



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

JULY 9, 2015

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

MOTION: Victoria Newell moved, Bob Miller seconded, to accept the documents into the record.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

MOTION: Victoria Newell moved, Cathy De Rosa seconded, to approve the May 21, 2015 meeting minutes.

VOTE: 5 – 0.

RESULT: The May 21, 2015 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

MOTION: Victoria Newell moved, Chris Brown seconded, to approve the June 11, 2015 meeting minutes.

VOTE: 5 – 0.

RESULT: The June 11, 2015 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

MOTION: Victoria Newell moved, Chris Brown seconded, to approve the June 18, 2015 meeting minutes.

VOTE: 5 – 0.

RESULT: The June 18, 2015 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

1. Ballantrae Woods 15-004Z/PDP/PP Cosgray Road Rezoning/Preliminary Development Plan Preliminary Plat

Proposal: Rezoning of 49.6 acres from R, Rural District and PLR, Planned Low Density Residential District (Ballantrae, Subarea S) to PUD, Planned Unit Development District for the potential development of the site with up to 138 units and approximately 17 acres of open space. The site is located east of Cosgray Road and north of the Conrail railroad tracks.
Request: Review and recommendation of approval to City Council of a Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a Preliminary Plat under the provisions of Subdivision Regulations.
Applicant: Schottenstein Homes, represented by Linda Menerey, EMH&T.
Planning Contact: Devayani Puranik, Planner II
Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

MOTION #1: Victoria Newell moved, Cathy De Rosa seconded, to recommend approval to City Council for this Rezoning with a Preliminary Development Plan application because it complies with the rezoning/preliminary plat criteria and the existing development standards with in the area, with nine conditions:

- 1) That the proximity to active railroad tracks is clearly stated in writing during the sales process and the options to install windows and exterior walls with higher STC levels than provided are explored for sound abatement prior to the final development plan;
- 2) That the two landmark trees between unit 78 and unit 79 within Subarea B are incorporated within appropriate open space reserve and maintenance responsibilities by appropriate home owners association;
- 3) That the traffic study is finalized to address additional staff and Franklin County Engineer's concerns prior to the City Council hearing;
- 4) That the infrastructure improvements and financial contributions to off-site improvements will be made based on the final traffic study and incorporated into the final development plan or a separate infrastructure agreement, to the satisfaction of the City Engineer;
- 5) That the proposed sidewalk connection to Cramer Street next to unit 82 is coordinated with the Franklin County Engineer's Office;
- 6) That the proposed mounding near the intersection of Cosgray Road and Churchman Road is modified to accommodate intersection sight visibility for the northern most site intersection;
- 7) That the windows with grids detail is incorporated within the development text;
- 8) That the decks are not permitted as an outdoor amenity for Subarea B; and
- 9) That the construction plans, right-of-way dedication, and responsibility for Phase 2 and 3 of the Churchman Road project is finalized for the final development plan.

*Paul Coppel, Schottenstein Homes, agreed to the above conditions.

VOTE: 5 - 0.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

- 1. Ballantrae Woods** **Cosgray Road**
15-004Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

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

MOTION #2: Victoria Newell moved, Chris Brown seconded, to recommend approval to City Council for this Preliminary Plat application because it complies with the preliminary plat criteria, with one condition:

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

*Paul Coppel, Schottenstein Homes, agreed to the above condition.

VOTE: 5 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION

Devayani Puranik

Devayani Puranik
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

2. Dublin Jerome High School 15-041AFDP 8300 Hyland Croy Road Amended Final Development Plan

Proposal: The addition of eight modular classrooms in four mobile structures located on the northeast side of Jerome High School, on the east side of Hyland Croy Road at the northeast corner of the intersection with Brand Road.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant: Eric Baltzell, Garmann/Miller & Associates.
Planning Contact: Gary P. Gunderman, Planning Manager
Contact Information: (614) 410-4682, ggunderman@dublin.oh.us

MOTION: Victoria Newell moved, Bob Miller seconded, to approve this Amended Final Development Plan application because it complies with all the applicable review criteria, with one condition:

- 1) That the footing for the structures be modified as necessary to avoid existing underground utility lines, subject to approval by Engineering.

*Brion Deitsch, Chief Operating Officer, Dublin City Schools, agreed to the above condition.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Gary P. Gunderman
Planning Manager

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

**3. Wexford Estates, Lot 14 – Remias Property 6369 Angeles Drive
15-058AFDP/FP Amended Final Development Plan/Final Plat**

Proposal: A modification to a platted no-build zone for a single-family property in the Wexford Estates Subdivision from 50 feet, at its widest point, to 25 feet. The site is zoned PLR, Planned Low-Density Residential District and is in the Wyndham Village PLR. The site is located on the south side of Angeles Drive, 100 feet east of Tullymore Drive.

Request: Review and approval of an Amended Final Development Plan under Zoning Code Section 153.050 and review and recommendation of approval to City Council of a revised Final Plat under the provisions of Subdivision Regulations.

Applicant: William & Anna Remias, owners.

Planning Contacts: Claudia D. Husak, Planner II and Logan Stang, Planning Assistant

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

MOTION #1: Victoria Newell moved, Chris Brown seconded, to approve this Amended Final Development Plan application because it complies with the applicable review criteria.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

MOTION #2: Victoria Newell moved, Chris Brown seconded, to recommend approval to City Council for this Final Plat application because it complies with all the applicable review criteria.

VOTE: 5 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION



 Claudia D. Husak, AICP
 Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

4. **BSD SRN- Bridge Park – B Block** **Riverside Drive & Bridge Park Avenue**
15-052 DP-BSD/SP-BSD/CU **Development Plan/Site Plan Reviews**
Conditional Use

Proposal: A new mixed-use development, including four buildings containing 229 dwelling units, approximately 42,600 square feet of office uses, 55,500 square feet of eating and drinking uses, and an 849-space parking structure on a 5.74-acre site. The proposal includes three new public streets and two blocks of development. The site is on the east side of Riverside Drive, south of the intersection of (future) Bridge Park Avenue.

Request: Review and approval for a Development Plan and Site Plan under the provisions of Zoning Code Section 153.066 and review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Planning Contact: Joanne Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect

Contact Information: (614) 410-4677, jshelly@dublin.oh.us

MOTION #1: Victoria Newell moved, Cathy De Rosa seconded, to approve the Development Plan because the proposal meets all applicable review criteria, with two conditions:

- 1) That a Development and Infrastructure Agreement (as applicable) be approved by City Council and all impacted property owners prior to issuance of building permit (buildings B1 – B4/B5) and recording of the Final Plat for Bridge Park, Phase 1 (B Block); and
- 2) That a Master Sign Plan is approved by the Planning and Zoning Commission for the shopping corridor segments prior to occupancy of any of the buildings (B2 and B3).

*Russ Hunter agreed to the above conditions.

VOTE: 5 – 0.

RESULT: The Development Plan was approved.

RECORDED VOTES:

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

MOTION #2: Victoria Newell moved, Amy Salay seconded, to approve the Fee-in-Lieu of Open Space request to pay a fee in lieu of open space dedication for 0.75-acres of the required 1.08-acres of open space for this phase of the Bridge Park mixed-use development.

VOTE: 5 – 0.

RESULT: The Fee-In-Lieu of Open Space was approved.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

- | | |
|--|--|
| 4. BSD SRN- Bridge Park – B Block
15-052 DP-BSD/SP-BSD/CU | Riverside Drive & Bridge Park Avenue
Development Plan/Site Plan Reviews
Conditional Use |
|--|--|

RECORDED VOTES:

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

MOTION #5: Victoria Newell moved, Chris Brown seconded, to table the 13 Site Plan Waivers and the Site Plan Review at the request of the applicant.

VOTE: 5 – 0.

RESULT: The Site Plan Waivers and the Site Plan Review were tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Joanne L. Shelly, AICP, RLA, LEED BD+C
Urban Designer/Landscape Architect