

# City of Dublin    **Agenda**

## **PLANNING AND ZONING COMMISSION**

Dublin City Hall Building  
5200 Emerald Parkway  
Thursday, August 21, 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 CASES**

- 1. Kerry Glen Subdivision - Lots 1 & 2** **5126 and 5152 Glenaire Drive**  
**14-049FP** **Amended Final Plat**  

Proposal: Modifications to the platted building setback from 50 feet to 40 feet for two residential lots in the Kerry Glen subdivision on the north side of Glenaire Drive, east of the intersection with Dublin Road.

Request: Review and recommendation of approval to City Council of an Amended Final Plat under the provisions of the Subdivision Regulations.

Applicant: Christopher Cline, Blaugrund and Herbert, Inc. representing John & Kymn Pilkington; and Sean & Crystie O'Neil.

Planning Contact: Tammy Noble-Flading, Senior Planner

Contact Information: (614) 410-4649, tflading@dublin.oh.us
  
- 2. Perimeter Center PUD, Subarea E – Chase Bank – Sign Modifications** **6271 Perimeter Drive**  
**14-023AFDP** **Amended Final Development Plan**  

Proposal: This is a proposal for the replacement of two existing ground signs for the Chase Bank located at the southeast corner of Perimeter Drive and Avery-Muirfield Drive.

Request: Review and approval of an amended final development plan under the provision of Code Section 153.050 of the Dublin Zoning Code.

Applicant: Melody Ward, SignCom, Inc.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690, jrauch@dublin.oh.us
  
- 3. U-Haul** **6419 Old Avery Road**  
**14-038CU** **Conditional Use**  

Proposal: This is a proposal for the use of an existing building as a retail space, warehouse and storage space for U-Haul, located on the south side of US 33, west of Avery Road.

Request: Review and approval of a conditional use based on the previous zoning under the provisions of Zoning Code Section 153.236.

Applicant: Carlos Vizcarra, Amerco Real Estate Company.

Planning Contact: Gary P. Gunderman, Planning Manager.

Contact Information: (614) 410-4683, ggunderman@dublin.oh.us

## **NEW CASES**

**4. Stansbury at Muirfield Village 14-009FDP/FP 10799 Drake Road Final Development Plan/Final Plat**

Proposal: To plat and develop 18 single-family lots and approximately 4 acres of open space lots on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.

Request: Review and approval of a Final Development Plan under the provisions of the Zoning Code Section 153.050 and a Request for Review and Recommendation of Approval to City Council for a Final Plat, in two phases under the provisions of the subdivision regulations.

Applicant: William Adams, rep. by Ben Hale Jr.  
Planning Contact: Claudia D. Husak, AICP, Planner II.  
Contact Information: (614) 410-4675, chusak@dublin.oh.us

**5. Houchard Road –Preliminary Plat/Final Plat 14-079PP/FP Houchard Road & SR 161 Preliminary Plat/Final Plat**

Proposal: This is a proposal to subdivide approximately 98 acres into three lots and provide for right-of-way for a new public street, for a site at the southeast corner of the intersection of Houchard Road with State Route 161.

Request: Review and recommendation of approval to City Council of a preliminary plat and a final plat under the provisions of the subdivision regulations.

Applicant: Marsha Grigsby, City Manager for City of Dublin, OH  
Planning Contact: Claudia D. Husak, AICP, Planner II.  
Contact Information: (614) 410-4675, chusak@dublin.oh.us

**6. Riverside PCD North, Subarea 3 – The Perimeter Starbucks 14-069Z/PDP/FDP/CU 6510-6570 Perimeter Drive Rezoning/Preliminary Development Plan/Final Development Plan/Conditional Use**

Proposal: This is a proposal for a Starbucks Coffee Shop with a drive-thru and associated site improvements for an existing shopping center within Subarea A3 of the Riverside PCD North Planned District on the north side of Perimeter Drive, between the intersections of Avery Muirfield Drive and Hospital Drive.

Request: This is a request for review and recommendation of approval to City Council for a rezoning/preliminary development plan application under the provisions of Zoning Code Section 153.050 and a request for review and approval of a final development plan application under the provisions of Zoning Code Section 153.050 and review and approval of a conditional use for a drive-thru under the provisions of Zoning Code Section 153.236.

Applicant: Centre at Perimeter, LLC; represented by Paul Ghidotti, The Daimler Group.  
Planning Contact: Claudia D. Husak, AICP, Planner II.  
Contact Information: (614) 410-4675, chusak@dublin.oh.us

## **VI. COMMUNICATIONS**

## **VII. PZC ROUNDTABLE**

## **VIII. ADJOURNMENT**