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

FEBRUARY 21, 2013

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

1. Coffman Reserve PUD
12-066Z/PDP/PP

Coffman Road
Rezoning/Preliminary Development Plan
Preliminary Plat

Proposal:	A new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District.
Request:	Review and recommendation of a rezoning and preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.
Owner:	Jack Eggspuehler; represented by James Barry, Bird & Bull.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION #1: To approve this Rezoning and Preliminary Development Plan because this proposal complies with all applicable review criteria and the existing development standards, with three conditions:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
2) That the aluminum and vinyl trim not be permitted in the development text;
3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

* Charles Ruma, Virginia Homes agreed to the above condition.

VOTE: 7 – 0.

RESULT: The Rezoning and Final Development Plan application was approved.

RECORDED VOTES:

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

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Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion #2: To approve this Preliminary Plat because this proposal complies with all applicable review criteria and the existing development standards, with two conditions:

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and
2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

* Charles Ruma, Virginia Homes agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Preliminary Plat application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

2. Tartan Ridge, Section 5 Part 2
12-089FDP/FP

7610 McKitrick Road
Final Development Plan
Final Plat

Proposal:	Plat and develop 43 single-family alley lot within Subareas A, C and D1 of the Tartan Ridge Planned Unit Development. The 26.32-acre site is located north of McKitrick Road and west of 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 because it complies with all applicable review criteria and the existing development standards and approval is recommended with 13 conditions:

1) That the diversity matrix be revised to include the alley-accessed lots; and,
2) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;
3) That the plans be revised to include one-way traffic restriction notes for designated alley segments;
4) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';
5) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;
6) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace;
7) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';
8) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulip Trees;
9) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring;

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FEBRUARY 21, 2013

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12-089FDP/FP

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Applicant:	Tartan Ridge LLC, Charles Driscoll.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

10) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list;
11) That the applicant revise the plant list to include "EA – Dwarf Burning Bush";
12) That the applicant install decorative pavers on the alley loaded driveways; and
13) That the hedges be placed at least 3 feet off the sidewalk along the frontage of the homes and at least 5 feet off the curb along the alley landscape island, subject to approval by Planning.

* Charles Driscoll agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Final Development Plan application was approved.

RECORDED VOTES:

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

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FEBRUARY 21, 2013

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12-089FDP/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 approve this Final Plat proposal because it complies with all applicable review criteria and the existing development standards and approval is recommended with one condition:

1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.

* Charles Driscoll agreed to the above conditions.

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
Victoria Newell	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

3. BSC Office Residential District – Vrable Skilled Nursing

13-002 FDP/FP

4500 John Shields Parkway
Final Development Plan/Final Plat

Proposal:	A new 131,455-square-foot skilled nursing facility with associated site improvements on 6.34-acres on the south side of Tuller Road, 375 feet west of the intersection with Riverside Drive.
Request:	Review and approval of a final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a final plat under the provisions of the *Subdivision Regulations.*
Applicant:	Allan Vrable, Vrable Healthcare, represented by James Muckle.
Planning Contact:	Jennifer Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION #1: To approve this Final Development Plan because it complies with the applicable review criteria and the development standards with six conditions:

1) The applicant continue to work with Planning and Engineering regarding the final design. construction, and timing of the public roadway and infrastructure improvements based on the approval of an economic development agreement;
2) The waterline be extended along Mooney Street in conjunction with the future infrastructure and roadway improvements;
3) The applicant work with Planning to identify where additional replacement trees could be located on site to supplement the required landscape and revise the plans accordingly;
4) The applicant use larger trees instead of the proposed ornamental trees to meet the tree replacement requirements;
5) The applicant work with Planning to finalize sign colors for the ground signs that complement the proposed building; and
6) That hip or hat vents not be used to ventilate the roof.

* Ben Hale agreed to the above conditions.

VOTE: 6 – 1.

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	No
Victoria Newell	Yes
Joseph Budde	Yes

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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13-002 FDP/FP — **4500 John Shields Parkway**
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Request:	Review and approval of a final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a final plat under the provisions of the *Subdivision Regulations.*
Applicant:	Allan Vrable, Vrable Healthcare, represented by James Muckle.
Planning Contact:	Jennifer Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION #2: To recommend approval of this Final Plat because it complies with the applicable review criteria and the development standards with one condition:

1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.

* Ben Hale agreed to the above condition.

VOTE: This Final Plat application was recommended for approval.

RESULT: 6 – 1.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	No
Victoria Newell	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Jennifer Rauch

Jennifer M. Rauch, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

MOTION: To approve the February 7, 2013, Meeting Minutes as amended.

VOTE: 7 – 0.

RESULT: The February 7, 2013, Amended Meeting Minutes were 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