



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 ACTION

JANUARY 5, 2012

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

**1. Wellington Reserve 5144 and 5056 Brand Road
08-038Z/PDP/PP Rezoning with Preliminary Development Plan
Preliminary Plat**

Proposal: A subdivision of three vacant parcels with 28 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District, located on the north side of Brand, approximately 700 feet west of Coventry Woods Drive.

Request: Review and approval of a rezoning with preliminary development plan under the Planned District provisions of Zoning Code Section 153.050, and a preliminary plat under the provisions of Sections 152.015 through 152.022.

Applicant: CASTO; represented by Ben W. Hale, Jr., Smith and Hale LLC.

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

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

MOTION #1: To recommend approval to City Council of this rezoning with preliminary development plan, because the proposal meets the Community Plan designation for this site and the applicable review criteria for a Planned Development, with ten conditions:

- 1) That the developer be required to notify the future property owners in the northern part of this site regarding the possible future road extension;
- 2) That the development text be modified to clarify the proposed landscape buffer planted within the tree enhancement zone of Lots 1 through 18 will be installed by the developer and maintained by the individual homeowners;
- 3) That, if deemed appropriate by the City Engineer, in lieu of constructing the multi-use path along Brand Road, the applicant contribute financially to the City's Brand Road Multi-use path installation;
- 4) That the applicant install an off-site left turn lane from Brand Road to Wellington Reserve Drive as recommended by the traffic study, to the satisfaction of the City Engineer;
- 5) That the development text be revised to duplicate the fence restrictions of the surrounding neighborhoods;
- 6) That the development text and plans be updated to indicate multi-use paths instead of bikepaths;
- 7) That the tree replacement language in the development text be revised to require inch-for-inch replacement for trees 12 inches and greater;
- 8) That the text clarify that any supplemental plantings within the Tree Enhancement Zone shall not be counted toward required replacement trees;
- 9) That the details of plantings within the proposed Landscape Buffer be reviewed and approved at the final development plan stage to ensure existing trees are preserved where possible and incorporated into the buffer; and
- 10) That the developer work with the residents to the south of the proposed access point to provide a landscape screen, subject to approval by Planning.

* Ben W. Hale, Jr., representing CASTO, agreed to the conditions.

**PLANNING AND ZONING COMMISSION
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JANUARY 5, 2012**

- 1. Wellington Reserve 5144 and 5056 Brand Road
08-038Z/PDP/PP Rezoning with Preliminary Development Plan
Preliminary Plat**

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 Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

MOTION #2: To approve this preliminary plat because it meets the requirements of the Subdivision Regulations with two conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal; and
- 2) That the plat be revised to include utility easements, a minimum of 20 feet in width, centered on all proposed public sewer, accessible to the public right of way and a drainage easement over the areas of the stormwater basins defined by the anticipated 100 year storm water surface profile.

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

VOTE: 7 - 0.

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

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



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 5, 2012

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

- 2. Avery Square PUD – Avery Square Shopping Center** **6335-6595 Perimeter Drive**
11-069AFDP/CU **7000-7100 Hospital Drive**
Amended Final Development Plan
Conditional Use

Proposal: A 352-square-foot outdoor dining patio for a restaurant with revised furniture and fencing and modifications to the awning color palette for a retail center located in the Avery Square Planned District.

Request: Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.

Applicant: Dublin Oaks Limited, represented by Thomas Beery.

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION #1: To approve the amended final development plan with one condition:

- 1) The black and white striped awning color include an additional thinner strip to complement the previously approved striped awnings, subject to Planning approval.

* Thomas Berry agreed with the condition.

VOTE: 6 – 1.

RESULT: This amended final development plan was approved.

RECORDED VOTES

Chris Amorose Grooms	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Krumb	No
John Hardt	Yes
Joseph Budde	Yes

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 5, 2012**

- 2. Avery Square PUD – Avery Square Shopping Center 6335-6595 Perimeter Drive**
11-069AFDP/CU 7000-7100 Hospital Drive
Amended Final Development Plan
Conditional Use

MOTION #2: To approve the conditional use application with one condition:

- 1) The patio furniture be stored off-site from November 1st through April 1st.

* Thomas Berry agreed with the condition.

VOTE: 5 – 2.

RESULT: This conditional use application was approved.

RECORDED VOTES

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	No
Warren Fishman	Yes
Amy Kramb	No
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION



Eugenia M. Martin, ASLA
Landscape Architect

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 5, 2012

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

**3. Muirfield Village PUD – Muirfield Village Golf Club – Clubhouse Expansion
5750 Memorial Drive
11-071AFDP Amended Final Development Plan**

Proposal: A 15,546-square-foot golf clubhouse building and associated site improvements for the Muirfield Village Golf Club located in the Muirfield Village Planned District on the north side of Memorial Drive, approximately 2,200 feet east of Muirfield Drive.

Request: Review and approval of an amended final development plan under the planned district provisions of Zoning Code Section 153.050.

Applicant: Nicholas Larocca, represented by Brian Quackenbush, EMH&T.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: To approve the amended final development plan with one condition:

- 1) The landscape plan be revised to reflect the inclusion of plant species located around the club house, subject to Planning approval.

* Nicholas Larocca agreed with the condition.

VOTE: 7 – 0.

RESULT: This amended final development plan was 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


Jennifer M. Rauch, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JANUARY 5, 2012

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

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

Administrative Request

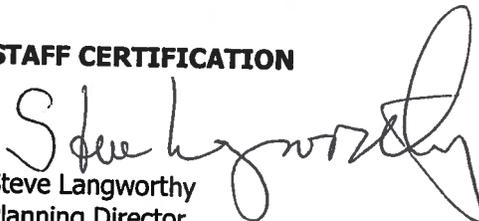
Proposal:	To amend the Zoning Code to establish a number of new Zoning Districts and regulations for the Bridge Street Corridor.
Request:	Review and recommendation to City Council regarding amendments to the Zoning Code under the provisions of Zoning Code Section 153.232 and 153.234.
Applicant:	City of Dublin, Marsha Grigsby, City Manager.
Planning Contact:	Steve Langworthy, Planning Director.
Contact Information:	(614) 410-4600 slangworthy@dublin.oh.us

RESULT: The Commission reviewed Sections 153.057 (General Purpose), 153.058 (Districts Intent) and 153.059 (Uses) of the revised draft of the proposed Bridge Street Corridor Development Code and requested minor changes. The review will continue at the January 12, 2012 meeting.

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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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 Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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

MOTION: To approve the December 1, 2011 meeting minutes as corrected and amended.

VOTE: 7 – 0.

RESULT: The December 1, 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