



**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**

**MAY 16, 2013**

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

**1. BSC Sawmill Center Neighborhood District – Dublin Village Center  
Edwards Apartment Building Tuller Road and Village Parkway  
13-031BPR Basic Plan Review**

Proposal: To construct a 324-unit podium apartment building on a 8.32-acre site, on the north side of a new public street in the Bridge Street Corridor Sawmill Center Neighborhood District northeast of the existing AMC Theater.  
Request: Review and approval of Basic Plan Review application under the provisions of Zoning Code Section 153.066(D).  
Applicant: Steve Simonetti, Edwards Communities.  
Planning Contact: Rachel S. Ray, AICP, Planner II.  
Contact Information: (614) 410-4656, rray@dublin.oh.us

**MOTION #1:** To approve the requests for the following two Development Plan Waivers: 1) Table 153.060-A-Maximum Block Dimensions - To permit two new blocks to exceed the maximum block dimensions; and 2) 153.063(C)(5)(a) – Shopping Corridor - To not be required to provide a mixed use "shopping corridor" as part of this development.

**VOTE:** 7 – 0.

**RESULT:** The two Development Plan Waivers 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



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**MOTION #2:** To approve this application for Basic Plan Review (Development Plan) under the provisions of Zoning Code Section 153.066(D), with 12 conditions:

- 1) That the applicant coordinate driveway access along John Shields Parkway (Street Segment 1) to direct pedestrian activity, subject to approval by the City Engineer;
- 2) That driveway access points along the neighborhood streets (Street Segments 2 and 3) be coordinated and aligned, subject to approval by the City Engineer;
- 3) That heightened architectural detailing and an open space node be provided at the intersection of Street Segments 1 (John Shields Parkway) and 2 at the southwest corner of Block B;
- 4) That the applicant work with the property owner to reconfigure the proposed open space to provide the required open space "node" at the intersection of Street Segments 1 and 2, with open spaces (pocket plazas or pocket parks) at a minimum of three, if not all four corners of the intersection and provide the minimum required 1.49 acres of open space on-site and/or within 660 ft. of the development site;
- 5) That the applicant submit a demolition plan in addition to a plan for the interim site conditions, including grading, seeding, parking lot reconfiguration, etc. as part of the Development Plan Review;
- 6) That the applicant coordinate the timing of the improvements to Tuller Road with the City Engineer;
- 7) That the applicant provide a phasing plan as part of the Development Plan Review;
- 8) That the applicant provide all necessary public and private infrastructure plans as part of the Development Plan Review;
- 9) That the applicant provide a designated bicycle way and enhanced pedestrian pathways on John Shields Parkway;

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**Motion #2 (Continued)**

- 10) That the applicant provide additional sidewalk width on the eastern north-south street;
- 11) That the applicant work with staff to address concerns regarding theater exits and safe roadway crossings for pedestrians; and
- 12) That the applicant provide greater architectural detailing at the terminal vista of a potential road connection east of the proposed apartment building.

\*Ben W. Hale, Jr., Smith & Hale, representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** The Basic Plan Review (Development Plan) was approved.

**RECORDED VOTES:**

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



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**MOTION #3:** To disapprove the requested Site Plan Waiver to Zoning Code Section 153.062(E)(1) – Façade Materials, Permitted Primary Materials, to permit the use of vinyl siding as a permitted façade material.

**VOTE:** 7 – 0.

**RESULT:** The requested Site Plan Waiver was disapproved.

**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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**Planning Contact:** Rachel S. Ray, AICP, Planner II.

**Contact Information:** (614) 410-4656, rray@dublin.oh.us

**MOTION #4:** To approve the Basic Plan Review for the Site Plan with nine conditions:

- 1) That the ridge lines parallel to the streets be interrupted to meet Code Section 153.062(D)(2)(c);
- 2) That the applicant provide a pedestrian circulation plan demonstrating safe access to the building for residents and visitors;
- 3) That the building's architecture be modified to provide the appropriate vertical façade divisions (no spans greater than 40 feet), horizontal façade divisions (detailing required within 3 feet of the top of the ground story), and required change in roof plane (changes required every 80 feet) to meet the Podium Apartment Building Type requirement;
- 4) That Pocket Park D be redesigned to eliminate the proposed bioretention facility and reconfigure the stormwater management facilities (if needed) to maintain usable, accessible open space area;
- 5) That the applicant provide publicly available bicycle parking facilities within the streetscape and within the pocket parks and plazas for visitors and residents;
- 6) That the applicant provide additional details regarding the parking structure operation and circulation at the Site Plan Review;
- 7) That the surface parking lot plans be modified to provide a street wall consistent with Section 153.065(E) with the landscape treatment required by Sections 153.065(D)(5)(a) and (c);
- 8) That the applicant work with Planning and Engineering to reevaluate the proposed dumpster location in relation to the proposed right-of-way, prior to Site Plan Review; and

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**Motion #4 (Continued)**

- 9) That the applicant work with the City to execute a suitable agreement that provides the full amount of required open space as required by Code as part of a future phase development of the BSC Sawmill Center Neighborhood District.

\* Ben W. Hale, Jr., Smith & Hale representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** The Basic Plan Review (Site Plan) 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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Planning Contact: Rachel S. Ray, AICP, Planner II.

Contact Information: (614) 410-4656, rray@dublin.oh.us

**MOTION #5:** To disapprove the request for payment of a Fee-in-Lieu of open space land dedication.

**VOTE:** 7 – 0.

**RESULT:** The request was disapproved.

**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**

*Rachel S. Ray*  
Rachel S. Ray, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

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MAY 16, 2013

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

**2. Community Plan Update  
12-046ADM**

**Administrative Request**

Request: Administrative review and recommendation to City Council of proposed amendments to the 2007 Community Plan.  
Planning Contact: Justin Goodwin, AICP, Planner II.  
Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

**MOTION:** To recommend approval of this Administrative Request to City Council of proposed amendments to the 2007 Community Plan.

**VOTE:** 7 – 0.

**RESULT:** Approval of the proposed amendments to the 2007 Community Plan will be recommended to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Justin Goodwin, AICP  
Planner II