

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

- 1. NE Quad, Subarea 5B-Northstar Retail Center Sawmill Road & Emerald Parkway
15-022FDP/CU/PP/FP Final Development Plan/Preliminary Plats/
Final Plats/Conditional Uses**

MOTION #2: Amy Salay moved, Cathy De Rosa seconded, to approve the Conditional Use for Patios because the proposal meets the applicable review criteria, with three conditions:

- 1) That all site furnishings be black;
- 2) That patio furniture be stored off-site during the off season; and
- 3) The applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.

*Jackson Reynolds agreed to the above conditions.

VOTE: 5 – 0.

RESULTS: The Conditional Use for Patios was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #3: Amy Salay moved, Bob Miller seconded, to approve the Conditional Use for Personal Service because the proposed meets the applicable review criteria.

VOTE: 5 – 0.

RESULT: The Conditional Use for Personal Service was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes



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15-022FDP/CU/PP/FP Final Development Plan/Preliminary Plats/
Final Plats/Conditional Uses

MOTION #4: Amy Salay moved, Cathy De Rosa seconded, to recommend approve of the Preliminary and Final Plat because the proposal meets the requirements of the Subdivision Regulations, with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

*Jackson Reynolds agreed to the above condition.

VOTE: 5 – 0.

RESULT: A recommendation of approval for the Preliminary and Final Plat will be forwarded to City Council.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION


 Marie Downie
 Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

**2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews**

Proposal: A new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request: Review and approval of a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066.
Applicant: Nelson Yoder, Crawford Hoying Development Partners.
Representative: Melissa Spires, OHM Advisors.
Planning Contacts: Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us and Jennifer M. Rauch, AICP, Senior Planner; 614-410-4690, jrauch@dublin.oh.us

MOTION #1: Cathy De Rosa moved, Amy Salay seconded, to approve the Basic Development Plan because the proposed meet the applicable review criteria with six conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
- 2) Determine Bridge Street and Frantz Road ROW change details and reflect on the drawings prior to the Development Plan Review;
- 3) Provide details for the bikepath connections from the site and proposed outdoor spaces by taking overlapping ROW and property lines into consideration;
- 4) Resolve phasing, demolition, and interim site conditions plans for the Development Plan Review;
- 5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
- 6) Coordinate the Upper Metro Plat update application process with the future applications.

*Russ Hunter agreed to the above conditions.

VOTE: 5 – 0.

RESULT: The Basic Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes



PLANNING AND ZONING COMMISSION

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MAY 7, 2015

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

**2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews**

MOTION #2: Chris Brown moved, Bob Miller seconded, to approve the two Site Plan Waivers because the proposal meets the applicable review criteria:

Waivers

- 1. Building Type - Corridor Building.
- 2. Ground Story Transparency - Corridor Building.

VOTE: 5 – 0.

RESULT: The Site Plan Waivers were approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #3: Chris Brown moved, Steve Stidhem seconded, to disapprove the third Site Plan Waiver for Blank Wall Limitations - Corridor Building because the proposal does not meet the applicable review criteria.

VOTE: 5 – 0.

RESULT: The Site Plan Waiver was disapproved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #4: Amy Salay moved, Bob Miller seconded, to approve the Second Tower because the proposal meets the applicable review criteria.

VOTE: 5 – 0.

RESULT: The Second Tower was approved.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

- 2. BSD Commercial District – Home2 Hotel** **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #5: Chris Brown moved, Amy Salay seconded, to approve the Basic Site Plan because the proposal meets the applicable review criteria, with 14 Conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review.
- 2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node.
- 3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance.
- 4) Provide additional dimensions for the Tower height to determine Code compliance.
- 5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review *taking the concerns and suggestions expressed by the Planning and Zoning Commission on May 7, 2015 into account.*
- 6) Provide public access easements for all publicly accessible open spaces and pedestrian connections.
- 7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review.
- 8) Coordinate and finalize loading spaces and building access zones for Site Plan Review.
- 9) Provide landscaping and tree preservation details and designs for Site Plan Review.
- 10) Provide Parking Plan at Site Plan Review.
- 11) Finalize details for the screening and wall for Site Plan Review.
- 12) Provide exterior lighting details to be finalized for Site Plan Review.
- 13) Finalize stormwater and utility details for Site Plan Review.
- 14) Provide sign designs and locations for Site Plan Review.

*Russ Hunter agreed to the above conditions.

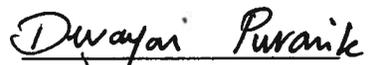
VOTE: 5 – 0.

RESULT: The Basic Site Plan was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION


 Devayan Puranik
 Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

**3. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU
Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews
Conditional Use**

Proposal: The first phase of a new mixed-use development, including four buildings containing 153 dwelling units, approximately 81,500 square feet of office uses, approximately 47,500 square feet of commercial (retail, restaurant, personal services) uses, and an 869-space parking structure on a 3.47-acre site. The proposal includes four new public streets and two blocks of development. The site is on the east side of Riverside Drive, north of the intersection with Dale Drive.

Request: Review and approval of a Development Plan for the first phase of the Bridge Park development and a Site Plan for the building and site details in accordance with Zoning Code Sections 153.066(E)-(F). This is also a request for review and approval for Site Plan Waivers under the provisions of Zoning Code Section 153.066(I), a request for an Open Space Fee-in-Lieu in accordance with Zoning Code Section 153.064(D)-(E), and a request for review and approval of a Conditional Use for the parking structures under the provisions of Zoning Code Section 153.236.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us

MOTION: Chris Brown moved, Amy Salay seconded, to table this Development Plan/Site Plan Reviews/Site Plan Waivers/Conditional Use application at the request of the applicant.

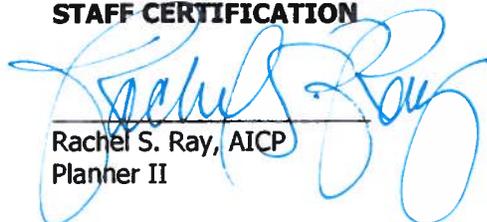
VOTE: 5 – 0.

RESULT: The Development Plan/Site Plan Reviews/Site Plan Waivers/Conditional Use application was tabled.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION



Rachel S. Ray, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

**4. BSD Scioto River Neighborhood District – Bridge Park East – Section 1
 15-019FP Riverside Drive and Dale Drive
 Final Plat**

Proposal: To subdivide an approximately 6.75-acre site into two blocks for development and associated public rights-of-way for a mixed-use development on the east side of Riverside Drive, north of the intersection with Dale Drive.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Brian Quackenbush, EMH&T.

Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us

MOTION: Cathy De Rosa moved, Steve Stidhem seconded, to table this Final Plat application at the request of the applicant.

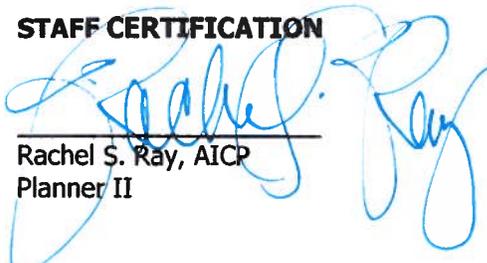
VOTE: 5 – 0.

RESULT: The Final Plat application was tabled.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION



 Rachel S. Ray, AICP
 Planner II



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MAY 7, 2015

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

MOTION: Chris Brown moved, Cathy De Rosa seconded, to approve the April 9, 2015 meeting minutes.

VOTE: 5 – 0.

RESULT: The April 9, 2015 meeting minutes were approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

MOTION: Chris Brown moved, Cathy DeRosa seconded, to accept the documents into the record as presented.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II