





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**

**DECEMBER 4, 2014**

**1. Deer Run PUD, Subarea C - Cortona  
14-062FDP/FP**

**Dublin Road and Memorial Drive  
Final Development Plan/Final Plat**

**MOTION #2:** Richard Taylor moved, Todd Zimmerman seconded, to approve this Final Development Plan because this proposal complies with the review criteria and development standards within the area, with five conditions:

- 1) Lots 1-8, 11-13, 18-20, and 29-37 provide additional architectural details, as outlined in the development text;
- 2) All façades that are visible or oriented towards a private drive on Lots 1, 12, 19, 33 and 37 be required to have a minimum of 40% brick or stone as well as additional architectural detailing;
- 3) The houses for Lots 19 and 33 be located as close as possible to the front of the build zone;
- 4) Homes with smaller footprints must be used on Lots 19 and 33 to provide for adequate outdoor space; and
- 5) The tree replacement fee in lieu will be required to be paid in full prior to issuing building permits.

\* Michael Close, Esq., agreed to the above conditions.

**VOTE:** 6 – 1.

**RESULT:** The Final Development Plan was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	No
Todd Zimmerman	Yes
Victoria Newell	Yes
Amy Salay	Yes

**STAFF CERTIFICATION**

Marie Downie  
Planner I



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**DECEMBER 4, 2014**

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

**2. Avery Square Plaza – LaRosa Pizza 7048 Hospital Drive  
14-102AFDP/CU Amended Final Development Plan and Conditional Use**

Proposal: Additional patio space for a new restaurant within an existing shopping center, located west of Hospital Drive and south of Perimeter Drive.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050 and review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Brandon Salamone, Slice of Dublin LLC.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

**MOTION#1:** John Hardt moved, Todd Zimmerman seconded the motion, to approve this Amended Final Development Plan because the proposal complies with Code, the Amended Final Development Plan criteria and existing development in the area.

**VOTE:** 7 – 0.

**RESULT:** This Amended Final Development Plan was 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**

**DECEMBER 4, 2014**

**2. Avery Square Plaza – LaRosa Pizza 7048 Hospital Drive  
14-102AFDP/CU Amended Final Development Plan and Conditional Use**

**MOTION #2:** John Hardt moved, Victoria Newell seconded, to approve this conditional use application because this proposal complies with the applicable review criteria, with five conditions:

- 1) The furniture must be wrought iron and of similar design as the neighboring tenant, the Sunny Street Café;
- 2) The fence be identical for the fence for the Sunny Street Café and contain planted flower boxes attached to the inside of the fence;
- 3) The umbrellas will not contain any language including advertisements, branding, or logos;
- 4) That the patio end service at 10:00 pm and close no later than 11:00 pm; and
- 5) The patio furniture be stored off-site from November 1<sup>st</sup> through April 1<sup>st</sup>.

\* Anthony Maronitis agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** The Conditional Use Application was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
 Tammy Noble-Flading *per TDF*  
 Senior Planner



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**DECEMBER 4, 2014**

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

**3. Nationwide Insurance – Sign  
14-110AFDP**

**5525 Parkcenter Circle  
Amended Final Development Plan**

Proposal: The replacement of the sign faces of two existing ground signs along Parkcenter Circle and I-270 for the Nationwide office building on the north side of Parkcenter Circle, west of Paul Blazer Parkway, and east of I-270.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Stanley Young III, Columbus Sign Co. Inc.

Planning Contact: Marie Downie, Planner; (614) 410-4679, mdownie@dublin.oh.us

**MOTION:** Richard Taylor moved, Todd Zimmerman seconded the motion, to approve this Amended Final Development Plan because it meets the applicable review criteria, with one condition:

- 1) That the proposed signs be revised to meet Code requirements for secondary image percentages.

\*Stanley Young III, agreed to the above condition.

**VOTE:** 7 – 0.

**RESULT:** This Amended Final Development Plan was approved.

**RECORDED VOTES:**

Chris Amorose Grooms	Yes
Richard Taylor	Yes
Amy Krumb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Yes
Amy Salay	Yes

**STAFF CERTIFICATION**

Marie Downie  
Planner I



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

**4. Perimeter Center, Subarea K - Gordon Flesch 5655 Venture Drive  
14-113AFDP Amended Final Development Plan**

<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>Modifications to an approved development text to reflect pavement setbacks and a modified sign location affected by right-of-way acquisitions.</p> <p>Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.</p> <p>Tom Flesch, represented by the City of Dublin.</p> <p>Claudia D. Husak, AICP, Planner II.</p> <p>(614) 410-4675, chusak@dublin.oh.us</p>
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**MOTION #1:** Amy Kramb moved, John Hardt seconded, to approve the minor text modifications to:

- 1) Decrease the pavement setback to 35 feet along US33/SR161; and
- 2) Decrease the sign setback to 2 feet for the existing sign (to be relocated) along US US33/SR161.

\* Claudia Husak, representing the applicant, agreed to the text modification.

**VOTE:** 7 – 0.

**RESULT:** The Minor Text Modifications 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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**DECEMBER 4, 2014**

**4. Perimeter Center, Subarea K - Gordon Flesch  
14-113AFDP**

**5655 Venture Drive  
Amended Final Development Plan**

**MOTION #2:** Richard Taylor moved, Amy Salay seconded, to approve this Amended Final Development Plan because this proposal complies with the review criteria and development standards within the area.

**VOTE:** 7 – 0.

**RESULT:** The Amended Final Development Plan was approved.

**RECORDED VOTES:**

Chris Amorose Grooms	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