

City of Dublin **Agenda**

PLANNING AND ZONING COMMISSION

Dublin City Hall Building
5200 Emerald Parkway
Thursday, June 11, 2015
6:30 pm

Our Mission...

The City of Dublin strives to preserve and enhance the unique high quality offered to those who live and work in our community by providing the vision, leadership and performance standards which allow for managed growth and development. We endeavor to deliver our services cost-effectively, with an emphasis on quality and innovation. The City of Dublin seeks recognition in the field of local government as being responsive, cooperative, and culturally and environmentally sensitive, while embracing the highest standards of integrity and accountability to those we serve.



**Land Use and Long
Range Planning**

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Victoria Newell, Chair
Chris Brown, Vice Chair
Amy Salay, City Council Representative
Cathy De Rosa
Bob Miller
Deborah Mitchell
Stephen Stidhem

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. ACCEPTANCE OF DOCUMENTS**
- IV. APPROVAL OF MEETING MINUTES**
- V. CASES**

NEW CASES

- 1. The Glens at Ballantrae 15-001AFDP** **5638 Cosgray Road Amended Final Development Plan**
 - Proposal:** A modification to a previously approved final development plan for 63 detached, empty-nester condominium units and all associated site improvements. The 17.5-acre site is located on the east side of Cosgray Road, north of Marmion Drive within Subarea R of the Ballantrae Planned Unit Development.
 - Request:** Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
 - Applicant:** Charles Driscoll, VP, Edwards Golf Communities, LLC and Ryan Homes; represented by Randall Woodings, Kontogiannis & Associates.
 - Planning Contact:** Tammy Noble-Flading, Senior Planner
 - Contact Information:** (614) 410-4649, tflading@dublin.oh.us

- 2. BSD Sawmill Center Neighborhood District – Park and Ride 15-049CU** **Conditional Use 6801 & 6851 Village Parkway**
 - Proposal:** A temporary public Park and Ride for a parcel on the west side of Village Parkway, north of the intersection with Cooperstone Drive.
 - Request:** Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
 - Applicant:** Dana L. McDaniel, City Manager, City of Dublin.
 - Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner
 - Contact Information:** (614) 410-4690, jrauch@dublin.oh.us

- 3. BSD Scioto River Neighborhood District – Park and Ride 15-050CU** **Conditional Use Dale Drive**
 - Proposal:** A public Park and Ride for a vacant parcel on the east side of Dale Drive, north of the intersection with West Dublin Granville Road.
 - Request:** Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
 - Applicant:** Dana L. McDaniel, City Manager, City of Dublin.
 - Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner
 - Contact Information:** (614) 410-4690, jrauch@dublin.oh.us

PREVIOUSLY TABLED CASES

4. **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

Contact Information: (614) 410-4656, rray@dublin.oh.us

5. **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

Contact Information: (614) 410-4656, rray@dublin.oh.us

INFORMAL CASE

6. **BSD Commercial District – Home2 Hotel Architecture** **5000 Upper Metro Place**
15-045INF **Informal Review**

Proposal: Construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

Request: Informal review and non-binding feedback on the architectural concepts for the proposed hotel.
Applicant: Nelson Yoder, Crawford Hoying Development Partners.
Representative: Melissa Spires, OHM Advisors.
Planning Contacts: Devayani Puranik, Planner II
Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

VI. COMMUNICATIONS

VII. ADJOURNMENT