



City of Dublin

**Planning**

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**OCTOBER 13, 2016**

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

**1. Tartan West – Subarea J Terrazza Place  
16-051AFDP/PP/FP Amended Final Development Plan/Preliminary Plat/Final Plat**

Proposal: The subdivision and development of 9 single-family lots where attached condominium buildings were approved south of Corazon Drive approximately 300 feet west of Tuscany Drive.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.053(E) and a review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Applicant: Steve Simonetti, Simonetti Development Company, LLC.

Planning Contact: Logan M. Stang, Planner I.

Contact Information: (614) 410-4652, [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

**MOTION #1:** Mr. Brown motioned, Mr. Stidhem seconded to approve the Minor Text Modification per the presentation:

- 1) To modify the development text to identify setbacks for the single-family lots as the following:
  - a. Front yard setbacks: 15 feet (20 feet along Terrazza Place)
  - b. Side yard setbacks: 6 feet
  - c. Rear yard setbacks: 25 feet (15 feet for Lots 7 – 9)
- 2) To modify the development text to require any single-family homes be limited to a height of 35 feet maximum.

**VOTE:** 6 – 0

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

**RECORDED VOTES:**

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

\*Mr. Simonetti agreed to the Text Modification as presented.

**1. Tartan West – Subarea J Terrazza Place  
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**MOTION #2:** Mr. Brown motioned, Ms. De Rosa seconded to approve the Amended Final Development Plan with no conditions.

**VOTE:** 6 – 0

**RESULT:** The Amended Final Development Plan was approved.

**RECORDED VOTES:**

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

**MOTION #3:** Mr. Brown motioned, Ms. De Rosa seconded to recommend approval to City Council for Preliminary and Final Plats with two conditions:

- 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared-use paths that are located on private property; and
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

**VOTE:** 6 – 0

**RESULT:** The Preliminary and Final Plats were recommended for approval to City Council.

**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**

  
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Logan Stang, Planner I