

City of Dublin Agenda

PLANNING AND ZONING COMMISSION

Dublin City Hall Building
5200 Emerald Parkway
Thursday, April 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
Amy Salay, City Council Representative
Chris Brown
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**

PREVIOUSLY TABLED CASE

- 1. Riviera 14-068Z/PDP/PP 8025 Avery Road Rezoning/Preliminary Development Plan Preliminary Plat**

Proposal: A rezoning of approximately 152 acres from R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District for the potential development of the site with up to 185 single-family lots and approximately 76 acres of open space. The site is on the west side of Avery Road, north of the intersection with Memorial Drive.

Request: Review and recommendation of approval to City Council of a Rezoning/Preliminary Development Plan application for a Planned Unit Development District under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Charles J. Ruma, Davidson Phillips, Inc.
Planning Contact: Claudia D. Husak, AICP, Planner II.
Contact Information: (614) 410-4675, chusak@dublin.oh.us

NEW CASES

- 2. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block) 15-018 DP-BSD/SP-BSD Riverside Drive and Dale Drive Development Plan/Site Plan Reviews**

Proposal: The first phase of a new mixed-use development, including four buildings containing 153 dwelling units, 81,700 square feet of office uses, 47,400 square feet of commercial (retail, restaurant, personal services) uses, and an 863-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: This combined Development Plan Review/ Site Plan Review application is proposed in accordance with Zoning Code Section 153.066. This is also a request for Conditional Use Review in accordance with Zoning Code Section 153.236. Review and approval of Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656; rray@dublin.oh.us

**3. BSD Scioto River Neighborhood District – Bridge Park East – Section 1
15-019FP Riverside Drive and Dale Drive
Final Plat**

Proposal: To subdivide an approximately 9-acre site into three 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, PE, EMH&T.
Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656; rray@dublin.oh.us

**4. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Review**

Proposal: A new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

Request: Review and approval of a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.
Representative: Melissa Spires, OHM Advisors.
Planning Contacts: Devayani Puranik, Planner II; 614-410-4662; dpuranik@dublin.oh.us
Jennifer M. Rauch, AICP, Senior Planner; 614-410-4690;
jrauch@dublin.oh.us

VI. COMMUNICATIONS

VII. ADJOURNMENT