



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

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

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JUNE 06, 2013**

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

**1. Post Road Retirement Village – Dublin Senior Community 6840 Post Road  
13-045FDP Informal Review**

**Proposal:** The development of an 80-unit, 81,000-square-foot memory care facility and associated site improvements within Subarea A of the Post Road Retirement Village Planned Unit Development District, located on the north side of Post Road, west of the intersection with Avery-Muirfield Drive.

**Request:** Review and informal feedback of certain aspects of a proposed final development plan application.

**Applicant:** Rocky Goins, Owner; represented by, Mike Bettinger, Douglas Company.

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

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

**RESULT:** The Commission members (Mr. Hardt recused) provided informal feedback to the applicant regarding this planned development of an 80-unit, 81,000-square-foot memory care facility and associated site improvements within Subarea A of the Post Road Retirement Village Planned Unit Development District. The site is located on the north side of Post Road, west of the intersection with Avery-Muirfield Drive. Commissioners agrees that the proposed memory garden surrounded by a six-foot, wrought-iron style fence within the required 30-foot side yard setback is not appropriate given the sensitive location of the site adjacent to the M.L. Red Trabue Nature Preserve. Commissioners recalled discussions from the 2007 rezoning application stressing the importance of an adequate setback along the west side of the site. The Commission encouraged the applicant to find an alternative location for this important aspect of their operations.

The Commission also was concerned about the proposal to install PTAC units (packaged terminal air conditioner units) along all elevations of the proposed 3-story building.

#### STAFF CERTIFICATION

Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

JUNE 06, 2013

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

**2. Tartan West, Subarea B – Villas at Corazon** **Corazon Drive**  
**13-033AFDP** **Amended Final Development Plan**

Proposal: Modifications to an approved plan to eliminate 2 buildings and expand the footprint of up to 15 buildings in Subarea B of the Tartan West Planned Unit Development District. The 31.7-acre site is located north of Corazon Drive at the northwest corner of the Tartan West development.

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

Applicant: Newbury Homes, Inc., represented by Steve Newcomb.

Planning Contact: Tammy J. Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

**MOTION:** To approve this Amended Final Development Plan application because the proposal complies with the development text, provides more diversity in housing choices within the Subarea, and is consistent with the theme and appearance of the remaining residential units and as modified the amended final development plan criteria and existing development in the area, with one condition:

- 1) That the side elevations have the same amount of detailing with building materials choices, including stone, as the elevations approved by the Commission in 2011.

\*Rob Jereb, representing Steve Newcomb, Newbury Homes, Inc., agreed to the above condition.

**VOTE:** 6 – 0 – 1.

**RESULT:** This Amended Final Development Plan application was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

JUNE 06, 2013

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

**3. Kumon Dublin  
13-041CU**

**6543 Commerce Parkway  
Conditional Use**

Proposal: An educational institute to be located within an existing office building located on the west side of Commerce Parkway north of Perimeter Drive.

Request: Review and approval of conditional use application under the provisions of Zoning Code Section 153.236.

Applicant: Triplex Company, Owner; represented by Srividhyah Swaminathan.

Planning Contacts: Jonathan Lee, Planning Assistant and Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4600, jlee@dublin.oh.us, chusak@dublin.oh.us

**MOTION:** To approve this Conditional Use application because it complies with the applicable review criteria.

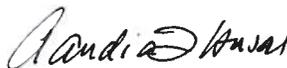
**VOTE:** 7 - 0.

**RESULT:** This Conditional Use 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**

  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

JUNE 06, 2013

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

**4. Metro Center  
13-044AFDP**

**425 Metro Place North  
Amended Final Development Plan**

<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>Modifications to the parking requirement for an existing office building located on within the Metro Center Planned Unit Development District, between Metro Place North and Metro Place South, west of Frantz Road.</p> <p>Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.</p> <p>Smith and Hale, LLC.</p> <p>Claudia D. Husak, AICP, Planner II.</p> <p>(614) 410-4675, chusak@dublin.oh.us</p>
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**MOTION #1:** To approve this Minor Text Modification to modify the development text to require 400 parking spaces for the 101,944-square-foot office building located at 425 Metro Place South for either regular or medical office use because the required text modification is minor in nature and the site has more than adequate number of parking spaces available based on the observations from the building owners.

**VOTE:** 7 – 0.

**RESULT:** This Minor Text Modification 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 AND ZONING COMMISSION

### RECORD OF ACTION

**JUNE 06, 2013**

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

**4. Metro Center  
13-044AFDP**

**425 Metro Place North  
Amended Final Development Plan**

Proposal: Modifications to the parking requirement for an existing office building located on within the Metro Center Planned Unit Development District, between Metro Place North and Metro Place South, west of Frantz Road.

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

Applicant: Smith and Hale, LLC.

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

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

**MOTION #2:** To approve this Amended Final Development Plan because the proposal is consistent with the criteria for an amended final development plan.

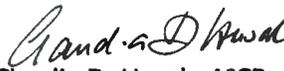
**VOTE:** 7 – 0.

**RESULT:** This Amended Final Development 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

**STAFF CERTIFICATION**

  
 Claudia D. Husak, AICP  
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## **PLANNING AND ZONING COMMISSION**

### **RECORD OF ACTION**

**JUNE 06, 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 Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

**STAFF CERTIFICATION**

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 06, 2013**

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

**MOTION:** To approve the May 16, 2013 meeting minutes as amended.

**VOTE:** 7 – 0.

**RESULT:** The May 16, 2013 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, AICP  
Planner II