

# City of Dublin    **Agenda**

## **PLANNING AND ZONING COMMISSION**

Dublin Municipal Building  
5200 Emerald Parkway  
Thursday, September 6, 2012  
6:30 pm

### **Our Mission...**

*The City of Dublin strives to preserve and enhance the unique high quality offered to those who live and work in our community by providing the vision, leadership and performance standards which allow for managed growth and development. We endeavor to deliver our services cost-effectively, with an emphasis on quality and innovation. The City of Dublin seeks recognition in the field of local government as being responsive, cooperative, and culturally and environmentally sensitive, while embracing the highest standards of integrity and accountability to those we serve.*

Chris Amorose Groomes, Chair  
Richard Taylor, Vice Chair  
Warren Fishman  
Amy Krumb  
John Hardt  
Joseph Budde  
Victoria Newell



#### **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)

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. ACCEPTANCE OF DOCUMENTS**

**IV. APPROVAL OF MEETING MINUTES**

**V. COMMUNICATIONS**

**VI. NEW CASES**

**1. Thomas Kohler PCD, Subarea D – Dublin Memory Care Facility**

**12-029FDP** **Emerald Parkway  
Final Development Plan**

Proposal: A proposal for a 33,000-square-foot, one-story nursing care facility and all associated site improvements for a vacant, four-acre parcel within Subarea D of Thomas Kohler Planned Commerce District. The site is located on the southwest corner of the intersection of Emerald Parkway with Woerner-Temple Road.

Request: Review and approval of a final development plan application under the provisions of Zoning Code Section 153.050.

Applicant: Edwards Land Company, represented by Ben Hale Jr., Smith and Hale LLC.

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

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

**2. Dominion Homes PUD  
12-051AFDP**

**4900 Tuttle Crossing Boulevard  
Amended Final Development Plan**

Proposal: Replacing the cedar shake roof with dimensional asphalt shingles for the Dominion Homes building located within the Dominion Homes Planned Unit Development District. The site is located at the northwest corner of the intersection of Tuttle Crossing Boulevard with Frantz Road.

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

Applicant: BRC Properties Inc.; represented by Shawn McAllister.

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

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

## Informal Cases

**3. Riverside PCD North, Subarea A3 – The Perimeter 12-050INF** **Perimeter Drive Informal Review**

Proposal: The potential development of a vacant 2.9-acre site with an approximately 14,000-square-foot retail building including two 5,000-square-foot restaurant spaces and associated patios in Subarea A3 of the Riverside Planned Commerce District North. The site is located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.

Request: Review and informal feedback.

Applicant: Paul Ghidotti, Daimler.

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

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

**4. Midwestern Auto Group PUD – MAG Audi 12-057INF** **5875 Venture Drive Informal Review**

Proposal: Architectural revisions to an approximately 7,900-square-foot car dealership for the Audi franchise for the Midwestern Auto Group dealership campus. The site is located on the south side of Venture Drive, north of US33/SR161.

Request: Review and informal feedback.

Applicant: Tim Galli; represented by Bradley Parish, Architectural Alliance.

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

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

## Administrative Request

**5. Community Plan 2012 Amendment 12-046ADM** **Administrative Request**

Request: Review of draft modifications to the area plan in the 2007 Community Plan as part of the 2012 Community Plan Amendment process.

Planning Contact: Justin Goodwin, AICP, Planner II.

Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

## VII. ADJOURNMENT