



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

JUNE 5, 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: 7 – 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 | Yes |
| Victoria Newell | Yes |
| Amy Salay | Yes |

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II



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RECORD OF ACTION

JUNE 5, 2014

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

MOTION: Chris Amorose Groomes moved to table the May 1, 2014 meeting minutes. Amy Salay seconded the motion.

VOTE: 6 - 0 - 1.

RESULT: The May 1, 2014 meeting minutes were tabled.

RECORDED VOTES:

| | |
|-----------------------|---------|
| Chris Amorose Groomes | Yes |
| Richard Taylor | Yes |
| Amy Kramb | Yes |
| John Hardt | Yes |
| Joseph Budde | abstain |
| Victoria Newell | Yes |
| Amy Salay | Yes |

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RECORD OF ACTION

JUNE 5, 2014

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

**1. Riverside PCD North, Subarea 3 – The Perimeter Starbucks Informal Review
14-045INF 6510-6570 Perimeter Drive**

Proposal: An informal request for review and feedback for a Starbucks Coffee Shop with a drive-thru for an existing shopping center on the north side of Perimeter Drive, between the intersections of Avery Muirfield Drive and Hospital Drive.

Request: This is a request for informal review and feedback for a potential future rezoning and final development plan application.

Applicant: Centre at Perimeter, LLC; represented by Paul Ghidotti, Daimler.

Planning Contact: Claudia Husak, AICP, Planner II.

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

RESULT: The Commission commented informally on a request for review and feedback for a Starbucks Coffee Shop with a drive-thru for an existing shopping center on the north side of Perimeter Drive, between the intersections of Avery Muirfield Drive and Hospital Drive. Some Commissioners preferred this location for a Starbucks Drive-Thru to a previously proposed site. Most Commissioners were concerned about the impacts of the proposal on parking, circulation, screening and potential noise. Commissioners suggested contacting adjacent neighborhoods who were previously concerned about commercial development north of Perimeter Drive. The Commission suggested the applicant revise the development text to limit drive-thrus to certain uses and requested operational details for a Starbucks drive-thru as well as stacking data and peak time use data.

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RECORD OF ACTION

JUNE 5, 2014

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

**2. MAG PUD, Subarea A, Land Rover/Jaguar/Lamborghini Informal Review
14-046AFDP Amended Final Development Plan
6325 Perimeter Loop Road**

Proposal: An informal request for review and feedback for a proposal for the a proposal for demolition of the existing Land Rover showroom and the construction of a new 30,000-square-foot showroom for the Land Rover, Range Rover and Jaguar franchises, a sky bridge for the Lamborghini franchise connecting the proposed building to the main MAG building and all associated site improvements.

Request: This is a request for informal review and feedback prior to the formal review of an amended final development plan application.

Applicant: Midwestern Auto Group, represented by Brad Parish, Architectural Alliance and Jack Reynolds, Smith & Hale LLC.

Planning Contact: Claudia Husak, AICP, Planner II.

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

RESULT: The Commission commented informally on a request for review and feedback for a proposal for the a proposal for demolition of the existing Land Rover showroom and the construction of a new 33,000-square-foot showroom for the Land Rover, Range Rover and Jaguar franchises, a sky bridge for the Lamborghini franchise connecting the proposed building to the main MAG building and all associated site improvements. The Commissioners complimented the applicant on the development of the MAG campus. Commissioners largely agreed that the proposed building for Land Rover, Range Rover and Jaguar does not exemplify the same innovative and distinct architecture and massing as the existing buildings. The proposed materials were another concern in terms of proposed colors and number of materials and how they differ from materials currently used on the campus.

The Commissioners requested additional details regarding the proposed sky bridge including details regarding the area below the bridge, the pond edge treatment and the rear of the bridge where some Commissioners were concerned about the heavy block proposed for a large portion of the elevation. The Commission agreed that a reduction in the required parking may be appropriate but did not support the request for additional wall signs for this Subarea. Commissioners requested the applicant work with Planning to provide as many replacement trees as possible.

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Claudia D. Husak, AICP
Planner II



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

**3. U-Haul
14-038CU**

**6419 Old Avery Road
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

MOTION: Amy Salay moved to table this Conditional Use application at the request of the applicant. John Hardt seconded the motion.

VOTE: 7 – 0.

RESULT: This Conditional Use application was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Gary Gunderman
Planning Manager

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 5, 2014

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

**4. Zoning Code Amendment-Bridge Street District-Riverside Neighborhood District
14-039ADMC Zoning Code Amendment**

Proposal: An amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District.

Request: Review and recommendation to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Applicant: Marsha I. Grigsby, City Manager, City of Dublin.

Planning Contact: Rachel Ray, AICP, Planner II and Claudia Husak, AICP, Planner II.

Contact Information: (614) 410-4600, rray@dublin.oh.us and chusak@dublin.oh.us

MOTION: Richard Taylor moved to table this Zoning Code Amendment. John Hardt seconded the motion.

VOTE: 7 – 0.

RESULT: This Zoning Code Amendment was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION


Rachel S. Ray, AICP
Planner II



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

**5. Zoning Map Amendment/Area Rezoning-Bridge Street District - Riverside
Neighborhood District
14-040Z Zoning Map Amendment**

Proposal: An area rezoning of 20 parcels for the Riverside Neighborhood District in the Bridge Street District.
Request: Review and recommendation to City Council regarding proposed zoning map amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant: Marsha I. Grigsby, City Manager, City of Dublin.
Planning Contact: Rachel S. Ray, AICP, Planner II & Claudia Husak, AICP, Planner II.
Contact Information: (614) 410-4600, rray@dublin.oh.us or chusak@dublin.oh.us

MOTION: Victoria Newell moved to table this Zoning Map Amendment. John Hardt seconded the motion.

VOTE: 7 – 0.

RESULT: This Zoning Map Amendment was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Rachel S. Ray, AICP
Planner II