

# City of Dublin    **Agenda**

## **PLANNING AND ZONING COMMISSION**

Dublin City Hall Building  
5200 Emerald Parkway  
Thursday, February 5, 2015  
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.*



**Land Use and Long  
Range Planning**

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Victoria Newell, Vice Chair  
Amy Salay, City Council Representative  
Chris Brown  
Cathy De Rosa  
Bob Miller  
Deborah Mitchell  
Todd Zimmerman

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. ACCEPTANCE OF DOCUMENTS**

**IV. ELECTION OF OFFICERS**

**V. CASES**

**1. Thomas Kohler PCD, Subarea E, Emerald Town Center – Elli Nail Spa  
14-115AFDP/CU 5681 Woerner-Temple Road  
Amended Final Development Plan/Conditional Use**

Proposal: A minor modification to the development text to permit beauty salon as a conditional use within an existing shopping center at the southeast corner of the intersections of Emerald Parkway and Woerner-Temple Road. This is also a proposal for a 1,480-square-foot tenant space to be used as a nail salon.

Request: Review and approval of an amended final development plan under the provisions of Code Section 153.050 and a request for review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Lisa Tebbetts, Continental Realty for Elli Nail Spa, LLC.

Planning Contact: Claudia D. Husak, AICP, Planner II

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

**2. Coffman Park PUD – Skate Park 6565 Commerce Parkway  
14-117AFDP Amended Final Development Plan**

Proposal: A skate park, restroom and shelter building, tennis and basketball courts and parking spaces for City-owned parkland to be constructed in phases. The site is located on the southwest side of Commerce Parkway, south of Perimeter Drive and west of Emerald Parkway.

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

Applicant: Fred Hahn, Parks and Open Space Director, City of Dublin.

Planning Contact: Marie Downie, Planner I

Contact Information: (614) 410-4679, mdownie@dublin.oh.us

**3. Coffman Park PUD – Justice Center 6565 Commerce Parkway  
14-118AFDP Amended Final Development Plan**

Proposal: A two-story building addition on the south side of the City of Dublin Justice Center and all associated site improvements. This is also a proposal for a modification to an approved development text to reflect pavement setbacks affected by right-of-way acquisitions. The site is located on the south west side of Commerce Parkway, south of Perimeter Drive and west of Emerald Parkway.

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

Applicant: Fred Hahn, Parks and Open Space Director, City of Dublin.

Planning Contact: Marie Downie, Planner I

Contact Information: (614) 410-4672, mdownie@dublin.oh.us

**4. BSD Scioto River Neighborhood District – Bridge Park Mixed-Use Development  
15-002PP Riverside Drive and West Dublin-Granville Road  
Preliminary Plat**

Proposal: This is a request for preliminary review for a new mixed-use development on a 30.9-acre site located at the northeast corner of the intersection of Riverside Drive and West Dublin-Granville Road. The proposal includes new public streets and nine blocks for development for the overall site, with eight mixed-use buildings containing 372 housing units and 260,000 square feet of commercial square footage (office, retail, restaurant).

Request: This is a request for review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.  
Planning Contact: Rachel S. Ray, AICP, Planner II  
Contact Information: (614) 410-4656, rray@dublin.oh.us

**5. Perimeter Center PUD, Subarea F4 – Mathnasium 6716 Perimeter Loop Road  
15-003CU Conditional Use**

Proposal: A tutoring facility for a tenant space within the Perimeter Center shopping center. The site is located on the east side of Perimeter Loop Road, south of Perimeter Drive.

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

Applicant: Paul Kelly, Mathnasium of Dublin.  
Planning Contact: Tammy Noble-Flading, Sr. Planner  
Contact Information: (614) 410-4649, tflading@dublin.oh.us

**6. COTA Park and Ride Relocation Emerald Parkway & Bright Road  
15-006Z/CU Standard District Rezoning-Conditional Use**

Proposal: A rezoning from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District in accordance with the Community Plan. This is also a proposal for the use of the site as a public park and ride. The site is located at the northeast corner of the intersection Emerald Parkway and Bright Road.

Request: Review and recommendation of approval to City Council of a standard district rezoning under the provisions of Zoning Code Section 153.234 and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: City of Dublin.  
Planning Contact: Jennifer M. Rauch, AICP, Sr. Planner  
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

**VI. COMMUNICATIONS**

**VII. ADJOURNMENT**