

City of Dublin Agenda - Amended

PLANNING AND ZONING COMMISSION

Dublin City Hall Building
5200 Emerald Parkway
Thursday, February 20, 2014
6:30 pm

Our Mission...

The City of Dublin strives to preserve and enhance the unique high quality offered to those who live and work in our community by providing the vision, leadership and performance standards which allow for managed growth and development. We endeavor to deliver our services cost-effectively, with an emphasis on quality and innovation. The City of Dublin seeks recognition in the field of local government as being responsive, cooperative, and culturally and environmentally sensitive, while embracing the highest standards of integrity and accountability to those we serve.

Chris Amorose Groomes, Chair
Richard Taylor, Vice Chair
Warren Fishman
Amy Kramb
John Hardt
Joseph Budde
Victoria Newell



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. ACCEPTANCE OF DOCUMENTS

IV. APPROVAL OF MEETING MINUTES

January 9, 2014
January 23, 2014

V. CASES

No cases eligible for consent.

**1. Bremlee Estates
13-115Z/PP**

**7250 Coffman Road
Standard District Rezoning/Preliminary Plat**

Proposal: A rezoning from R, Rural District to R-2, Limited Suburban Residential District for a 4.6-acre site that was recently annexed to the City of Dublin. This is also a proposal for a preliminary plat for four single-family lots for land located north of Forest Run Drive and east of Coffman Road to be accessed by the extension of Nature Drive.

Request: Review and approval of Standard District Rezoning under the provisions of Zoning Code Section 153.232 and 153.234 and a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Jay B. Eggspuehler; represented by Jackson Reynolds, Smith and Hale LLC.

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

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

**2. Tuller Flats Residential Development
14-008BPR**

**4313 Tuller Road
Basic Plan Review**

Proposal: A multiple-family residential development consisting of 392 apartment units within 30 three-story buildings, a clubhouse/community center, and associated streets and parking on approximately 17 acres located on the east side of Tuller Road, approximately 700 feet east of Tuller Road. The site is currently zoned C-R, Bridge Street Corridor Residential District.

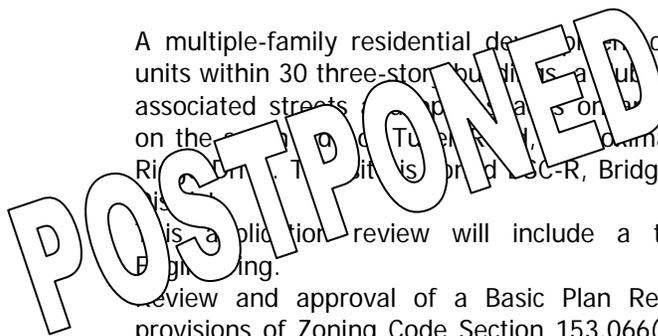
Presentation: This application review will include a transportation overview by the applicant.

Request: Review and approval of a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Applicant: Casto, represented by Aaron Underhill, Esq., Underhill Law Office LLC.

Planning Contact: Justin Goodwin, AICP, Planner II

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



Engineering Presentation: Bridge Street District – Transportation Network Overview

3. **State Bank** **Shamrock Boulevard and West Dublin-Granville Road** **14-002BPR/CU** **Basic Plan Review/Conditional Use**

Proposal: A 11,530-square-foot office building (“Loft” building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road that includes a retail banking and mortgage services facility and a request for Conditional Use for a drive-through.

Request: Review and approval of a Basic Site Plan Review application under the provisions of Zoning Code Section 153.066(D), and a Conditional Use application under the provisions of Zoning Code Section 153.236.

Applicant: David Homoelle, State Bank; represented by Ross Sanford, Lincoln Construction.

Planning Contacts: Gary Gunderman, Planning Manager and Rachel S. Ray, AICP, Planner II
Contact Information: (614) 410-4600, ggunderman@dbulin.oh.us and rray@dublin.oh.us

VI. COMMUNICATIONS

VII. PZC ROUNDTABLE

VIII. ADJOURNMENT