



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

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www.dublinohlousa.gov

## PLANNING AND ZONING COMMISSION

### RECORD OF DISCUSSION

**MAY 21, 2015**

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

**1. Means/Griffith Property 7540 and 7660 Hyland-Croy Road  
15-030INF Informal Review**

**Proposal:** A potential residential development of a 48-acre site on the east side of Hyland-Croy Road across from the Glacier Ridge Metro Park, south of Brand Road. The proposal includes two concepts for development for single-family lots of varying sizes with up to 70 lots and up to 21 acres of open space.

**Request:** Informal review and feedback for a potential residential development prior to a future Concept Plan application.

**Applicant:** Matt Callahan, Pulte Homes of Ohio, LLC.

**Representative:** Thomas L. Hart, Esq. Isaac Wiles Burkholder & Teetor, LLC.

**Planning Contact:** Marie Downie, Planner.

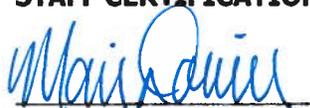
**Contact Information:** (614) 410-4679, mdownie@dublin.oh.us

**RESULT:** The Commission informally reviewed and provided feedback for two different site layouts for a potential residential development on a 48-acre site on the east side of Hyland-Croy Road currently within Jerome Township across from Glacier Ridge Metro Park. The Commission supported the preservation of the existing trees and using the area as an added park amenity. The Commission had concerns regarding the dry basins/bio-swales as potential stormwater management methods and asked the applicant to provide additional information on how these would look and function.

**MEMBERS PRESENT:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Absent
Stephen Stidhem	Yes

**STAFF CERTIFICATION**



Marie Downie, Planner



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**PLANNING AND ZONING COMMISSION**

**RECORD OF DISCUSSION**

**MAY 21, 2015**

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

**2. Hyland-Croy Gateway District 7150 and 7270 Hyland-Croy Road  
15-029CP Concept Plan**

Proposal: A residential development including empty-nester four-unit buildings, and a retirement facility that includes independent and assisted living units on approximately 45 acres along Hyland-Croy Road.

Request: Review and non-binding feedback for a Concept Plan application under the provisions of Zoning Code Section 153.050.

Applicants: Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus.

Representative: Thomas L. Hart, Esq. Isaac Wiles Burkholder & Teetor, LLC.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

**RESULT:** Adjacent residents voiced concerns regarding road connections through the site and requested the applicant include age restrictions on potential renters. The height of the independent living facility of three stories was also a concern. The Commission shared many of the concerns of the residents and encouraged the applicant to meet with residents and address their concerns prior to moving forward with a Rezoning application.

**MEMBERS PRESENT:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Absent
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

  
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 Claudia D. Husak, AICP, Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**MAY 21, 2015**

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

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

**Proposal:** A single-family residential development on 49-acre site to include up to 138 units at a total density of 2.78 units per acre 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 Preliminary Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Chapter 152, the Subdivision Regulations.

**Applicant:** Paul Coppel, Schottenstein Homes.

**Representatives:** Jack Reynolds, Smith and Hale and Linda Menerey, EMH&T.

**Planning Contact:** Devayani Puranik, Planner II.

**Contact Information:** (614) 410-4662, dpuranik@dublin.oh.us

**MOTION:** Mr. Brown moved, Ms. Salay seconded, to **TABLE** this application for a Rezoning with Preliminary Development Plan and Preliminary Plat.

**VOTE:** 6 – 0.

**RESULT:** The Rezoning with Preliminary Development Plan and Preliminary Plat was **TABLED**.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Absent
Stephen Stidhem	Yes

#### STAFF CERTIFICATION

  
Devayani Puranik, Planner II