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

MAY 1, 2014

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

MOTION: Richard Taylor moved to accept the documents into the record as presented. Amy Kramb seconded the motion.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 1, 2014

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

1. Emerald Parkway Phase 8 – Office Building **Emerald Parkway**
14-027INF **Informal Review**

Proposal:	An approximately 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements to be located on the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive.
Request:	Review and informal feedback for the potential development of an office building.
Applicant:	Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact:	Claudia Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

RESULT: The Commissioners informally reviewed and commented on this potential application for an approximately 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements to be located on the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive. Many adjacent residents of Grandee Cliffs provided input on this application sharing their concerns of increased traffic and noise from a proposed 2-story office building. Many Commissioners agreed that traffic is a concern and requested additional information in the future as to the traffic impacts of this proposal to the area. The Commission suggested that access management and interior circulation could be improved. Some Commissioners thought a 2-story building could be acceptable if it is designed to be integrated into the site and its surroundings. Screening and buffering from adjacent residents were discussed as an important component of a future application. Unique architecture with high quality materials that does not distract from the nearby park was suggested. Some Commissioners agreed that an Interstate-oriented wall sign could be appropriate for a proposed office building. The Commission also emphasized how important the design of parking lot and building lighting will be in terms of the park and the adjacent residents. Some Commissioners were concerned that there was not enough parking allocated for the park in particular for school buses and others, while wanting any applicant to demonstrate what the actual parking need for an office user would be rather than building overflow upfront.

STAFF CERTIFICATION

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RECORD OF ACTION

MAY 1, 2014

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

2. Conditional Use—Corporate Center-Fitness Edge 14-030CU **6250 Corporate Center Drive Conditional Use**

Proposal:	A 4,300-square-foot recreational use within an existing building in the Technology Flex District, located on the north side of Corporate Center Drive 400 feet west of the intersection with Avery Road.
Request:	Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Applicant:	Fitness Edge, Nate Traucht; represented by Jackson Reynolds, Smith & Hale.
Planning Contact:	Marie Downie, Planner I.
Contact Information:	(614) 410-4679, mdownie@dublin.oh.us

MOTION: Richard Taylor moved to approve this Conditional Use by consent. John Hardt seconded the motion.

VOTE: 6 – 0.

RESULT: This Conditional Use application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Marie Downie
Planner I

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RECORD OF ACTION

MAY 1, 2014

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

3. Ohio University Heritage College of Osteopathic Medicine – Signs
14-025WID-DP/SP West Innovation District-Development Plan/Site Plan
6775 and 6785 Bobcat Way

Proposal:	A proposal for three wall signs to exceed the permitted size and number per building for existing buildings for a college campus, located at the southwest corner of the intersection of Post and Eiterman Roads.
Request:	This development plan/site plan is proposed in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).
Applicant:	Ohio University, Heritage College of Osteopathic Medicine, represented by Teri Umbarger, BHDP.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION: Richard Taylor moved to table this Site Plan application at the request of the applicant. Amy Salay seconded the motion.

VOTE: 5 – 0.

RESULT: This Site Plan application was tabled.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Recused
Joseph Budde	Absent
Victoria Newell	Yes
Amy Salay	Yes

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II