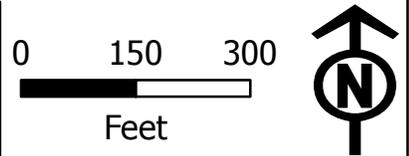


15-064AFDP/CU  
 Amended Final Development Plan/Conditional Use  
 Emerald Town Center- Subarea E- Veterinarian Office  
 5625 Woerner Temple Road





City of Dublin

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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**FEBRUARY 5, 2015**

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

- 1. Thomas Kohler PCD, Subarea E, Emerald Town Center – Elli Nail Spa  
14-115AFDP/CU 5681 Woerner-Temple Road  
Amended Final Development Plan/Conditional Use**

**Proposal:** A minor modification to the development text to permit beauty salon as a conditional use within an existing shopping center at the southeast corner of the intersections of Emerald Parkway and Woerner-Temple Road. This is also a proposal for a 1,480-square-foot tenant space to be used as a nail salon.

**Request:** Review and approval of an amended final development plan under the provisions of Code Section 153.050 and a request for review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

**Applicant:** Lisa Tebbetts, Continental Realty for Elli Nail Spa, LLC.

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

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

**MOTION #1:** Todd Zimmerman moved, Amy Salay seconded, to approve this minor text modification to modify the development text to include a provision to allow personal services as a conditional use for Subarea E of the Thomas Kohler Planned Commerce District, because as proposed use is compatible with existing uses in the shopping center area.

**VOTE:** 6 – 0.

**RESULT:** This Minor Text Modification was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**FEBRUARY 5, 2015**

- 1. Thomas Kohler PCD, Subarea E, Emerald Town Center – Elli Nail Spa  
14-115AFDP/CU  
5681 Woerner-Temple Road  
Amended Final Development Plan/Conditional Use**

**MOTION #2:** Todd Zimmerman moved, Cathy De Rosa seconded, to approve this amended final development plan, because the review criteria are met with the approval of the minor development text modification.

**VOTE:** 6 – 0.

**RESULT:** This Amended Final Development Plan application was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**MOTION #3:** Todd Zimmerman moved, Bob Miller seconded, to approve this conditional use application, because the proposal complies with all applicable review criteria.

**VOTE:** 6 – 0.

**RESULT:** This Conditional Use application was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### MEETING MINUTES

**FEBRUARY 5, 2015**

**1. Thomas Kohler PCD, Subarea E, Emerald Town Center – Elli Nail Spa  
14-115AFDP/CU 5681 Woerner-Temple Road  
Amended Final Development Plan/Conditional Use**

The Chair, Ms. Newell, said the following application is a request for a minor modification to the development text to permit a beauty salon as a conditional use and a proposal for a 1,480-square-foot tenant space to be used as a nail salon within an existing shopping center at the southeast corner of the intersection of Emerald Parkway and Woerner-Temple Road. She said three motions are required, one for the minor text modification, one for the Amended Final Development Plan, and one for the conditional use. She said the Commission is the final authority on this entire application and we will need to swear-in.

The Chair swore in anyone wishing to address the Commission regarding this application.

Claudia Husak explained the first request for a minor text modification is to add personal service as a conditional use within the Subarea. In this particular instance, she said, the service is a beauty shop as defined in the Zoning Code and the analysis for the text modification lies with the review criteria in the Zoning Code. She said the second request is for an Amended Final Development Plan and approval is required for a minor text modification even though there are no modifications proposed to the site, location, or building. She said the final request is for conditional use as Staff is proposing to modify the development text to make the personal service a conditional use for this particular tenant in this shopping center.

Ms. Husak provided a view of the site and development with the Emerald Town Center Shopping Center. She reported that in 2013, the PZC approved patio spaces for two of the tenants. She pointed out the tenant space allocated for the nail spa. She provided a map of the Thomas Kohler Planned District that showed Subarea E that would be affected by this development text modification.

Ms. Husak indicated the applicant was present to discuss the use and the specifics of the site as proposed for this application.

Sarah Campbell, and Lisa Tebbetts, said they both work for Continental Realty, 2186 E. Broad Street, Columbus, Ohio, 43209. Ms. Campbell said they were present to answer questions as they represent the out-of-state owners of the property that was acquired six months ago. She said they have been working with these owners for many years on different locations.

Ms. Husak said Staff has reviewed all the components to this application and approval is recommended for text modification to allow a personal service to be operated as a conditional use within Subarea E. She said approval is recommended for the Amended Final Development Plan as the entire criterion is met that are applicable to this application. She said approval is recommended for conditional use as nothing was found to be detrimental to the operations of the center or the neighborhood in general surrounding the site.

The Chair invited public comment. [Hearing none.]

Amy Salay said she did not have any problems with this application as this salon would be a fine addition to this shopping center. She questioned the location of signs.

Ms. Campbell said signs have not been determined yet.

Ms. Husak said there was a Sign Plan approved with the Final Development Plan that very specifically lays out the sizes and locations for the signs so everyone has the same blade and size of text within the blade, which are for a sign on the parking lot side as well as the street side.

Ms. Salay said she wanted to know that the sign would fit and look appropriate since this is a very small tenant space versus the bigger tenant spaces there.

Ms. Husak said the sign would be reviewed during the sign permitting process.

Ms. Salay said it was brought to her attention that there is a parking issue in the center and the number of cars is too high at peak times and customers may be lost due to confusion at finding certain businesses. She said she wanted to bring this to the attention of Staff as well as the management of this site and suggested that maybe the tenants could work something out whereas the employees park in an area farther out.

Ms. Salay said when she has visited the site, she has witnessed code enforcement issues as the trash bins remain open and there are two additional black containers that are outside of the enclosure. She noted some big tires lying over by the guardrail, which need to be stored elsewhere. She added there seems to be a proliferation of window signs on the parking lot side.

Ms. Campbell said she appreciated the feedback and would address all of those issues.

Bob Miller said he was extremely supportive of the applicant's intent. He asked if the conditional use stayed with the tenant and when they left, if it would revert back. Ms. Husak confirmed that information. She said it would allow a substantially similar tenant to move in and continue operating under that conditional use but if it was something different, like a shoe store for example, and then a nail spa went in, the conditional use would no longer be valid.

Mr. Zimmerman moved, Ms. Salay seconded, to approve minor text modification. The vote was as follows: Mr. Miller, yes; Ms. Newell, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Salay, yes; and Mr. Zimmerman, yes. (Approved 6 – 0)

Mr. Zimmerman moved, Ms. De Rosa seconded, to approve the Final Development Plan. The vote was as follows: Ms. Salay, yes; Ms. Mitchell, yes; Mr. Miller, yes; Ms. Newell, yes; Ms. De Rosa, yes; and Mr. Zimmerman, yes. (Approved 6 – 0)

Mr. Zimmerman moved, Mr. Miller seconded, to approve the conditional use. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Miller, yes; and Mr. Zimmerman, yes. (Approved 6 – 0)