



City of Dublin

Land Use and Long
Range Planning

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 7, 2014

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

**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 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 #1: Ms. Kramb moved, Mr. Hardt seconded, to recommend **approval** of the Rezoning/Preliminary Development Plan with the following 15 conditions:

- 1) That the development text be revised to eliminate a fence as an option to indicate demarcations between open spaces and rear lot lines and require their approval at the Final Development Plan stage;
- 2) That the development text be revised to address unit separation and require a minimum distance between units of at least 12 feet required for all multiple-family subareas;
- 3) That the front setbacks for Lots 37 through 40 to be separately addressed in the development text;
- 4) That the development text be revised to require front-loaded garages to be located behind the front façade of the home;
- 5) That the applicant continues working with Engineering on the roundabout design details in Subarea D, prior to submitting for a Final Development Plan;
- 6) That the applicant works with Staff to further review the proposed street names for the development;
- 7) That Lot 58 is eliminated from the proposal;
- 8) That the development text be revised to eliminate vinyl as a permitted as a primary building material;
- 9) That the roundabout center and splitter islands be included as HOA maintained reserves on a plat;
- 10) That the applicant enters into an infrastructure agreement with the City, prior to submitting the first Final Development Plan, for the development thresholds and public project contributions and that the infrastructure agreement details are referenced in the development text;

**1. Avondale Woods – Avery Road
12-084Z/PDP/PP Rezoning/Preliminary Development Plan/ Preliminary Plat**

- 11) That the development text be revised to require a divided light grid pattern for all windows on all four sides of the buildings of all subareas;
- 12) That the development text be revised to limit the height of a fence if used as part of the landscape buffer to six feet;
- 13) That the western buffer along Subarea A not be permitted to include a fence;
- 14) That all details for outdoor amenities including decks, patios, and or fences for the multiple-family units be included for approval at the Final Development Plan stage; and that the development text be revised to reflect this requirement; and
- 15) That the entry feature details be submitted for approval at the Final Development Plan stage for each section and also that the development text be revised.

* Mr. Chris Cline agreed to the 15 conditions as amended.

VOTE: 7 – 0.

RESULT: The application for Rezoning/Preliminary Development Plan with 15 conditions was **approved**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

MOTION #2: Ms. Kramb moved, Mr. Hardt seconded, to recommend **approval** to City Council for the following Preliminary Plat with one condition:

- 1) That the plat be revised to include the roundabout center and splitter islands as reserves and a table listing each reserve size and intended maintenance responsibility.

* Mr. Chris Cline agreed to the above condition.

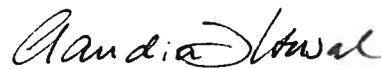
VOTE: 7 – 0.

RESULT: The Preliminary Plat with one condition was **approved** to be forwarded to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

STAFF CERTIFICATION



Claudia Husak, AICP, Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 7, 2014

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

**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 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

MOTION #1: Mr. Taylor moved, Ms. Kramb seconded, to recommend **approval** of the following Development Plan Waivers:

- 1) Maximum Block Size (Block 'D') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'D' (increasing maximum block length from 500 feet to ±594 feet on the west and 607 feet on the east, and maximum block perimeter from 1,750 feet to ±1,886 feet).
- 2) Maximum Block Size (Block 'H') – Code Section 153.060(C)(2)(a): To increase the maximum permitted block dimensions for Block 'H' (increasing maximum block length from 500 feet to ±630 feet on the west and 686 feet on the east, and maximum block perimeter from 1,750 feet to ±1,945 feet).

VOTE: 7 – 0.

RESULT: The Development Plan Waivers were **approved**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

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

MOTION #2: Mr. Hardt moved, Mr. Zimmerman seconded, to recommend **approval** of the Basic Development Plan with the following ten conditions:

- 1) City Council approval of the area rezoning to the BSD Scioto River Neighborhood District;
- 2) That the applicant selects building types that are permitted in the BSD Scioto River Neighborhood District, or seek a Waiver;
- 3) That the applicant works with the City to establish a Development Agreement for this project;
- 4) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
- 5) That the applicant addresses any remaining Engineering details as part of the Development Plan Review;
- 6) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
- 7) That the applicant work with the City to plan for future transit stop locations for appropriate areas of this development;
- 8) That the applicant provide the remaining one-foot (for a total of 12 feet) clear sidewalk area as part of the public streetscape along appropriate portions of the Shopping Corridor;
- 9) That the applicant describe the intent for the required BSD Scioto River Neighborhood District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
- 10) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

* Mr. Nelson Yoder agreed to the above ten conditions.

VOTE: 7 – 0.

RESULT: The application for Basic Development Plan with ten conditions was **approved**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

MOTION #3: Ms. Newell moved, Mr. Zimmerman seconded, to recommend **approval** of the following Preliminary Plat with six conditions:

- 1) The modifications to the street sections described in this report are incorporated in the plan as part of the Development Plan Review;
- 2) That the proposed utility easements be provided on the Preliminary Plat prior to review by City Council;

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

- 3) That the applicant dedicates the roadway shown as "Reserve I" on the south side of Block 'F' as public right-of-way;
- 4) City Council approval of the Plat modification of the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent;
- 5) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 6) That the City and COTA resolve the issues associated with the acquisition and relocation of the Dale Drive Park and Ride facility before the Final Plat is recorded.

* Mr. Nelson Yoder agreed to the above six conditions.

VOTE: 7 – 0.

RESULT: The Preliminary Plat with six conditions was **approved** to be forwarded to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

MOTION #4: Mr. Hardt moved, Mr. Taylor seconded, to require the Development Plan Review by the Planning and Zoning Commission.

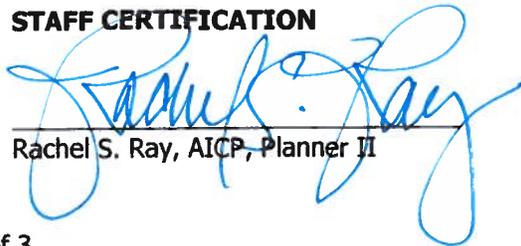
VOTE: 7 – 0.

RESULT: The Planning and Zoning Commission will be the Required Reviewing Body.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

STAFF CERTIFICATION



Rachel S. Ray, AICP, Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 7, 2014

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

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

Proposal: An existing 18,000-square-foot office building to be used as a salon and spa on a 3.45-acre site 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: 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

MOTION #1: Mr. Taylor moved, Ms. Newell seconded, to recommend **approval** of this application for Amended Final Development Plan with the following condition:

- 1) That the existing dumpster doors are repainted using a complementary color to the building as part of the building permit submission.

* Laura Comek agreed to the above condition.

VOTE: 7 – 0.

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

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

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

MOTION #2: Mr. Taylor moved, Mr. Zimmerman seconded, to recommend **approval** of this application for Conditional Use.

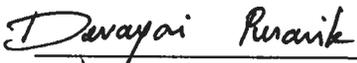
VOTE: 7 – 0.

RESULT: The application for Conditional Use was **approved**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Yes

STAFF CERTIFICATION



Devayani Puranik, Planner II