



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.dublinohio.us

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JANUARY 23, 2014**

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

**1. NE Quad, Subarea 5A – Kroger Marketplace Centre – Real Estate Office**

**13-122CU**

**7533 Sawmill Road  
Conditional Use**

**Proposal:** A tenant space to be used as a real estate brokerage office within an existing shopping center in Subarea 5A of the NE Quad Planned Unit Development District. The site is located on the north side of Hard Road, west of the intersection with Sawmill Road.

**Request:** Review and approval of Conditional Use application under the provisions of Zoning Code Section 153.236.

**Applicant:** Nick Vollman, Sawmill Hard Center, LLC; represented by Jackson Reynolds, Smith and Hale LLC

**Planning Contact:** Marie Downie, Planning Assistant or Claudia D. Husak, AICP, Planner II

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

**MOTION:** Richard Taylor moved, John Hardt seconded, to approve the Conditional Use application because it complies with the applicable criteria, with one condition:

- 1) That the proposed use not be permitted until City Council approval of Ordinance 09-14 and the passing of the required 30-day referendum period.

\* Jackson Reynolds agreed to the above condition.

**VOTE:** 6 – 0.

**RESULT:** This Conditional Use application was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JANUARY 23, 2014**

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

**2. Ohio University College of Health Sciences and Professions**

**Post Road & Industrial Parkway  
Development Plan Review**

**13-119WID-DP**

- Proposal:** An approximately 87,000-square-foot, three-story educational building, parking lot, and associated site improvements as part of Ohio University Dublin Campus. The site is located on the south side of Post Road, west of Eiterman Road.
- Request:** Review and approval of West Innovation District Development Plan application under the provisions of Zoning Code Section 153.042(D).
- Applicant:** Paul Ghidotti, Daimler Group
- Planning Contacts:** Dan Phillabaum, AICP, RLA, Senior Planner and Claudia D. Husak, AICP, Planner II.
- Contact Information:** (614) 410-4600, chusak@dublin.oh.us

**MOTION #1:** John Hardt moved, Victoria Newell seconded, to grant Site Plan approval, because it meets the applicable criteria, for:

- 1) Zoning Code Section 153.040(B)(7) – Open Space Plantings – Waiving requirement to provide 1 tree per 1,000 square feet of pervious site area as being inconsistent with, and impractical toward, meeting the objective to create a campus of multiple buildings on a single parcel;
- 2) Zoning Code Section 153.040(F)(2) – Parking Location – Allowing the parking for the proposed building to be located principally along the future Industrial Parkway street frontage based on the objective of preserving the interior of the site for the creation of a campus green and open spaces between the buildings, and;
- 3) Zoning Code Section 153.040(G) – Parking Adjustment – Providing parking above the minimum/maximum required by Code. The applicant has proposed 397 parking spaces, which exceeds the parking requirement of approximately 227 parking spaces based on the documented needs of the future uses provided by the applicant.

**VOTE:** 6 – 0.

**RESULT:** The Site Plan was approved.

**RECORDED VOTES:**

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



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### RECORD OF ACTION

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#### 2. Ohio University College of Health Sciences and Professions

Post Road & Industrial Parkway  
Development Plan Review

13-119WID-DP

**MOTION #2:** John Hardt moved, Victoria Newell seconded, to approve the Development Plan Review application because it complies with the applicable criteria, with six conditions:

- 1) That the parcels present in this portion of Subarea One be combined to create a cohesive campus parcel, eliminate building side yard setback issues, and resolve potential future building and pavement setback conflicts, prior to issuance of occupancy permits;
- 2) That the Landscape Plan be revised consistent with the comments provided in the Planning Report and by the Commission, subject to Planning approval, prior to issuance of site permits;
- 3) That the applicant work with staff to address the Tree Preservation requirements as part of the Master Plan;
- 4) That the applicant submit a lighting plan meeting all applicable Code requirements, subject to Planning approval, prior to issuance of site permits;
- 5) That the applicant work with staff to provide a bike path connection from the bicycle parking area on the site to the public path along Post Road; and
- 6) That the applicant work with staff to ensure that the proposed dry basins are constructed in a way that they can be properly maintained in accordance with the comments made by the Commission.

\*Paul Ghidotti agreed to the above conditions.

**VOTE:** 6 – 0.

**RESULT:** This Development Plan was approved.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Absent
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

**JANUARY 23, 2014**

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

**MOTION:** Richard Taylor moved, Victoria Newell seconded, to accept the documents into the record as presented.

**VOTE:** 6 – 0.

**RESULT:** The documents were accepted into the record.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Absent
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

**JANUARY 23, 2014**

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

**MOTION:** Richard Taylor moved, Amy Kramb seconded, to change the meeting date from Thursday, March 6, 2014 to Wednesday, March 5, 2014, due to a scheduling conflict.

**VOTE:** 6 – 0.

**RESULT:** The March 6, 2014 Planning and Zoning Commission meeting was rescheduled for March 5, 2014.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Absent
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

JANUARY 23, 2014

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

#### 3. Metro Center – Crowne Plaza Hotel – Architectural Modifications

13-123AFDP

600 Metro Place North  
Amended Final Development Plan

**Proposal:** Architectural modifications to the Crowne Plaza Hotel and Conference Center within the Metro Center Planned Unit Development District, including new fiber cement siding, painting, and stone entry details. The site is located on the north side of Metro Place North, 750 feet east of the intersection with Upper Metro Place.

**Request:** Review and approval of a minor Amended Final Development Plan application under the provisions of Zoning Code Section 153.050.

**Applicant:** Russ Garber, Andrews Architects

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

**Contact Information:** (614) 410-4656, [rrey@dublin.oh.us](mailto:rrey@dublin.oh.us)

**MOTION:** Richard Taylor moved, Victoria Newell seconded, to approve the Amended Final Development Plan because it complies with the applicable criteria, with one condition:

- 1) That the canvas awnings be eliminated from the proposal and removed from the building.

\*Russ Garber agreed to the above condition.

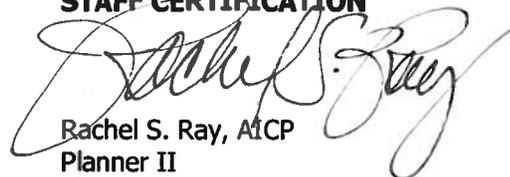
**VOTE:** 6 – 0.

**RESULT:** The Amended Final Development Plan was approved.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION



Rachel S. Ray, AICP  
Planner II