



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

JANUARY 9, 2014

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

**1. Tuller Flats Residential Development
13-121INF**

Informal

Proposal: A multi-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres located on the south side of Tuller Road, approximately 700 feet east of Tuller Ridge Drive. This site is zoned BSC-R, Bridge Street Corridor Residential District.

Request: Informal review and non-binding feedback on this proposal prior to a future application.

Applicant: Casto Communities, represented by Brent Sobezak.

Planning Contact: Justin Goodwin, AICP, Planner II.

Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

RESULT: This was an informal review and non-binding discussion for a multi-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres located on the south side of Tuller Road, approximately 700 feet east of Tuller Ridge Drive. The Commission discussed the following items:

- 1) Does the proposed street network provide an appropriate balance of pedestrian, bicycle and vehicular mobility throughout the site?
- 2) Are potential Waivers acceptable to accommodate private streets with public easements if the streets are designed and constructed to public standards?
- 3) Are potential Waivers to block size requirements appropriate based on the proposed street system, greenway configuration, and clubhouse location?
- 4) Does the proposed open space plan provide for an appropriate distribution of publicly accessible open spaces?
- 5) Does the proposal illustrate an appropriate level of architectural diversity for a new residential neighborhood in the Bridge Street District?
- 6) Are potential Waivers to Civic Building Type requirements appropriate?

STAFF CERTIFICATION

Justin Goodwin, AICP
Planner II



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

**2. Avondale Woods – Avery Road
12-084Z/PDP/PP**

**Rezoning/Preliminary Development Plan/
Preliminary Plat**

Proposal: A new residential subdivision with a maximum of 360 single and multiple family units on 120 acres on the west side of Avery Road, south of the intersection with Rings Road.

Request: Review and recommendation of approval to City Council of a rezoning with preliminary development plan for a new Planned Unit Development District under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a preliminary plat under the provisions of the Subdivision Regulations.

Applicant: Jim Lipnos, Homewood Corporation, LLC.

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

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

MOTION: Richard Taylor moved, John Hardt seconded, to table this rezoning/preliminary development plan/preliminary plat application at the request of the applicant.

VOTE: 7 – 0.

RESULT: This Rezoning/Preliminary Development Plan was tabled.

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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**3. Perimeter Center PCD, Subarea C - Noah's Special Events Center 5555 Wall Street
13-099Z/PDP/PP Rezoning/Preliminary Development Plan/Preliminary Plat**

Proposal: A 10,288-square-foot, one-story building on a 3.04-acre site within Subarea C of the Perimeter Center Planned Commerce District, located on the east side of Wall Street north of Perimeter Drive.

Request: Review and recommendation of approval to City Council of a rezoning with preliminary development plan application under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation of approval to City Council of a preliminary plat application under the provisions of the Subdivision Regulations.

Applicant: Brian Lorenz, WD Partners.

Planning Contact: Justin Goodwin, AICP, Planner II.

Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

MOTION: Richard Taylor moved, Warren Fishman seconded, to table this rezoning/preliminary development plan/preliminary plat application at the request of the applicant.

VOTE: 7 – 0.

RESULT: This Rezoning/Preliminary Development Plan was tabled.

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

Justin Goodwin, AICP
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MOTION: Richard Taylor moved, Victoria Newell seconded 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

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

MOTION: Richard Taylor moved, Amy Kramb seconded to approve the, December 5, 2013 meeting minutes as presented.

VOTE: 6 – 0 – 1.

RESULT: The December 5, 2013 meeting minutes were approved as presented.

RECORDED VOTES:

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

STAFF CERTIFICATION

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MOTION: Richard Taylor moved, Warren Fishman seconded to approve the, December 12, 2013 meeting minutes. Mr. Hardt amended page 6, fourth paragraph from the top add after public street to add "then it needs to be constructed a certain way" and on page 12, bottom of the page to include "and therefore significantly larger" at the end of the sentence attributed to Mr. Hardt.

VOTE: 5 - 0 - 2.

RESULT: The December 12, 2013 meeting minutes were approved as amended.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II