



B. A detached structure with two units that is massed as a single structure. Setbacks can range from small to large and units are typically side-by-side, but may be stacked.

C. Standards

- (1) Signs mounted in a yard must be placed parallel or perpendicular to the thoroughfare.
- (2) Pole signs are permitted only for lots with 4 or more businesses in a single building, where the primary building facade is located more than 35 ft away from the thoroughfare.

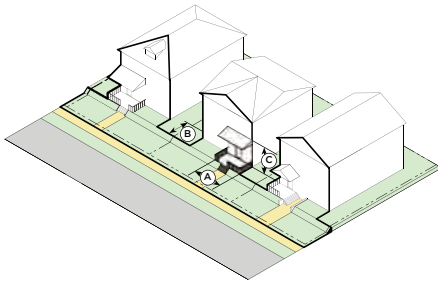


Frontage Typologies

Lane Avenue Planned Mixed-Use District

STOOP

A. Typical Configuration



B. A component type featuring set of stairs with a landing leading to the entrance of a building.

C. Dimensions

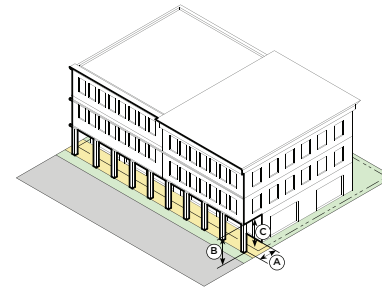
SIZE	
(A) Width	3 ft. 6 in min
(B) Projection	3 ft. 6 in min
(C) Height	7' min when recessed

D. Standards

- (1) Stoops may be recessed into the building facade.
- (2) Stoop may be built perpendicular or parallel to the building face, but must lead directly to ground level or an abutting sidewalk from the building entrance.
- (3) A Recessed stoop may not be enclosed.
- (4) Stoops, when built as part of a townhouse or live/work flex building, may be configured as a split stair to access a below grade unit.
- (5) If a stoop is built encroaching onto a public sidewalk, it must provide at least 3 ft clear and unobstructed between its outermost face and the face of the curb.

ARCADE

A. Typical Configuration



B. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.

C. Dimensions

SIZE	
(A) Depth	10' min, 15' max
(B) Height	1 story
(C) Clearance	14' min, 24' max

D. Standards

- (1) Arcades must extend the entire width of a building and must have a consistent depth.
- (2) Support columns or piers may be spaced not farther apart than they are tall.
- (3) Arcades are considered part of the building for the purpose of measuring facade build out.
- (4) Arcades may be combined only with storefront and lobby entrance frontages
- (5) The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

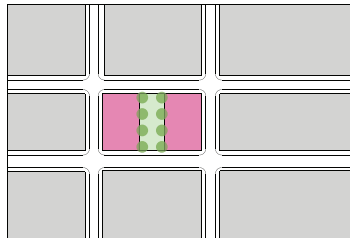


Open Space Typologies

Lane Avenue Planned Mixed-Use District

SQUARE

A. Typical Configuration



B. Squares are medium scale formal open spaces designed to serve as gathering spaces in prominent commercial, civic and mixed-use settings. Squares are typically rectilinear and framed on all sides by streets. They are typically designed with a combination of both hardscape and landscape areas and contain amenities including, but not limited to benches and seating areas, planting areas, walking paths, gazebos or pavilions, fountains, and public art.

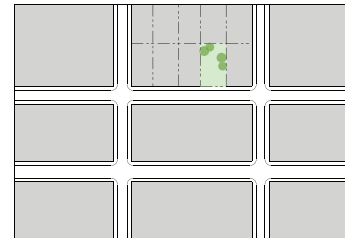
C. Standards

- (1) Egervirmis, moener ad mantiam hos, con demur, es estratium P. Scissus iam invenat s tracia nonfit, sed igili pestasdam paturbi eli, quam. Sertudet; hos, nit nemus oravenditam re publica conductu cribus fure rem abususs



POCKET PARK

A. Typical Configuration



B. Pocket parks are small-scale, primarily landscaped open spaces designed to provide opportunities for neighborhood gathering and typically passive recreation, generally for those who live within walking distance. Pocket parks are typically located in residential neighborhood settings. Landscaping may be required as deemed appropriate by the Review Authority.

C. Standards

- (1) Egervirmis, moener ad mantiam hos, con demur, es estratium P. Scissus iam invenat s tracia nonfit, sed igili pestasdam paturbi eli, quam. Sertudet; hos, nit nemus oravenditam re publica conductu cribus fure rem abususs

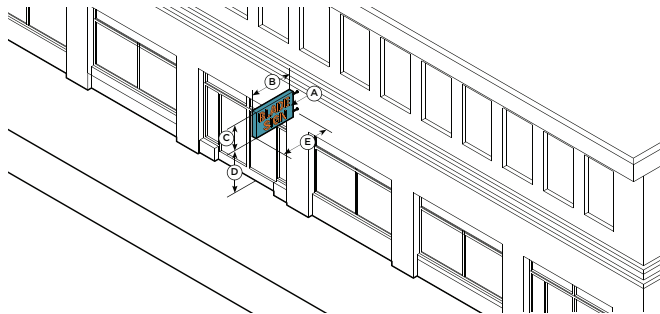


Supplemental to all Context Zones

Lane Avenue Planned Mixed-Use District

BLADE SIGN

A. Typical Configuration



B. A small, two-sided sign that is attached to and projecting perpendicularly from the facade of a building that identifies a commercial establishment. Blade signs are intended to be viewed by pedestrians on the same side of the street.

C. Dimensions

SIZE	
Quantity	1 per tenant
(A) Area	6 sf max per side
(B) Length	4 ft max
(C) Width	4 ft max
(D) Clearance	8 ft min
(E) Projection	6 ft max

D. Standards

- (1) Sign may be oriented at a 45 degree angle from a building corner.
- (2) Blade sign should be located no higher than the first building story.
- (3) Information displayed should be limited to business name, address and logo, additional information is prohibited.

WALL SIGN

A. Typical Configuration



B. A sign attached flat or mounted parallel to the facade of a building that identifies a commercial establishment. Band signs are intended to be viewed by pedestrians on the opposite side of street.

C. Dimensions

SIZE	
Quantity	1 per facade
(A) Area	15 sf per linear foot of facade
(B) Length	90% facade length max
(C) Width	3' max
(D) Clearance	8' min
(E) Projection	7 inch max

D. Standards

- (1) Sign should align with a buildings entablature, and placed to fit harmoniously with horizontal molding, friezes, sills, or other ornament.
- (2) Band signs must generally be placed no higher than the window sills of the second floor
- (3) Band signs may be placed under the window sills of upper stories by special permit.
- (4) Information displayed should be limited to business name, address and logo, additional information is prohibited.

An aerial photograph of a city street scene, including buildings, trees, and a parking lot, overlaid with a semi-transparent green filter. The text is centered in the middle of the image.

**What has been the
value of public input?**



Lane Avenue PMUD

What has been the value of public input?

- Engaged as the code was being drafted
- Instrumental in resolving issues related neighborhood impact
- Key in selecting desirable forms of the built environment
- Reminder of how important it is to continue involvement as projects are reviewed and approved

An aerial photograph of a city street scene, including buildings, parking lots, and trees, with a semi-transparent green overlay. The text "What are the next steps?" is centered in white.

**What are the next
steps?**



Lane Avenue PMUD

What are the next steps?

- Meetings with staff over the summer
- Drafting of UDO amendment ordinances
- Formal plan review and adoption

Thank you!