



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](http://www.dublinohiousa.gov)

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**FEBRUARY 2, 2012**

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

**1. 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.
Topics:	Continuation of draft code review.
Request:	Review and recommendation to City Council regarding amendments to the Zoning Code under the provisions of Zoning Code Sections 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

**MOTION:** To recommend approval to City Council of this proposed Zoning Code amendment to add Sections 153.057 through 153.066 as presented to the Commission on January 31, 2012 and to revise Section 153.002 with the minor modifications discussed at the meeting.

**VOTE:** 7 – 0.

**RESULT:** Approval of this proposed Zoning Code Amendment is 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

**STAFF CERTIFICATION**

Steve Langworthy  
Planning Director



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**FEBRUARY 2, 2012**

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

**2. Bridge Street Corridor – Area Rezoning 11-021Z**

**Area Rezoning**

**Proposal:** An area rezoning of 388 parcels totaling approximately 808.7 acres for the Bridge Street Corridor.

**Request:** Review and recommendation to City Council regarding proposed land use map amendments 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

**Affected Parcels:** 273-000016, 273-000071, 273-000003, 273-000797, 273-000040, 273-00102, 273-000088, 273-002457, 273-009973, 273-011148, 273-009093, 273-000028, 273-004081, 273-000027, 273-004079, 273-004080, 273-009147, 273-008995, 273-000104, 273-000093, 273-000094, 273-000039, 273-009972, 273-009124, 273-005565, 273-000068, 273-000042, 273-000073, 273-000107, 273-000048, 273-000012, 273-000035, 273-000024, 273-002459, 273-009044, 273-010405, 273-000086, 273-012325, 273-000108, 273-002485, 273-000029, 273-000123, 273-000415, 273-012260, 273-012261, 273-008868, 273-000033, 273-000099, 273-012295, 273-009088, 273-000794, 273-002460, 273-000321, 273-000121, 273-009734, 273-000109, 273-000079, 273-009155, 273-008958, 273-008280, 273-000106, 273-009119, 273-009971, 273-008872, 273-008329, 273-000020, 273-008373, 273-000037, 273-000062, 273-000787, 273-000143, 273-003513, 273-005566, 273-008309, 273-009322, 273-009324, 273-009749, 273-009978, 273-009979, 273-012181, 273-012182, 273-012183, 273-000002, 273-000018, 273-000111, 273-000310, 273-000208, 273-008277, 273-003680, 273-008316, 273-010936, 273-011236, 273-012066, 273-012067, 273-012068, 273-012069, 273-012070, 273-012071, 273-012072, 273-012200, 273-009055, 273-012174, 273-012175, 273-012176, 273-000032, 273-000098, 273-000010, 273-000038, 273-004507, 273-008286, 273-008287, 273-008288, 273-008313, 273-008314, 273-008315, 273-009750, 273-007473, 273-002895, 273-000269, 273-000025, 273-000077, 273-000096, 273-000113, 273-000044, 273-000008, 273-

**PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
FEBRUARY 2, 2012**

**2. Bridge Street Corridor – Area Rezoning  
11-021Z**

**Area Rezoning**

Affected Parcels:	000089, 273-008242, 273-008258, 273-008377, 273-008813, 273-009030, 273-008257, 273-000061, 273-009077, 273-008332, 273-008333, 273-000001, 273-000122, 273-000124, 273-008867, 273-000022, 273-000270, 273-000274, 273-001348, 273-001349, 273-001350, 273-008261, 273-000081, 273-000031, 273-000067, 273-000078, 273-008327, 273-008328, 273-000034, 273-010207, 273-009035, 273-000069, 273-008998, 273-000013, 273-000127, 273-009099, 273-000128, 212-000129, 273-009079, 273-009096, 273-009150, 273-000072, 273-008279, 273-012251, 273-008285, 273-008308, 273-008312, 273-012184, 273-012185, 273-009145, 273-000007, 273-001940, 273-012300, 273-012301, 273-008275, 273-000023, 273-000256, 273-000136, 273-009086, 273-000015, 273-000329, 273-012245, 273-000054, 273-000112, 273-003800, 273-012193, 273-000005, 273-008827, 273-009081, 273-008907, 273-008330, 273-009101, 273-012296, 273-000259, 273-000014, 273-000074, 273-000053, 273-000059, 273-000097, 273-008245, 273-000051, 273-000315, 273-008305, 273-010154, 273-000132, 273-000134, 273-000080, 273-000047, 273-008859, 273-000046, 273-012285, 273-008334, 273-000049, 273-000139, 273-009974, 273-009975, 273-000100, 273-001684, 273-000129, 273-009149, 273-000083, 273-008284, 273-008310, 273-008311, 273-009084, 273-000063, 273-012062, 273-012064, 273-012065, 273-012342, 273-000138, 273-000177, 273-000209, 273-000210, 273-000211, 273-000214, 273-000215, 273-000216, 273-000217, 273-000205, 273-000101, 273-000324, 273-011175, 273-010864, 273-012199, 273-000130, 273-000131, 273-000126, 273-000258, 273-000052, 273-000118, 273-000785, 273-000786, 273-009090, 273-008266, 273-001308, 273-000110, 273-000114, 273-000273, 273-000344, 273-000788, 273-000257, 273-001978, 273-008246, 273-009148, 273-008361, 273-009146, 273-008802, 273-000133, 273-000056, 273-009043, 273-000087, 273-000313, 273-000092, 273-000262, 273-000004, 273-004077, 273-004078, 273-005564, 273-000989, 273-001530, 273-002458, 273-002463, 273-000091, 273-012229, 273-008335, 273-000105, 273-000060, 273-008304, 273-012158, 273-008306, 273-008307, 273-008375, 273-012198, 273-000036, 273-000084, 273-000090, 273-012149, 273-001976, 273-002893, 273-000019, 273-000286, 273-002892, 273-002897, 273-008957, 273-000050, 273-000206, 273-000207, 273-009095, 273-000070, 273-009082, 273-009512, 273-000066, 273-009732, 273-009733, 273-012138, 273-008296, 273-009323, 273-000125, 273-012311, 273-012170, 273-008908, 273-008247, 273-008249, 273-008811, 273-
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**PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
FEBRUARY 2, 2012**

**2. Bridge Street Corridor – Area Rezoning  
11-021Z**

**Area Rezoning**

Affected Parcels: 000075, 273-000135, 273-002075, 273-009083, 273-008269, 273-008244, 273-009080, 273-008381, 273-008358, 273-002474, 273-000043, 273-000057, 273-000137, 273-000405, 273-000170, 273-003410, 273-003411, 273-008820, 273-011235, 273-008243, 273-008831, 273-008832, 273-008833, 273-008834, 273-008838, 273-008856, 273-008857, 273-008858, 273-008869, 273-008994, 273-000045, 273-012264, 273-000212, 273-000213, 273-000141, 273-000144, 273-008206, 273-008264, 273-008805, 273-001186, 273-000085, 273-009118, 273-009121, 273-009127, 273-009045, 273-009054, 273-009094, 273-009128, 273-009129, 273-009130, 273-009152, 273-009153, 273-009154, 273-009085, 273-008913, 273-008331, 273-012218, 273-010406.

**MOTION:** To recommend approval to City Council of the Area Rezoning map dated February 2, 2012 and titled "Proposed BSC Zoning Map Recommended Changes from ARB and PZC Area Rezoning" with one condition:

- 1) That the six parcels on the north side of W. Bridge Street, west of North Riverview Street (addressed 17-53 North Riverview Street and 40 North Blacksmith Lane) be rezoned to the BSC-HC, BSC-Historic Core District.

**VOTE:** 6 – 1.

**RESULT:** Approval of this Area Rezoning is recommended to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Steve Langworthy  
Planning Director





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## **PLANNING AND ZONING COMMISSION**

### **RECORD OF ACTION**

**FEBRUARY 2, 2012**

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

**3. Avondale Woods  
10-036CP**

**Avery Road  
Concept Plan**

<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>A residential development with approximately 130 single-family lots and 230 multiple-family units on a 120-acre site located on the west side of Avery Road approximately 4,000 feet south of Rings Road.</p> <p>Further review and feedback regarding architecture for a concept plan under the provisions of Code Section 153.050.</p> <p>Homewood Corporation; represented by Christopher Cline.</p> <p>Claudia D. Husak, AICP, Planner II.</p> <p>(614) 410-4675, chusak@dublin.oh.us</p>
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**RESULT:** The Commission informally discussed this request for feedback on a residential development with approximately 130 single-family lots and 230 multiple-family units on a 120-acre site located on the west side of Avery Road approximately 4,000 feet south of Rings Road. As a secondary review, comments focused on architecture and materials and whether or not the proposal warrants a maximum density of 3 units per acre.

#### **COMMISSIONERS PRESENT**

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

#### **STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**FEBRUARY 2, 2012**

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

- 4. 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 provided 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 153.03.

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:** This rezoning with preliminary development plan/final development plan application was postponed prior to the meeting.

#### COMMISSIONERS PRESENT

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

#### STAFF CERTIFICATION

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



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

FEBRUARY 2, 2012

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

- 5. 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 13.05.

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:** This rezoning with preliminary development plan/final development plan application was postponed prior to the meeting.

#### COMMISSIONERS PRESENT

Chris Amorose Groomes

Richard Taylor

Todd Zimmerman

Warren Fishman

Amy Kramb

John Hardt

Joseph Budde

#### STAFF CERTIFICATION

Claudia D. Husak, AICP  
Planner II

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**FEBRUARY 2, 2012**

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

**6. Shoppes at River Ridge – Center Identification Signs**  
**12-007CDDS** **4305-4335 W. Dublin-Granville Road**  
**Corridor Development District Sign Review**

Proposal: Two 79.56 square-foot center identification signs, 12 feet in height along West Dublin-Granville Road and 10 feet in height along Riverside Drive for an existing shopping center, located on the south side of West Dublin-Granville Road at the intersection of Dale Drive.

Request: Review and approval of a Corridor Development District Sign review application under the provisions of Code Section 153.115.

Applicant: Mast Capital, represented by Gary Sebach, Bird Houk, A Division of OHM.

Planning Contact: Dan Phillabaum, AICP, ASLA, Senior Planner.

Contact Information: (614) 410-4662, dphillabaum@dublin.oh.us

**MOTION:** To approve this Corridor Development Review Sign application because the proposal is consistent with the surrounding development and the Zoning Code, with five conditions:

- 1) That the proposed LED lights be revised to specify that only white light is emitted, as required by Code;
- 2) That sight distance triangles for the intersection of West Dublin-Granville Road and Dale Drive be included on the plans submitted for sign permits;
- 3) That the proposed planting plan be revised to better visually anchor the sign base to the ground year round prior to submitting for sign permits, subject to Planning approval;
- 4) That the planting plan designs be revised to incorporate the existing landscape plan and plant material, to the extent practical, subject to Planning approval; and
- 5) That the configuration of the proposed landscape wall along Riverside Drive be revised to a broader arc, better integrated into the sign base and disconnected from the existing stormwater retaining wall, subject to Planning approval.

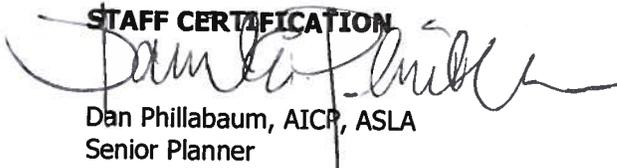
\* Robin Perez, Mast Capital, agreed to the conditions.

**VOTE:** 7 – 0.

**RESULT:** This Corridor Development Review Sign application was approved.

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

**STAFF CERTIFICATION**

  
Dan Phillabaum, AICP, ASLA  
Senior Planner



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**FEBRUARY 2, 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  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**FEBRUARY 2, 2012**

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

**MOTION:** To approve the January 5, 2012 meeting minutes as amended.

**VOTE:** 7 – 0.

**RESULT:** The January 5, 2012 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