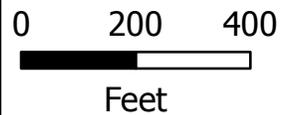


15-093AFDP
 Amended Final Development Plan
 Northstar Retail
 Sawmill Rd. & Emerald Pkwy.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

- 1. NE Quad, Subarea 5B-Northstar Retail Center Sawmill Road & Emerald Parkway
15-022FDP/CU/PP/FP Final Development Plan/Preliminary Plats/
Final Plats/Conditional Uses**

MOTION #2: Amy Salay moved, Cathy De Rosa seconded, to approve the Conditional Use for Patios because the proposal meets the applicable review criteria, with three conditions:

- 1) That all site furnishings be black;
- 2) That patio furniture be stored off-site during the off season; and
- 3) The applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.

*Jackson Reynolds agreed to the above conditions.

VOTE: 5 – 0.

RESULTS: The Conditional Use for Patios was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #3: Amy Salay moved, Bob Miller seconded, to approve the Conditional Use for Personal Service because the proposed meets the applicable review criteria.

VOTE: 5 – 0.

RESULT: The Conditional Use for Personal Service was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes



City of Dublin

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

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

1. **NE Quad, Subarea 5B-Northstar Retail Center** **Sawmill Road & Emerald Parkway**
15-022FDP/CU/PP/FP **Final Development Plan/Preliminary Plats/
Final Plats/Conditional Uses**

MOTION #4: Amy Salay moved, Cathy De Rosa seconded, to recommend approve of the Preliminary and Final Plat because the proposal meets the requirements of the Subdivision Regulations, with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

*Jackson Reynolds agreed to the above condition.

VOTE: 5 – 0.

RESULT: A recommendation of approval for the Preliminary and Final Plat will be forwarded to City Council.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION



Marie Downie
Planner

Marie Downie said there was a minor text modification included on the published agenda but is no longer necessary.

Ms. Downie reviewed the codified steps of the Planned Unit Development process and said this application is the third step of the PUD process, which is the Final Development Plan. She stated the Commission is the final determining body on the Final Development Plan and the Conditional Uses, but the plats will be forwarded to City Council.

Ms. Downie said the site is at the southwest corner of the Emerald Parkway and Sawmill Road intersection with Kroger to the south, the City of Columbus to the east and multi-family developments to the north and west. She said Lots 1 and 2 are both included in the application for the preliminary and final plats, but Lot 2 is not included in the final development plan. She said Lot 2 will be required to be brought back to the Commission for the final development plan stage.

Ms. Downie said the site is within Subarea 5B of the NE Quad PUD, and permits uses listed in the SO portion of the Code. She said the outparcels are permitted to be retail and restaurant uses in addition to the SO uses. She said there is a fair amount of history dealing with the NE Quad and that the PUD was originally zoned in 1990. She said Subarea 5A includes the Kroger Marketplace which was reviewed and approved in 2004 and the Chase Bank located in Subarea 5B was reviewed and approved in 2010.

Jackson Reynolds, Attorney with Smith & Hale, said he was here on behalf of Northstar Realty, the applicant. He said they are subdividing Lot 1, approximately 3.1 acres, and Lot 2, approximately 6.2 acres, through the platting process. He said when the Chase Bank was developed they were able to locate predetermined curb cuts, therefore parameters were in place for the extension of the private street to service both lots. He said they are proposing a 12,000-square-foot multi-tenant shopping center with 3 to 4 tenant spaces with one being a barbershop requiring a conditional use. He said there will be patios on the north and south side of the building, each being approximately 510-square-feet in size which also require a conditional use. He said they will be extending the bikepath, landscaping and mounding from the Chase Bank site north to Emerald Parkway. He said the site contains 151 parking spaces, which is well over Code requirements. He said they have met the development standards within Subarea 5A and 5B.

Mark Ford, Ford and Associates Architects, said they were the original architects that worked on the Kroger Marketplace including the outlots in front of the center. He said they had a pattern book to work from and the proposed buildings look very much like the existing buildings. He said the materials are a combination of brick and stone which is exactly the same as the other buildings and will be the same tan color. He said the only change from the existing buildings is a smaller light fixture, which was a recommendation of Staff. He said they have matched the existing masonry enclosure to enclose the dumpster and loading space so that it will be screened from public view. He said there is four-sided architecture, with the west side being the service side with all the delivery doors and meters. He said the awnings are being matched exactly to the existing buildings. He said the signage package is the same as the approved signage for Subarea 5A.

Mr. Miller asked that the waste disposal screening to be defined.

Mr. Ford said they are building a masonry wall with brick that will extend off the corner of the building. He said it will be approximately 15 feet in width matching the existing buildings where there have not been any complaints.

Ms. Salay asked if there was going to be a door on the screening structure.

Mr. Ford said there is a gate across the opening to fully enclose the dumpster.

Todd Faris, Faris Planning and Design, presented an overview of the landscape master plan. He pointed out where the existing trees are located along Emerald Parkway. He indicated the applicant tried to preserve as many of those trees as possible but some were lost due to the installation of the bio-retention areas. He pointed out the replacement trees based on the trees removed which would fulfill all of the requirements. He explained the parking will either be screened with mounding, or hedges, or a combination of the two. He said the applicant will work with Staff to make sure that screening is compliant. He pointed out the detention cells, which will be bio-retention areas. He said potted plants will be planted there instead of seeds. He explained the planting patterns and species will match the others that have been used in this area.

Ms. Salay inquired about screening for the mechanicals on the north and west sides of the loading areas.

Mr. Faris said there will be ornamental grasses and arborvitaes along the 10-foot wall in front of the loading area from the west side. He said the applicant could potentially screen the opening with additional evergreens towards the north. He said he would swap out the boxwood with something taller to screen the mechanicals and meters.

Ms. Downie stated there are four different motions required and the applicant has agreed to all of the conditions listed in the Planning Report.

Ms. Downie said approval is recommended for a Final Development Plan with three conditions:

- 1) That the applicant work with Staff to provide appropriate landscaping for the bio-retention cells, provide a phasing plan that includes the protection of plants in the basins, connect the shrub lines being used to meet the minimum screening requirements, and add additional landscaping to provide additional screening of the service areas and mechanicals. Plans will be required to be updated during the building permitting stage;
- 2) That the applicant to update the plan to correctly reflect the parking requirement; and
- 3) That the applicant work with Washington Township Fire to assure the building meets the Code requirements.

Ms. Downie said approval is recommended for a Conditional Use for patios with three conditions:

- 1) That all site furnishings be black;
- 2) That the patio furniture be stored off-site during the off season; and
- 3) That the applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.

Ms. Downie said approval is recommended for Conditional Use for personal service with no conditions. She said the personal use is for beauty and barbershop services, occupying one tenant space with eight barber chairs and a waiting area for 20 customers and 10 employees. She said the hours of operation would be normal business hours.

Ms. Downie said approval is recommended to be forwarded to City Council for the Preliminary and Final Plats with the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

She said Lot 1 will contain the proposed retail center and is 3.19 acres southwest of the Emerald Parkway and Sawmill Road intersection and Lot 2 is on 6.923 acres includes Summer Drive which is a private access drive.

Randy Roth, 6987 Grandee Cliffs Drive, said he is the president of the East Dublin Civic Association and is here to say they appreciate the applicants meeting with the civic association to discuss this application and are unanimous in their support of this application and the conditional uses. He said he would like to hear comments about mechanicals but not having any expertise in the area of mechanicals. He said he appreciates that Staff has kept them informed throughout the process. He said this has been a successful shopping center and has been 27 years in the making. He said the project has gotten better over time and having this site be a mirror image is appropriate for the center and the community.

Mr. Brown asked if there were any further comments. [There were none.]

Ms. Salay said she is in favor of this project and asked if there was a sense of how Lot 2 will be oriented.

Ms. Downie said it would depend on what is proposed to be on these sites working with the pre-determined access points and connecting to the parking areas on Lot 1.

Ms. Husak said when Chase developed they were asked to do a sample layout of what might be expected to be developed such as an office building on Lot 2 with the concern being the interior access points. She said recently there was a development proposal for a fairly large day care operation and they chose to center the building on the site with most parking and daycare activity on the rear facing Emerald Parkway. She said since Summer Drive is a private drive the signs guide where buildings might locate because the only location for permitted signs is Emerald Parkway. She said it seems to make sense to make Emerald Parkway the frontage and consolidate parking in the center.

Ms. Salay said she would agree with that and wondered if there were any ideas related to Lot 2.

Ms. De Rosa said she is supportive and thought the current center is vibrant and appreciates the development being placed in the center of the site to retain trees and the look of the area.

Mr. Stidhem said he is supportive as well and asked if the private drive is common for this type of development.

Ms. Salay said Council has struggled with maintenance of the private drives and is a concern but is common.

Mr. Brown said there are four votes required. He said the **Final Development Plan** has three conditions and asked if there is agreement to all the conditions.

- 1) That the applicant work with Staff to provide appropriate landscaping for the bio-retention cells, provide a phasing plan that includes the protection of plants in the basins, connect the shrub lines being used to meet the minimum screening requirements, and add additional landscaping to provide additional screening of the service areas and mechanicals. Plans will be required to be updated during the building permitting stage;
- 2) That the applicant to update the plan to correctly reflect the parking requirement; and
- 3) That the applicant work with Washington Township Fire to assure the building meets the Code requirements.

Mr. Reynolds agreed to all the conditions.

Motion and Vote

Ms. Salay moved, Mr. Stidhem seconded, to approve the Final Development Plan because the proposal meets the applicable review criteria, with three conditions. The vote was as follows: Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Brown, yes; and Mr. Stidhem, yes. (Approved 5 – 0)

Mr. Brown said the **Conditional Use for the Patios** has three conditions and asked if there is agreement to all the conditions.

- 1) That all site furnishings be black;
- 2) That the patio furniture be stored off-site during the off season; and
- 3) That the applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.

Mr. Reynolds agreed.

Motion and Vote

Ms. Salay moved, Ms. DeRosa seconded, to approve the Conditional Use for Patios with three conditions. The vote was as follows: Mr. Stidhem, yes; Mr. Brown, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said there are no conditions for the Conditional Use for Personal Service.

Motion and Vote

Ms. Salay moved, Mr. Miller seconded, to approve the **Conditional Use for Personal Service**. The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Mr. Stidhem, yes; Mr. Miller, yes; Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said the **Preliminary and Final Plat** has one condition and asked if there was agreement to the condition.

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Mr. Reynolds agreed.

Motion and Vote

Ms. Salay moved, Ms. De Rosa seconded, to recommend approval of the Preliminary and Final Plat with one condition. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; Ms. De Rosa, yes; Ms. Salay, yes. (Approved 5 – 0)

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

Vice Chair Brown said the following application is a request for review and approval of a basic development plan and a basic site plan for a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. This is the first formal step for this Bridge Street District application and there is no development agreement contemplated, so the Commission is the final authority on this entire application and we will need to swear-in. He swore in anyone that had intended to address the Commission.

Devayani Puranik said this is a request for construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review). She said this is the first stage for reviewing this application with two components to this application- basic development plan and basic site plan. She said the basic development plan review is required when there are more than one principle buildings being proposed on a block and basic site plan is to conduct the conceptual analysis for arrangement of the proposed uses, buildings, open spaces, and provide initial feedback on conceptual architecture. She said future

AMENDED

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 21, 2004

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

6. Final Development Plan/Conditional Use 04-121FDP/CU – NE Quad PUD Retail, Subarea 5A – Kroger Center – 7625 Sawmill Road

Location: 9.975 acres located on the northwest corner of Sawmill and Hard Roads.

Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).

Request: Review and approval of a final development plan under the PUD provisions of Section 153.053, and a conditional use request for an auto-oriented use under the provisions of Section 153.237.

Proposed Use: A 198,000-square foot shopping center anchored by a 99,945-square foot grocery store with a drive-thru pharmacy, and two 8,500 square-foot retail buildings.

Applicant: Sawmill Partners Investment Company, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben W. Hale, Jr., Smith and Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.

Staff Contact: Jamie E. Adkins, Planner.

MOTION #1: To approve this **Final Development Plan** because it is consistent with the Northeast Quadrant PUD plan, it is compatible with adjacent uses and proposed development in the area, and it meets the requirements of the new Planned Districts Ordinance, with 12 conditions:

- 1) That the landscape plan be revised to incorporate the comments in this staff report, subject to staff approval;
- 2) That traffic study issues be resolved to the satisfaction of the City Engineer;
- 3) That the plans be revised to include seven additional parking spaces as required by text, subject to staff approval;
- 4) That the design of all private drives, parking areas, and drive approaches meet or exceed the requirements and standards of the Engineering Division;
- 5) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 6) That all utility connections and/or extensions meet or exceed the requirements and standards of the Engineering Division;

**RECORD OF ACTION
OCTOBER 21, 2004**

6. Final Development Plan/Conditional Use 04-121FDP/CU – NE Quad PUD Retail, Subarea 5A – Kroger Center – 7625 Sawmill Road (Continued)

- 7) That the applicant and Engineering Division staff meet prior to applying for building permit approval to review stormwater management;
- 8) That the individual tenant wall signs be fastened into the mortar joints rather than the brick;
- 9) That the proposed stripe on the light pole housing be removed;
- 10) That the parapets for the building be varied in height, subject to staff approval;
- 11) That all mechanicals be painted to match the buildings and screened to Code; and
- 12) That other than the Kroger sign, signage colors be limited to no more than four, with an emphasis on subdued, muted color, and that the colors be brought back for approval by the Planning and Zoning Commission.

* Ben W. Hale, Jr. agreed to the above conditions.

VOTE: 6-0.

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

MOTION #2: To approve this **Conditional Use application** because it meets the conditional use criteria listed in 153.236(C), and the requirements of the Northeast Quadrant PUD preliminary development plan.

VOTE: 6-0.

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

STAFF CERTIFICATION

Daniel D. Bird, FAICP
Director of Planning

Ms. Readler said she did not think “fast food” is listed as permitted. She said in the text, they are permitted to have eating and drinking establishments.

Mr. Saneholtz seconded Ms. Boring’s previous motion to disapprove.

Mr. Gerber clarified that there was a motion, calling for disapproval of this **Conditional Use** based on the Conditional Use criteria 1, 3, 4, 7 and 8 listed above. He said a Yes vote would mean disapproval, and a No vote meant the motion was not supported.

The vote was as follows: Mr. Zimmerman, no; Mr. Sprague, yes; Mr. Messineo, yes; Mr. Gerber, no; Mr. Saneholtz, yes; and Ms. Boring, yes. (**Conditional Use - Disapproved 4-2.**)

6. Final Development Plan/Conditional Use 04-121FDP/CU – NE Quad PUD Retail, Subarea 5A – Kroger Center – 7625 Sawmill Road

[See joint presentations for this case and Cases 4 and 5 earlier given by Jamie Adkins and the applicant’s representative, Ben W. Hale, Jr.]

Regarding the **Final Development Plan**, Ms. Boring asked about the change in pavement, which was supposed to be pedestrian-friendly.

Mr. Reeds explained there is a band, and between that band there will be stamped concrete. It also occurs at the accessible aisles, so that at the accessible parking spots there will be sidewalk.

Ms. Boring asked if there would be a change of color with the stamped concrete.

Mr. Reeds responded that there would be a change of color and texture. Benches typically occur adjacent to planters and there are numerous locations for benches and bike racks. Also, there are decorative lights along the storefronts.

Mr. Gerber said these were things talked about at the preliminary and there were conditions at that time. He did not see any of those conditions still listed. He had thought they had a practice where they would continue to be listed, so they could be crossed off. Ms. Boring also asked where the previous conditions were listed.

Ms. Adkins explained staff had done that in the past and apologized for their not being included this time. In the future they will be included; however, staff made sure that the conditions were met for this application.

Mr. Gerber asked what the traffic study issues were to be resolved to the satisfaction of the City Engineer.

Ms. Adkins stated most of the issues have been resolved. Staff has received confirmation from the City of Columbus for the applicant to do work in the City right-of-way. It was a condition to make sure that the proposed improvements get done.

Mr. Gerber asked the meaning of Condition 5: “That the site must comply with the Division of Engineering, Administrative Policy for Intersection Visibility Triangles at all proposed access points.”

Ms. Adkins explained that meant that the final Engineering drawings have to show the Engineering triangle for site visibility, to make sure that there is no obstruction in using those triangles.

Ms. Boring asked about Condition 10: “That the parapets for the building be varied in height, subject to staff approval.”

Ms. Adkins said it was a requirement of the text that parapets be varied in height, so there is not one long expanse, one length of the building, that the parapet height does not change within. She said staff wanted a little break-up in the height.

Ms. Boring asked what did not match the Large Format Retail Design Guidelines.

Ms. Adkins responded that the Guidelines require if you have a certain length of a façade, that at some point the building has to recess 10 feet, for a distance of 50 feet. She said the way that the building was laid out it was not physically possible to do that. However, a few feet were recessed to attempt to meet the intent, which was essentially to break-up some of those long building façades. She said the roofline and material changes, etc. also meet the intent of the Guidelines.

Ms. Boring asked about the sign colors proposed.

Ms. Adkins showed samples of the four sign colors proposed: Ivory, Blue, Green, and Burgundy. She said they are now more muted and darker, as the Commission had requested last time.

Mr. Zimmerman asked to see a rendering of the cart corrals, but Mr. Ford did not have a cart corral rendering available.

Mr. Reeds said they are evergreen hedges that curve along a landscaped hedge.

Ms. Boring said the sign colors proposed were too bright and not subdued enough. Mr. Reeds explained that they would be backlit.

Ms. Boring felt the Forest Green had to be toned down, the Blue had to be toned down to Navy (except for the Kroger sign), and the Burgundy needed to be burgundy, instead of red. Mr. Ford felt for chroma colors they were not too high a color. Mr. Messineo asked if there was somewhere else, where these colors could be seen on a sign. Mr. Ford said they were similar to those at Perimeter Center. He did not know the Perimeter Center PMS colors used for signs; however, he agreed to match them, if asked to by the Commission. Mr. Hale repeated that if they do not match now, they would match them.

Ms. Boring said the condition was not to “match” the colors. She read from page eight of the May 17, 2004, Council Minutes: “That the reference to the colors in the text be eliminated at this

time, that the color palette be brought back for approval by staff and P&Z, that the color palette other than the Kroger sign, be limited to no more than four in the center with an emphasis on subdued, muted colors.

Mr. Hale said they brought back colors at the informal hearing, and the Commission thought they were too bright. He said these colors are substantially more subdued (darker in color).

Mr. Messineo added that in the March 18 minutes, Condition 10 references that building materials and trim colors will be earth tone in color.

Ms. Boring said that the sign colors Council requested were Navy Blue and Forest Green, not Emerald Green, and that they should come back for approval by the Commission. Ms. Wanner thought they were referring to the informal hearing, which did not have any conditions. The minutes from that informal hearing stated that Navy, Green (not Kelly Green, and Tan, in addition to eliminating the Sunflower color, were requested.

Mr. Gerber asked how accurate were the palettes. Mr. Reeds said they were from the actual sign manufacturer. Ms. Boring noted the sign colors were to match the awning colors. The colors were Navy, Green (not Kelly Green), and Tan, and Forest Green as mentioned. Mr. Sanholtz agreed.

Mr. Reeds said they would match the PMS colors at Perimeter Center, subject to staff approval.

Mr. Gerber said to make it a condition to get the colors Ms. Boring listed, subject to staff approval.

Ms. Boring suggested the condition read: “That the colors be brought back to the Commission for approval.”

Ms. Wanner pointed out that the color struggle might be a comparison by of internal vs. external illumination for the signs.

Mr. Sprague said the colors at night, when they are backlit are the problem, as they are quite different. Ms. Wanner added that the Perimeter Center comparison may not be as good in this case because those have a completely different light fixture and they are externally lit, gooseneck, engraved signs. She was not sure how the applicant could address the internal illumination of the sign.

Ms. Boring said Ms. Wanner made a very good point in that the other center is not internally illuminated. She said either the lighting should be gooseneck, or the colors should be toned down. She did not think the condition needed to be rewritten.

Mr. Gerber said a Condition 12 was needed. Mr. Sanholtz added Condition 12: That the sign colors accurately coordinate with the colors intended for the awnings. He said it was difficult to compare these colors to those of the awnings without the color samples of both.

Mr. Gerber added to Condition 12: ...sign color palettes, subject to Commission approval. Ms. Boring revised Condition 12: That other than the Kroger sign, colors be limited to no more than four, with an emphasis on subdued, muted colors, and be brought back for approval by staff and the Commission.

Mr. Gerber made the motion to approve this **Final Development Plan** because the development is compatible with adjacent uses and proposed development in the area; and, it meets the requirements of the new Planned Districts Ordinance, with 12 conditions:

- 1) That the landscape plan be revised to incorporate the comments in this staff report, subject to staff approval;
- 2) That traffic study issues be resolved to the satisfaction of the City Engineer;
- 3) That the plans be revised to include seven additional parking spaces as required by text, subject to staff approval;
- 4) That the design of all private drives, parking areas, and drive approaches meet or exceed the requirements and standards of the Engineering Division;
- 5) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 6) That all utility connections and/or extensions meet or exceed the requirements and standards of the Engineering Division;
- 7) That the applicant and Engineering Division staff meet prior to applying for building permit approval to review stormwater management;
- 8) That the individual tenant wall signs be fastened into the mortar joints rather than the brick;
- 9) That the proposed stripe on the light pole housing be removed;
- 10) That the parapets for the building be varied in height, subject to staff approval;
- 11) That all mechanicals be painted to match the buildings and screened to Code; and
- 12) That other than the Kroger sign, colors be limited to no more than four, with an emphasis on subdued, muted colors, and be brought back for approval by staff and the Commission.

Ben W. Hale, representing the applicant, agreed to the above conditions.

Mr. Zimmerman seconded the motion and the vote was as follows: Mr. Sanholtz, yes; Mr. Sprague, yes; Mr. Messineo, yes, Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Gerber, yes. (**Final Development Plan** - Approved 6-0.)

Regarding this **Conditional Use** application, Mr. Messineo asked if prescription orders are taken at the drive-thru pharmacy, and are cars going to wait in line for 15 minutes or more for them. Jim Brown, a Kroger Senior Engineer, said prescriptions are dropped off. If they're not immediately available, the customer returns. Linda Patterson, Kroger, said most of the time it is a drop-off or pick-up point.

Mr. Zimmerman made the motion to approve this **Conditional Use** because it meets the conditional use criteria listed in 153.236(C), and the requirements of the Northeast Quadrant PUD preliminary development plan.

Mr. Sanholtz seconded the motion and the vote was as follows: Mr. Sprague, yes; Mr. Messineo, yes; Ms. Boring, yes; Mr. Gerber, yes, Mr. Sanholtz, yes; and Mr. Zimmerman, yes. (**Conditional Use - Approved 6-0.**)

7. Amended Final Development Plan 04-128AFDP - Killilea Park - 6811 McDevitt Drive

The applicant, Laura Karagory, City of Dublin, Division of Grounds and Facilities was present. Being no conditions or issues to discuss, Mr. Gerber moved for approval because the park provides a gathering place and community focal point that will contribute to a positive sense of place, residents' quality of life and Dublin's "green" image, with no conditions.

Ms. Boring seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sanholtz, yes; Mr. Sprague, yes; Mr. Zimmerman, yes; Ms. Boring, yes; and Mr. Gerber, yes. (Approved 6-0.)

Mr. Gerber thanked everyone for their presentations and their patience.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Lois Willard
Clerical Specialist II
Division of Planning