

City of Dublin Agenda

PLANNING AND ZONING COMMISSION

Dublin City Hall Building
5200 Emerald Parkway
Thursday, August 7, 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
Victoria Newell, Vice Chair
Richard Taylor
Amy Kramb
John Hardt
Todd Zimmerman
Amy Salay, Council Member



**Land Use and Long
Range Planning**
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- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. ACCEPTANCE OF DOCUMENTS
- IV. APPROVAL OF MEETING MINUTES
- V. CASES

PREVIOUSLY TABLED CASE

- 1. **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 to City Council of a concept plan and 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

NEW CASES

- 2. **Bridge Park East – Mixed-Use Development Project**
14-070BPR/PP Riverside Drive and W. Dublin-Granville Road
Basic Plan Review/Preliminary Plat

Proposal: A request for preliminary review for seven new blocks for future development on approximately 30.9 acres, in addition to new public rights-of-way for a future mixed-use development located on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan. This is also a request for review and recommendation of approval to City Council for a Preliminary Plat Review under the provisions of the Subdivision Regulations.

Applicant: Nelson Yoder, Principal, Crawford Hoying Development Partners.
Planning Contact: Rachel S. Ray, AICP, Planner II.
Contact Information: (614) 410-4656; rray@dublin.oh.us

**3. Perimeter Center, Subarea C – The Spa at River Ridge 5555 Wall Street
14-072AFDP/CU Amended Final Development Plan/Conditional Use**

Proposal: This is a proposal for an existing 18,000-square-foot office building to be used as a salon and spa on a 3.45-acre site located on the south side of Wall Street, north of the intersection with Perimeter Drive. This application also includes an expansion of the parking lot.

Request: This is a request for review and approval of an amended final development plan application for Subarea C of the Perimeter Center Planned Commerce District. This is also a request for review and approval of a conditional use for a personal service under the provisions of Zoning Code Section 153.236.

Applicant: Laura MacGregor Comek, Esq. for The Spa at River Ridge.

Planning Contact: Devayani Puranik, Planner II.

Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

VI. COMMUNICATIONS

VII. PZC ROUNDTABLE

VIII. ADJOURNMENT