



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

**MARCH 26, 2015**

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

- |                                      |  |
|--------------------------------------|--|
| <b>1. Stansbury<br/>14-009FDP/FP</b> | <b>10799 Drake Road<br/>Final Development Plan/Final Plat</b>  |
| Proposal:                            | The development details for an approximately 12.3 acre site with 18 single-family lots and 4.5 acres of open space on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.                       |
| Request:                             | Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a Final Plat under the provisions of the Subdivision Regulations. |
| Applicant:                           | Jason Francis, M/I Homes.  |
| Planning Contact:                    | Claudia D. Husak, AICP, Planner II.  |
| Contact Information:                 | (614) 410-4675, chusak@dublin.oh.us  |

**MOTION #1:** Ms. Newell moved, Ms. Mitchell seconded, to approve the following Minor Text Modification:

To allow staff determination of locations where metal or wood tree protection fencing is appropriate.

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modification was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**1. Stansbury  
14-009FDP/FP**

**10799 Drake Road  
Final Development Plan/Final Plat**

**MOTION #2:** Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan with three conditions:

- 1) That the plans be updated to include a reference to the approved tree Waiver;
- 2) That the plans include definitions for the Tree Preservation and Tree Planting Zones; and
- 3) That the applicant work with Planning to update the Landscape Plans prior to submitting the construction drawings in accordance with the comments in the Planning Report.

**VOTE:** 6 – 0.

**RESULT:** The Final Development Plan was approved with three conditions.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**MOTION #3:** Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for a Final Plat with two conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal; and
- 2) That the plat includes definitions for the Tree Preservation and Planting Zones.

**VOTE:** 6 – 0.

**RESULT:** The Final Plat was recommended for approval.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Claudia D. Husak, AICP, Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**MARCH 26, 2015**

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

**2. Dominion Homes Planned Unit Development – Pulte Sign  
15-009AFDP 4900 Tuttle Crossing Boulevard  
Amended Final Development Plan**

Proposal:	A sign face change for an existing office building on the north side of Tuttle Crossing Boulevard, approximately 400 feet west of the intersection with Frantz Road.
Request:	Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant:	Pulte Group, Wendy Innocenti.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

**MOTION #1:** Ms. Newell moved, Mr. Brown seconded, to approve the following Minor Text Modification:

To permit sign face changes to be approved administratively as permitted by the Zoning Code provided all relevant sign requirements are otherwise met.

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modification was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**2. Dominion Homes Planned Unit Development – Pulte Sign**

**15-009AFDP**

**4900 Tuttle Crossing Boulevard  
Amended Final Development Plan**

**MOTION #2:** Ms. Newell moved, Mr. Zimmerman seconded, to approve the Amended Final Development Plan.

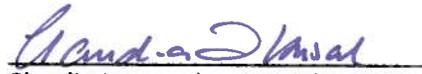
**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**MARCH 26, 2015**

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

**3. Riverside PCD North, Subarea A3 - The Centre at Perimeter - Hand and Stone  
6510-6570 Perimeter Drive  
15-016AFDP/CU Amended Final Development Plan/Conditional Use**

**Proposal:** A massage and facial spa for an existing tenant space within Subarea A3 of the Riverside PCD North. The site is on the north side of Perimeter Drive, west of the intersection with Avery-Muirfield Drive.

**Request:** Review and approval of an Amended Final Development Plan (minor development text modification) under the provisions of Zoning Code Section 153.050. This is also a request for a review and approval of a conditional use for the personal service under the provisions of Zoning Code Section 153.026.

**Applicant:** Centre at Perimeter LLC; Paul Ghidotti, Daimler Group.

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

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

**MOTION #1:** Ms. Newell moved, Ms. Mitchell seconded, to approve the following Text Modification:

To allow beauty and barber shops as personal services as a conditional use within the Riverside North Planned Commerce District, Subarea A3.

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modification was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**3. Riverside PCD North, Subarea A3 - The Centre at Perimeter - Hand and Stone**  
**6510-6570 Perimeter Drive**  
**15-016AFDP/CU Amended Final Development Plan/Conditional Use**

**MOTION #2:** Ms. Newell moved, Ms. De Rosa seconded, to approve the Amended Final Development Plan.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**MOTION #3:** Ms. Newell moved, Ms. Mitchell seconded, to approve the Conditional Use.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**STAFF CERTIFICATION**

  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

MARCH 26, 2015

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

<b>4. Riviera</b>	<b>8025 Avery Road</b>
<b>14-068Z/PDP/PP</b>	<b>Rezoning/Preliminary Development Plan Preliminary Plat</b>

**Proposal:** A rezoning of approximately 152.34 acres from R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District for the potential development of the site with up to 185 single-family lots and approximately 76 acres of open space. The site is on the west side of Avery Road, north of the intersection with Memorial Drive.

**Request:** Review and recommendation of approval to City Council of a Rezoning/Preliminary Development Plan application for a Planned Unit Development District under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

**Applicant:** Charles J. Ruma, Davidson Phillips, Inc.  
**Planning Contact:** Claudia D. Husak, AICP, Planner II.  
**Contact Information:** (614) 410-4675, chusak@dublin.oh.us

**MOTION:** Ms. Newell moved, Mr. Zimmerman seconded, to **Table** this application.

**VOTE:** 6 – 0.

**RESULT:** The application was **Tabled**.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**STAFF CERTIFICATION**

  
 Claudia D. Husak, AICP, Planner II