

# City of Dublin **Amended 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**

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

Phone 614.410.4600  
fax 614.410.4747

[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

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** **8025 Avery Road**  
**14-068Z/PDP/PP** **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)** **Riverside Drive and Dale Drive**  
**15-018 DP-BSD/SP-BSD** **Development / Site Plan Reviews**

Proposal: The first phase of a new mixed-use development, including four buildings containing 153 dwelling units, 10,000 square feet of office uses, 47,400 square feet of retail, restaurant, personal services) uses, and a parking lot on a 3.47-acre site. The proposal includes two blocks of development. The site is located on the east side of Riverside Drive, north of the intersection with Dale Drive.

Request: The applicant is submitting a Rezoning/ Site Plan Review application in accordance with Zoning Code Section 153.066. This is also a request for a Conditional Use Review in accordance with Zoning Code Section 153.066. The applicant is requesting review and approval of Development Plan and Site Plan Review 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 River Road Drive and Dale Drive  
Final Plat**

Proposal: To subdivide an approximately 9.5 acre site into three blocks for development and associated public services for a mixed-use development on east side of River Road Drive, north of the intersection with Dale Drive.

Request: Review and recommendation of appeal to City Council for a Final Plat use with the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code Ordinances).

Applicant: Nelson Yorger and Hoying Development Partners.  
Representative: Brian Mackey, PE, EMH&T.  
Planning Contact: Rachel Ray, AICP, Planner II; (614) 410-4656; rray@dublin.oh.us

**4. BSD Commercial District – Home2 Hotel 500 Upper Metro Place  
15-017BPR Basic Development Plan and Site Plan Review**

Proposal: A new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the southeast corner of the intersection of Frantz Road between West 7th Street and Upper Metro Place.

Request: Review and approval of a Basic Development Plan and Site Plan Review in accordance with Zoning Code Section 151.06.

Applicant: Nelson Yorger and Hoying Development Partners.  
Representative: Melinda Williams, WM-AMS.  
Planning Contacts: Devay Dhanraj, Planner II; 614-410-4662; dpuranik@dublin.oh.us  
Jennifer A. Rauch, AICP, Senior Planner; 614-410-4690; jrauch@dublin.oh.us

**VI. COMMUNICATIONS**

**VII. ADJOURNMENT**