



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

DECEMBER 6, 2012

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

**1. Bridge Street District – MKSK Scioto River Corridor Urban Design Framework
Planning Presentation**

Request: Introduction of a City project to create a strategy to guide the design, development and prioritization of the key public infrastructure projects within the Scioto River corridor, create a refined vision and implementation strategy for the development of a public riverfront park, and create an urban design framework to guide key private development opportunities within the study area.

Planning Contact: Rachel S. Ray, AICP, Planner II.
Contact Information: (614) 410-4656, rray@dublin.oh.us

RESULT: Terry Foegler provided an introduction to the Commission of this project and a representative of the consultant team, Chris Hermann with MKSK. Together they presented the vision for next steps for the Bridge Street District and requested the Commission's feedback in preparation for the Joint Work Session with City Council to be held January 17, 2013.

STAFF CERTIFICATION



Rachel S. Ray, AICP
Planner II



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

**2. Community Plan 2012 Amendment
12-046ADM**

Administrative Request

Request: Review of draft amendments to 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

RESULT: This presentation was an overview of revisions to the draft Bridge Street District Area Plan and Future Land Use Map, with a demonstration of additional improvements to the interactive Community Plan website.

STAFF CERTIFICATION


Justin Goodwin, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

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

**3. Riverside Planned Commerce District North, Subarea A3 – The Perimeter
12-073Z/PDP/FDP
Perimeter Drive
Rezoning/Preliminary Development Plan
Final Development Plan**

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

Request: Review and recommendation of approval to City Council of a rezoning with preliminary development plan and review and approval of a final development plan under the provisions of Zoning Code Section 153.050.

Applicant: Daimler Group; represented by Paul Ghidotti.

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 for this Rezoning with Preliminary Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with four conditions:

- 1) That the development text be revised to limit the size of permitted restaurant use to 11,000 square feet (excluding outdoor dining patios) and that any additional restaurant square footage, exclusive of outdoor dining areas, require review and approval by the Planning and Zoning Commission;
- 2) That the development text be modified to allow patio furniture be used when the weather permits outside of the permitted dates, subject to approval by Planning;
- 3) That the development text be modified to limit sign lighting to the proposed band lighting; and
- 4) That the development text be revised to adhere to Code for sign colors including logos and that window signs be prohibited, excluding informational window signs.

*Paul Ghidotti agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Rezoning with Preliminary Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



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Applicant: Daimler Group; represented by Paul Ghidotti.

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

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

MOTION #2: To approved this Final Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with five conditions:

- 1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning;
- 2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application;
- 3) That the elevations be revised to replace the gable returns with a more appropriate style;
- 4) That the site plan be revised to increase the size of the landscape island to one parking space to the west along the parking area to the north of the building; and
- 5) That the sea green junipers on the north side of the site be replaced with wintergem boxwood.

*Paul Ghidotti, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

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



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

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

**4. Tartan Ridge, Section 5-1
12-080FDP/FP**

**9327 Burnett Lane
Final Development Plan
Final Plat**

Proposal: Plat and develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development. The site is located at the southwest corner of the intersection of Emmet Row Lane and Burnett Lane.

Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Tartan Ridge LLC, Charles Driscoll.

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

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

MOTION#1: To approve this Final Development Plan application because it complies with all applicable review criteria and the existing development standards, with 2 conditions:

- 1) That the applicant revise the hedge installation graphic to reflect alley accessed lots prior to scheduling the plat for City Council review; and
- 2) That any fence for Lot 182 be selected from an architecturally appropriate palette to be approved by the Planning and Zoning Commission as part of the final development plan approval for the remaining alley lots.

*Charles Driscoll, agreed to the above conditions by consent.

VOTE: 7 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



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12-080FDP/FP**

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Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Tartan Ridge LLC, Charles Driscoll.

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

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

MOTION#2: To recommend approval to City Council for this Final Plat application because it complies with all applicable review criteria and the existing development standards.

VOTE: 7 – 0.

RESULT: This Final Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


 Claudia D. Husak, AICP
 Planner II