

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 12, 2012

The Planning and Zoning Commission took the following action at this meeting:

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| <p>1. MAG Planned District
 Perimeter Center Planned District, Subareas D and J-1
 Midwestern Auto Group PUD – BMW & Mini
 11-049Z/PDP/FDP</p> | <p>6335 Perimeter Loop Road
 5825 Venture Drive
 Rezoning/Preliminary Development Plan
 Final Development Plan</p> |
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<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>Incorporating approximately 8.73 acres to the Midwestern Auto Group Planned Unit Development District to expand the automobile dealership campus with a 45,000-square-foot building addition for the BMW and Mini franchises. The site is located on the south side of Venture Drive, approximately 750 feet south of the intersection with Perimeter Drive.</p> <p>Review and recommendation of approval to City Council of a rezoning with a preliminary development plan and review and approval of a final development plan under the Planned District provisions of Zoning Code Section 153.050.</p> <p>Tim Galli, Car MAG Park LLC and Brentlinger Real Estate Co. LLC; represented by Ben W. Hale, Jr., Smith and Hale LLC.</p> <p>Claudia D. Husak, AICP Planner II.</p> <p>(614) 410-4675, chusak@dublin.oh.us</p>
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MOTION #1: To recommend approval to City Council of this rezoning with preliminary development plan because this proposal complies with the rezoning/preliminary development plan criteria, provides the opportunity for the retention of a successful business within the city, and includes a cohesive campus development, with three conditions:

- 1) That the development text be revised to permit tree replacement off-site on the adjacent parcel to the east;
- 2) That the text be revised to permit only one dealership identification sign to serve the entire site; and
- 3) That the text be revised to require interior signs to be located a minimum of three feet away from any windows or exterior walls.

* Brad Parish, Architectural Alliance, on behalf of the applicant, agreed to the conditions.

VOTE: 7 – 0.

RESULT: Approval of this rezoning with preliminary development plan was recommended to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 12, 2012**

- 1. MAG Planned District** **6335 Perimeter Loop Road**
Perimeter Center Planned District, Subareas D and J-1 **5825 Venture Drive**
Midwestern Auto Group PUD – BMW & Mini **Rezoning/Preliminary Development Plan**
11-049Z/PDP/FDP **Final Development Plan**

MOTION #2: To approve this final development plan because this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area with nine conditions:

- 1) That the plans be revised to eliminate the accent colors proposed on the building elevations;
- 2) That the applicant provide an accessible path from the BMW/Mini building to the public way and the plans be revised prior to the issuance of a building permit;
- 3) That the proposed campus identification sign be revised to meet the 15-foot height requirement specified within the development text;
- 4) That the applicant eliminate either the existing or the proposed dealership identification ground sign along the US 33/SR 161 frontage;
- 5) That the brand names (BMW and Mini) proposed on the entrance walls leading to the service areas should be eliminated from the proposal;
- 6) That deciduous trees be incorporated every 80 feet into the 300-foot stretch of proposed vehicular use area along Venture Drive;
- 7) That the exterior building finish materials be revised to match what is used in Subarea A;
- 8) That a fountain and aerator be incorporated into the eastern portion of the decorative pond and an aerator be incorporated into the east stormwater management pond to provide sufficient aeration; and
- 9) That the applicant work with Planning to field-verify the installation of the proposed junipers along the north side of the decorative pond

* Brad Parish, Architecture Alliance, on behalf of the applicant, agreed to the conditions.

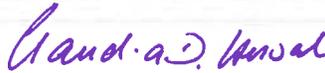
VOTE: 7 – 0.

RESULT: This final development plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JANUARY 12, 2012

The Planning and Zoning Commission took no action on the following at this meeting:

**2. Bridge Street Corridor – Code Modification
11-020ADM**

Administrative Request

Proposal: To amend the Zoning Code to establish a number of new Zoning Districts and regulations for the Bridge Street Corridor.

Request: Review and recommendation to City Council regarding amendments to the Zoning Code under the provisions of Zoning Code Section 153.232 and 153.234.

Applicant: City of Dublin, Marsha Grigsby, City Manager.

Planning Contact: Steve Langworthy, Planning Director.

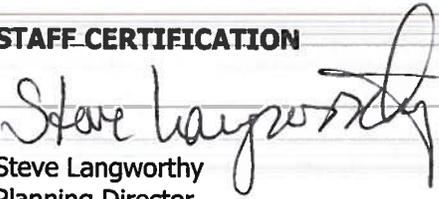
Contact Information: (614) 410-4600 slangworthy@dublin.oh.us

RESULT: The Commission continued their review of the draft development code for the Bridge Street Corridor and commented on Sections 153.060 Lots and Blocks, 153.061 Street Types, 153.062 Building Types (General Requirements).

COMMISSIONERS PRESENT

Chris Amorose Groomes
Richard Taylor
Todd Zimmerman
Warren Fishman
Amy Kramb
John Hardt
Joseph Budde

STAFF CERTIFICATION


Steve Langworthy
Planning Director



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Range Planning
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RECORD OF ACTION

JANUARY 12, 2012

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION


Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 12, 2012

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To approve the December 8, 2011 meeting minutes as corrected and amended.

VOTE: 7 – 0.

RESULT: The December 8, 2011 meeting minutes were approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II