



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 12, 2015

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

MOTION: Amy Salay moved, Todd Zimmerman seconded, to approve the February 5, 2015 meeting minutes as presented.

VOTE: 6 – 0.

RESULT: The February 5, 2015 meeting minutes were approved as presented.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Absent
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 12, 2015

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

MOTION: Amy Salay moved, Todd Zimmerman seconded, to accept the documents into the record as presented.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Absent
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 12, 2015

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

- | | |
|--|---|
| 1. COTA Park and Ride Relocation
15-006CU | Emerald Parkway & Bright Road
Conditional Use |
| Proposal: | The use of a 3.3-acre site, located at the northeast corner of the intersection Emerald Parkway and Bright Road, as a public park and ride. |
| Request: | Review 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, Senior Planner. |
| Contact Information: | (614) 410-4690, jrauch@dublin.oh.us |

RESULT: This Conditional Use application was postponed prior to the meeting and no action was taken by the Commission.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Senior Planner



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 12, 2015

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

**2. Sycamore Ridge Park Rezoning
15-011Z**

**6720 Riverside Drive
Standard District Rezoning**

Proposal: A rezoning from BSC Public District to BSD Residential District for an approximately 3.5 acre site located at the east side of Tuller Ridge Drive between Tuller Drive and Rush Street.

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

Applicant: City of Dublin.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Victoria Newell moved, Todd Zimmerman seconded, to recommend approval to City Council of this Standard District Rezoning because the proposal meets the Community Plan.

VOTE: 6 – 0.

RESULT: A recommendation of approval for the Standard District Rezoning will be forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Senior Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 12, 2015

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

3. BSD Residential District – Tuller Flats 4313 Tuller Road
15-012BSD-DP/SP Bridge Street District-Development Plan/Site Plan

Proposal: A multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 3.5 acres of open spaces south of Tuller Road, east of the intersection with Tuller Ridge Drive.
Request: Review and approval of a Development Plan and a Site Plan application in accordance with Zoning Code Sections 153.057 through 153.066.
Applicant: Casto Communities, Aaron Underhill of Underhill Yaross.
Planning Contact: Joanne L. Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect.
Contact Information: (614) 410-4677, jshelly@dublin.oh.us

MOTION#1: Victoria Newell moved, Todd Zimmerman seconded, to approve the Development Plan because the proposal meets the all applicable review criteria, with one condition:
 1) That the infrastructure agreement shall be fully executed prior to approval of building permits.

* Aaron Underhill agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Development Plan was approved.

RECORDED VOTES:

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

Motion #2: Victoria Newell moved, Todd Zimmerman seconded, to approve the following five Site/Code Condition Waivers:

1. §153.062(O)(3) Street Frontage: request for a waiver for block G and Building 22, due to an existing utility easement along Tuller Ridge Drive.
2. §153.062(O)(3) 1. Street Frontage: request for a waiver for block E and Building 11, due to the existing Tuller Road angle of deviation.
3. §153.061(D)(1)(b) Principal Frontage Streets: Watson and Deardorff Street and McCune Avenue are designated as Principal Frontage Streets.
 - a. Waive the Front Property Line Coverage percentage.
 - b. Number of building entrances on PFS, as side elevation.
 - c. Allow Accessory structures along a PFS.
4. §153.062(O)(3) Minimum Finish Floor Elevation, requirement for 2.5 feet above grade at accessible buildings.
5. §153.062(O)(3). Building Types, Apartment buildings – number of street façade entrances on building's side elevation.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 12, 2015

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

- 3. BSD Residential District – Tuller Flats** **4313 Tuller Road**
15-012BSD-DP/SP **Bridge Street District-Development Plan/Site Plan**

VOTE: 6 – 0.

RESULT: The five Site/Code Condition Waivers were approved.

RECORDED VOTES:

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

Motion #3: Victoria Newell moved, Chris Brown seconded, to approve the following 10 Design Element Waivers:

1. §153.062(C) Building Types: the height of the parapets drops.
2. §153.062(C) Building Types: Wavier for parapets that do not wrap all corners and are not continuous along all portions of the roofline.
3. §153.062(E)(2) Transition of Materials: Wavier for locations at an inside corner of rear elevations of A, B, C building types.
4. §153.062(I)(1)(a) Building Types, Balconies, porches, stoops & chimneys Waiver for required balcony depths of 6 feet.
5. §153.062(O)(3) 20 foot depth minimum occupied space required on ground story facing a street.
6. §153.062(O)(3) Street Facing transparency- minimum 20%.
7. §153.062(O)(3) Non-street façade transparency - minimum 15%.
8. §153.062(O)(3) Vertical increments required no greater than every 40 feet.
9. §153.062(O)(3) Parking limited to the rear yard, not permitted in the RBZ.
10. §153.062(O)(3) Minimum primary façade material 80%.

VOTE: 6 – 0.

RESULT: The 10 Design Element Waivers were approved.

RECORDED VOTES:

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



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RECORD OF ACTION

MARCH 12, 2015

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

3. BSD Residential District – Tuller Flats 4313 Tuller Road
15-012BSD-DP/SP Bridge Street District-Development Plan/Site Plan

Motion #4: Victoria Newell moved, Todd Zimmerman seconded, to approve the Site Plan because the proposal meets all applicable review criteria, with 10 conditions:

- 1) The proposed retaining walls supporting the parking spaces for buildings 2, 3, 22, 23, & 24 will need to be designed to carry the anticipated loads, engineered and detailed appropriately, including railings and be approved by the City Engineer prior to issuance of building permits;
- 2) The 3.5 acres located within Block G be rezoned from BSC Public District to BSC Residential District;
- 3) The façade materials transitions be verified to meet code as part of the building permitting process;
- 4) The roof materials be submitted, verified to meet code and approved as part of the building permitting process;
- 5) The canopies at the building entrances, materials, mounting and illumination be submitted verified to meet code and approved as part of the building permitting process;
- 6) The accessory structure details for pool house & maintenance building shall be provided and approved as part of the building permitting process.
- 7) The applicant submit and have approved by the reviewing body a Master Sign Plan prior to building permitting;
- 8) The applicant submit a plans clarifying stoop dimensions in relationship to the property lines and easements prior to approval of the building permits;
- 9) The shall provide lighting cut sheets which demonstrate the proposed building entry, step and wall mounted lights meet the stated requirements and limits prior to building permitting; and
- 10) Balcony ceiling/floor finish materials will be reviewed and revised to address the PZC concerns regarding aesthetics & permeability, as part of the building permitting process.

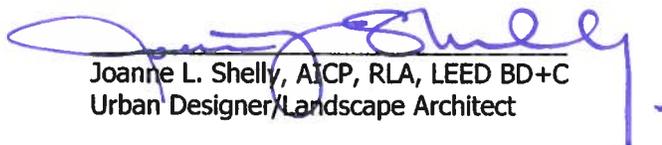
*Aaron Underhill agreed to the above conditions.

RESULT: The Development and Site Plan were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION



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



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

**4. BSD Residential District – Tuller Flats
15-013PP/FP**

**4313 Tuller Road
Preliminary Plat – Final Plat**

Proposal: This is a request to subdivide a 20.44 acre site for new public streets and 14 blocks for development for a new multiple-family development on the south side of Tuller Road, east of Tuller Ridge Drive.

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

Applicant: Casto Communities, Aaron Underhill of Underhill Yaross.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Victoria Newell moved, Amy Salay seconded, to recommend approval of the preliminary and final plat because the proposal meets the requirements of the Subdivision Regulations, with one condition:

- 1) That the applicant ensures any minor technical adjustments and other adjustments be prior to final review by City Council.

*Aaron Underhill agreed to the above condition.

VOTE: 6 – 0.

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

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Senior Planner