

# City of Dublin    **Agenda**

## **PLANNING AND ZONING COMMISSION**

Dublin City Hall Building  
5200 Emerald Parkway  
Thursday, July 9, 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. 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

- 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

**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

**4. BSD SRN- Bridge Park, Phase 2 – B Block Riverside Drive & Dale Drive  
15-052 DP-BSD/SP-BSD/CU Development Plan/Site Plan Reviews  
Conditional Use**

**Proposal:** The second phase of a new mixed-use development, including four buildings containing 213 dwelling units, 61,800 square feet of office uses, 36,000 square feet of eating and drinking uses, and an 849-space parking structure on a 4.17-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

**VI. COMMUNICATIONS**

**VII. ADJOURNMENT**