



City of Dublin
Land Use and Long
Range Planning
 5800 Shier Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 15, 2014

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

1. Bates Property Management 5560 Shier Rings Road
14-019CU Conditional Use

Proposal: Truck and Automotive Rentals and Leasing for a 9,022-square-foot building on a property zoned TF, Technology Flex District. The site is on the east side of Dublin Industrial Lane, north of the intersection with Emerald Parkway.
Request: Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Applicant: Paul Bloomfield of Kohr, Royer & Griffith, Inc; represented by Jackson Reynolds, Smith and Hale, LLC
Planning Contact: Tammy Noble-Flading, Senior Planner.
Contact Information: (614) 410-4649, tflading@dublin.oh.us

MOTION: Mr. Hardt moved, Ms. Kramb seconded, to recommend approval of the Conditional Use request with two conditions:

- 1) That the landscape plan be modified to substitute the Burning Bush with Upright Yew on the western edge of the parking area and Chinese Junipers in the northwest corner of the parking area; and
- 2) That the applicant supplement their proposal with planting materials to block the site line beneath the evergreens along Shier Rings Road, as approved by Planning.

*Jack Reynolds agreed to the above conditions.

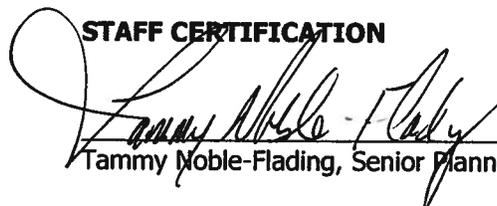
VOTE: 7 – 0.

RESULT: The Conditional Use was approved as it complies with the applicable review criteria with two conditions.

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


 Tammy Noble-Flading, Senior Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 15, 2014

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

**3. Tuttle Crossing/I-270, Subarea 5A 5515 Parkcenter Circle
14-033FDP Final Development Plan**

Proposal: Modifications to parking, landscaping and signs for an existing office building at the northwest corner of the intersection of Parkcenter Circle and Paul Blazer Parkway.
Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant: Linda Menerey, EMH&T
Planning Contact: Jennifer Rauch, AICP, Senior Planner
Contact Information: (614) 410- 4690, jrauch@dublin.oh.us

MOTION: Mr. Taylor moved, Mr. Budde seconded, to recommend approval of the Final Development Plan with ten conditions:

- 1) That Sign 7 be moved to the west to meet the required 8-foot setback from the right-of-way along Paul Blazer Parkway and the address number be removed;
- 2) That Phase two improvements will not occur until the City is provided written documentation of need, by the Owner, as outlined within the development text;
- 3) That only building occupant signs shall be permitted on the proposed monument signs;
- 4) That the proposed concrete base incorporate the same architectural precast concrete material used on the building;
- 5) That logos are not permitted on the individual tenant panels;
- 6) That all tenant panels shall be uniform in appearance and be maintained to look consistent;
- 7) That the canopy letters utilize clear anodized aluminum in lieu of the individual channel letters to coordinate with the design of the canopies;
- 8) That the ground signs (6 & 7) eliminate the street address and provide a building name in lieu;
- 9) That the applicant verify the parking spaces are 19 feet in length to meet the text;
- 10) That the applicant provide a more comprehensive and integrated design for the outdoor amenities, subject to Planning approval.

*Jack Reynolds agreed to the above ten conditions.

VOTE: 4 – 3.

RESULT: The Final Development Plan was approved as it complies with the applicable review criteria with ten conditions.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Krumb	No
John Hardt	No
Joseph Budde	Yes
Victoria Newell	Yes
Amy Salay	No

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner