



City of Dublin

**Planning**

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

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**PLANNING AND ZONING COMMISSION**

**RECORD OF DISCUSSION**

**APRIL 21, 2016**

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

**1. Perimeter West, PCD, Subarea 1 – Poet’s Walk – Senior Housing**

**6700 Perimeter Drive  
Informal Review**

**16-022INF**

Proposal: Construction of a 44,000-square-foot assisted-living and memory care facility in Subarea 1 of the Perimeter West PCD on the north side of Perimeter Drive, west of Avery-Muirfield Drive.

Request: Informal review and non-binding feedback for a proposed senior housing facility on a 3.28-acre site prior to a future formal application.

Applicant: Mark Ambach, Dublin Senior Real Estate, LLC; represented by Aaron Underhill, Underhill Yaross, LLC.

Planning Contact: JM Rayburn, Planner I.

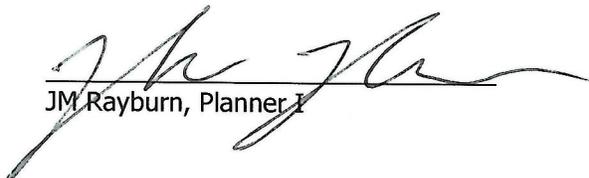
Contact Information: (614) 410-4653, [jrayburn@dublin.oh.us](mailto:jrayburn@dublin.oh.us)

**RESULT:** The Commission informally reviewed the proposal and requested additional information regarding the proposed use and how it fits within the permitted uses of the Perimeter West Planned Commerce District. The Commission suggested changes to the conceptual building orientation and site layout. The Commission also recommended that the proposed site access and circulation provide access points to the site that align with adjacent driveways. The Commission suggested that architectural considerations take into account the existing aesthetics of surrounding buildings, placing emphasis on brick and stone as primary materials.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**



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JM Rayburn, Planner I



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**RECORD OF DISCUSSION**

**APRIL 21, 2016**

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

**2. Avery Road Car Wash  
16-023INF**

**5740 Avery Road  
Informal Review**

Proposal: An expansion and associated site improvements to an existing car wash on a 3.08-acre site on the east side of Avery Road, approximately 350 feet south of the intersection with Woerner-Temple Road.

Request: Informal review and non-binding feedback prior to a future formal plan application.

Applicant: Jeanne Cabral, Mid-States Development Corporation.

Planning Contact: Logan Stang, Planner I.

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

**RESULT:** The Commission provided feedback on this proposal for renovations to an existing car wash facility and associated site improvements. The Commission generally supported the proposed expansion to a full-service facility along with the removal of self-serve car wash bays. The Commission encouraged the applicant to review the proposed layout as a large portion of the site would be occupied by a vacuum area and customer safety would be a concern based on the circulation.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**




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Logan Stang, Planner I

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 21, 2016**

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

**3. MAG, Subarea C – Land Rover/Jaguar Expansion 6335 Perimeter Loop Road  
16-017FDP Final Development Plan**

Proposal: An approximately 30,000-square-foot showroom, service area, non-retail car wash and all associated site improvements for the Land Rover and Jaguar brands within the MAG Planned Unit Development on the north side of US 33/SR 161 and the south side of Venture Drive approximately 600 feet south of the intersection with Perimeter Drive.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Brad Parish, President, Architectural Alliance.

Planning Contact: Logan Stang, Planner I.

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

**MOTION #1:** Ms. Newell moved, Mr. Brown seconded to approve the Final Development Plan with six conditions:

- 1) That the applicant pay a fee in lieu of tree replacement prior to filing for building permitting;
- 2) That the applicant revise the landscape plans to include deciduous trees every forty feet adjacent to the east property line prior to filing for building permitting;
- 3) That the applicant provide a 4:1 maximum slope along the west edge of the proposed retention basin as well as a flat buffer zone between the drive aisle and top of bank of the retention basin;
- 4) That the applicant provide details for the proposed location and construction of the landscaping wall, in the event a retaining wall is required around the retention basin, subject to Staff approval; and
- 5) That the applicant continue to work with Engineering to meet all stormwater management requirements outlined in Chapter 53.
- 6) That the approval of this Final Development Plan includes only the Jaguar and Land Rover wall signs and they be included for review in the future cohesive sign package and that no permits may be issued for these signs until the cohesive sign package is reviewed by the Commission and City Council.

**VOTE:** 7 – 0

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

**3. MAG, Subarea C – Land Rover/Jaguar Expansion  
16-017FDP**

**6335 Perimeter Loop Road  
Final Development Plan**

**RECORDED VOTES:**

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

**MOTION #2:** Ms. Newell moved, Mr. Brown seconded to approve the Minor Text Modification as the proposed pavement setback change is appropriate for the campus expansion:

“Decrease the pavement setback from SR 161/US 33 within Subarea C from 45 feet to 40 feet for the MAG Planned Unit Development District.”

**VOTE:** 7 – 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	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

  
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Logan Stang, Planner I

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 21, 2016**

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

**4. Riviera, Subareas A & B, Section 1 (Lots 1 – 40) and Section 2 (Lots 41 – 85)  
 6335 Perimeter Loop Road  
 16-109FDP/FP Final Development Plan/Final Plat**

**Proposal:** The subdivision and development of 85 single-family lots and associated open space, rights-of-way and landscaping as part of Subareas A and B in the Riviera Planned Unit Development District. The site is on the west side of Avery Road, north of the intersection with Memorial Drive.  
**Request:** Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of Final Plats under the provisions of the Subdivision Regulations.  
**Applicant:** Riviera Ventures, LLC; Jeffrey Strung, EMHT.  
**Planning Contact:** Claudia D. Husak, AICP, Senior Planner.  
**Contact Information:** (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us)

**MOTION #1:** Ms. Newell moved, Ms. Mitchell seconded to approve the Final Development Plan with the following condition:

- 1) That the applicant provide landscaping on either side of the path to buffer the area from Lots 55 and 56.

**VOTE:** 7 – 0

**RESULT:** The 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	Yes
Stephen Stidhem	Yes

4. **Riviera, Subareas A & B, Section 1 (Lots 1 – 40) and Section 2 (Lots 41 – 85)**  
**6335 Perimeter Loop Road**  
**16-109FDP/FP** **Final Development Plan/Final Plat**

**MOTION #2:** Ms. Newell moved, Mr. Brown seconded to recommend approval to City Council for a Final Plat with one condition:

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

**VOTE:** 7 – 0

**RESULT:** The Final Plat was recommended for approval.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**



Claudia D. Husak, AICP, Senior Planner