



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

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[www.dublinohio.us](http://www.dublinohio.us)

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JANUARY 19, 2012**

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

**1. Infiniti of Columbus  
11-040CDD**

**3890 Tuller Road  
Corridor Development District**

Proposal: Architectural and site modifications for an existing car dealership located on the north side of Tuller Road, approximately 1,000 feet east of the intersection with Village Parkway, including the demolition of the showroom portion of the existing dealership building and the financial building and the construction of a new 6,435-square-foot showroom.

Request: Review and approval of a Corridor Development District proposal under the provisions of Zoning Code Section 153.115.

Applicant: Gavin Jones, Ford & Associates Architects.

Planning Contact: Claudia D. Husak, AICP; Planner II.

Contact Information: (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us)

**RESULT:** This Corridor Development District application was postponed prior to the meeting.

#### STAFF CERTIFICATION

Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JANUARY 19, 2012**

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

- 2. Nationwide Children's Hospital** **5675 and 5680 Venture Drive**  
**Perimeter Center Planned District** **5700 Perimeter Drive**  
**Subareas C, D, and M** **Rezoning with Preliminary Development Plan**  
**11-066Z/PDP/FDP** **Final Development Plan**

**Proposal:** Modifications to the development text regarding sign colors to address changes to the corporate identity of Nationwide Children's Hospital and new sign faces for existing and proposed signs.

**Request:** 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.

**Applicant:** Nationwide Children's Hospital, represented by Paul Ghidotti, Daimler Group.

**Planning Contact:** Tammy Noble-Flading, Senior Planner.

**Contact Information:** (614) 410-4649, [tnoble-flading@dublin.oh.us](mailto:tnoble-flading@dublin.oh.us)

**RESULT:** The Rezoning with Preliminary Development Plan and Final Development Plan were postponed prior to the meeting.

#### STAFF CERTIFICATION

*Claudia D. Husak*  
 Claudia D. Husak, AICP  
 Planner II



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JANUARY 19, 2012**

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

- 3. Nationwide Children’s Hospital** **7450 Hospital Drive**  
**Ohio Health Planned District** **Rezoning with Preliminary Development Plan**  
**11-067Z/PDP/FDP** **Final Development Plan**

Proposal: Modifications to the development text regarding sign colors to address changes to the corporate identity of Nationwide Children’s Hospital and new sign faces for existing and proposed signs.

Request: 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.

Applicant: Nationwide Children’s Hospital, represented by Paul Ghidotti, Daimler Group.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tnoble-flading@dublin.oh.us

**RESULT:** The Final Development Plan was postponed prior to the meeting.

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II



**PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
JANUARY 19, 2012**

**4. Vrable Skilled Nursing Care  
08-116Z/PDP/PP**

**Tuller Road and Tuller Ridge Road  
Rezoning/Preliminary Development Plan  
Preliminary Plat**

- i) The applicant will be required to conduct an access study as part of the final development plan process.
  - j) The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements.
  - k) The proposed plans need to be revised to include required ADA accessible parking spaces.
  - l) The applicant will need to continue to work with Engineering to ensure the ground recharge methods are incorporated to meet the stormwater management requirements and the water released from the site does not negatively impact the Scioto River or upstream facilities.
  - m) The applicant should continue to work with Planning and Engineering on the design and landscape materials for the stormwater facilities to ensure the desire for high quality stormwater management facilities and features is met with the final development plan.
  - n) The applicant work with Planning and Engineering to identify appropriate materials, installation methods and maintenance provisions regarding the pervious pavement proposed on site.
  - o) Planning will continue to work with the applicant to finalize the plant material at the final development plan.
  - p) The two gatehouse features at the east/west street entry should be lowered or removed.
  - q) Allow the applicant the possibility to modify the site plan to reduce the amount of pavement located between the building and the street, and locate the building as close as possible to the east/west road and Tuller Ridge Drive at the final development plan stage.
  - r) The proposed masonry walls located along the East/West Road currently shown at six feet be reduced to three feet in height.
- 2) The development text should be revised according to the following, prior to review by City Council:
- a) State the height of the wall or hedge be 30 inches in height, as measured from the top of wall in the parking lot and require one tree per 40 feet.
  - b) Eliminate the provision exempting the replacement of the existing street trees along Tuller Ridge Drive.
  - c) Permit two main identification signs limited to 50 square feet each, and not to exceed six feet in height. The directional sign may display the name of the business but should be limited to three feet in height, as measured from established grade, and no more than four square feet.
  - d) Require 75% masonry materials on the building elevations.
  - e) Bicycle parking be provided on-site at one space per 20 parking spaces.
  - f) Remove statement regarding vision for proposal as it relates to Historic Dublin on pg 1.
  - g) Remove references within the text permitting deviations to the proposed plans at the final development plan (pg 2 and 6)
  - h) Require the applicant to provide street trees along roads built by the applicant
  - i) Clarify the Development Standards statement on page 2 to indicate conflicts with *Chapter 153*.
  - j) Prohibit Through the Wall Air Conditioning Units (PTACs)
- 3) The applicant will be responsible for the dedication of right-of-way along the proposed roadways, as well as the construction of the north/south road.
- 4) The construction of the east/west road by the City is contingent upon the applicant entering into a TIF agreement with the City.
- 5) Minor modifications to the turning radii in the rear parking lot to meet fire truck maneuvering requirements must be made prior to submitting for City Council.
- 6) The plans must be revised to identify the replacement trees within the landscape requirements section of the proposed landscape plans.

**PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
JANUARY 19, 2012**

**4. Vrable Skilled Nursing Care  
08-116Z/PDP/PP**

**Tuller Road and Tuller Ridge Road  
Rezoning/Preliminary Development Plan  
Preliminary Plat**

7) The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.

\* Ben Hale, Jr., representing the applicant, agreed to the conditions.

**VOTE:** 5 - 0.

**RESULT:** Approval of this rezoning with preliminary development plan will be recommended to City Council.

**RECORDED VOTES:**

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

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**MOTION #2:** To recommend approval to City Council of this Preliminary Plat because this proposal complies with the review criteria of the Subdivision Regulations, with one condition.

1) The preliminary plat must be revised, prior to submittal to City Council, to include all required plat information on the preliminary plat, including but not limited to any minor technical adjustments.

\* Ben Hale, Jr., representing the applicant, agreed to the condition.

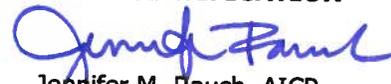
**VOTE:** 5 - 0.

**RESULT:** This preliminary plat was recommended for approval to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF DISCUSSION

**JANUARY 19, 2012**

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

**5. 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.

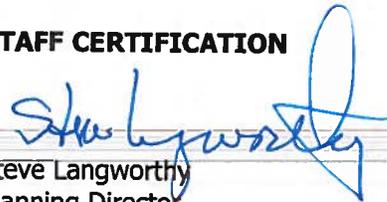
Contact Information: (614) 410-4600 slangworthy@dublin.oh.us

**RESULT:** The Commission continued their review of the draft development code for the Bridge Street Corridor and commented on Sections 153.062 Building Types (Tables), 153.063 Neighborhood Standards, 153.064 Open Space Types, and 153.065 Site Development Standards (Parking and Loading, and Stormwater Management).

**COMMISSIONERS PRESENT**

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

**STAFF CERTIFICATION**



Steve Langworthy  
Planning Director



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**PLANNING AND ZONING COMMISSION**

**RECORD OF DISCUSSION**

**JANUARY 19, 2012**

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

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

**Administrative Request**

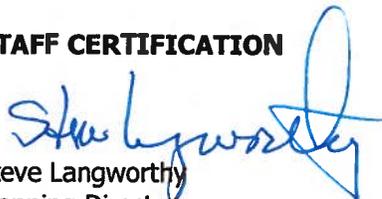
**Proposal:** To amend the Zoning Code to establish a number of new Zoning Districts and regulations for the Bridge Street Corridor.  
**Request:** Review and recommendation to City Council regarding amendments to the Zoning Code under the provisions of Zoning Code Section 153.232 and 153.234.  
**Applicant:** 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 153.062 Building Types (Tables), 153.063 Neighborhood Standards, 153.064 Open Space Types, and 153.065 Site Development Standards (Parking and Loading, and Stormwater Management).

**COMMISSIONERS PRESENT**

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

**STAFF CERTIFICATION**

  
 Steve Langworthy  
 Planning Director



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JANUARY 19, 2012**

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

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

**VOTE:** 5 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
Claudia D. Husak, AICP  
Planner II