



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**OCTOBER 21, 2014**

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

**MOTION:** Richard Taylor moved, Victoria Newell seconded, to accept the documents into the record as presented.

**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
Todd Zimmerman	Yes
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

**OCTOBER 21, 2014**

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

**MOTION:** Victoria Newell moved John Hardt seconded the motion, to approve September 4, 2014 meeting minutes as presented.

**VOTE:** 5 – 0 – 2.

**RESULT:** The September 4, 2014 meeting minutes were approved.

#### RECORDED VOTES:

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

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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

OCTOBER 21, 2014

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

**MOTION:** Richard Taylor moved Todd Zimmerman seconded the motion, to approve September 11, 2014 meeting minutes as presented.

**VOTE:** 7 – 0.

**RESULT:** The September 11, 2014 meeting minutes were approved.

#### RECORDED VOTES:

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

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**OCTOBER 21, 2014**

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

**1. Informal Review - BSC Scioto River Neighborhood District - Bridge Park East – Mixed-Use Development**

**Presentation:** An update on recent developments for a proposal for a mixed-use development with residential units, retail, restaurant and office uses, as well as structured parking, including 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. The applicant is also requesting informal, non-binding feedback on proposed architectural concepts for eight buildings in Phase 1 of the proposed development.

**Applicant:** Nelson Yoder, Principal, Crawford Hoying Development Partners.

**Planning Contacts:** Claudia D. Husak, AICP, Planner II and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer.

**Contact Information:** (614) 410-4600, chusak@dublin.oh.us or jshelly@dublin.oh.us

**RESULT:** The Commission informally reviewed and provided non-binding comments and feedback on the proposed Bridge Park East mixed-use development following the applicant’s request for an opportunity to inform the Planning and Zoning Commission of revisions and modifications to a previously approved Basic Development Plan/Preliminary Plat application for nine new blocks on approximately 30 acres, including new public rights-of-way for a mixed-use development east of Riverside Drive (relocated), south of John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.

Commissioners stated that the architectural concepts for the eight proposed buildings (including two parking structures partially wrapped by residential units) lacked variety and architectural diversity. The Commissioners commented on the importance of high quality building materials, the need for architectural details, and ensuring that massing is appropriate to a pedestrian-scale environment. The Commission did not support the use of elevated walkways between the parking structure and some of the residential uses within buildings because of their tendency to remove pedestrians from the street.

The Commission requested information about the impact of on-street parking on the regional transportation network. Some Commissioners stated that understanding the Bridge Street District transportation network and traffic impacts will be an essential component of their case determinations, and stated that they would find it difficult to make decisions without all of the information available to them.

With respect to the design of the proposed Bridge Park Avenue, Commission members indicated that they would not support any project unless the adjacent right-of-way includes all streetscape elements including on-street parking, carriage walks, tree planters, cycle tracks, wide sidewalks and ample private patio space (outside of the right-of-way, within the Required Building Zone) regardless of the impacts to the right-of-way width or the Code-required building placement.

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II