



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
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www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 10, 2016

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

MOTION: Ms. Newell moved, Mr. Stidhem seconded, to accept the documents into the record.

VOTE: 4 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner



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RECORD OF ACTION

MARCH 10, 2016

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

MOTION: Ms. Newell moved, Ms. Mitchell seconded, to approve the January 21, 2016 meeting minutes.

VOTE: 4 – 0.

RESULT: The January 21, 2016 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 10, 2016

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

**1. NE Quad PUD, Subarea 3, Wyandotte Woods – Hawthorne Commons
 15-118FDP Wyandotte Woods Boulevard
 Final Development Plan**

Proposal: A development of 86 multiple family dwelling units for an approximately 13-acre, vacant site and all associated site improvements as part of the Wyandotte Woods neighborhood in Subarea 3 of the NE Quad Planned Unit Development District. The site is located south of the eastern portion of Wyandotte Woods Boulevard, west of the intersection with Emerald Parkway.

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

Applicant: Glen Dugger, Esq for Treplus Communities.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Ms. Newell moved, Ms. De Rosa seconded, to table and waive the 15-day rule to be tabled to the next scheduled meeting for this Final Development Plan application at the request of the applicant.

VOTE: 4– 0.

RESULT: The Final Development Plan was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION


 Jennifer M. Rauch, AICP
 Planning Manager

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

MARCH 10, 2016

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

2. Ballantrae Woods PUD 15-119FDP/FP **Cosgray Road Final Development Plan/Final Plat**

Proposal: The subdivision and development of 45 single-family lots and 90 detached condominium units as part of the Ballantrae Woods Planned Unit Development. The site is located east of Cosgray Road and north of the Conrail railroad tracks.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and request for review and recommendation of approval to City Council of a Final Plat under the provisions of the Subdivision Regulations.

Applicant: Schottenstein Homes; represented by Shawn Goodwin, American Structurepoint.

Planning Contact: Devayani Puranik, Planner II.

Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

MOTION #1: Ms. Newell moved, Mr. Stidhem seconded, to approve the Text Modification to permit the additional window and dormer styles except the large 9-square window and dot-motif dormers. The development text will be modified to include additional architectural window and dormer options.

VOTE: 4 – 0.

RESULT: The Text Modification was approved.

RECORDED VOTES:

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

MOTION #2: Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan because it complies with the final development plan criteria and the existing development standards, with six conditions:

- 1) That the applicant work with staff to modify elevation C-8 of the condominium units for consistency with the architectural theme and meet the requirement of building materials permitted by the approved development text;
- 2) That the applicant modify the side elevations for the condominium units to introduce additional design elements to avoid large blank surfaces and achieve four-sided architecture;
- 3) That the applicant enter into an infrastructure agreement with the City of Dublin to address the fee to be paid for off-site traffic impacts, prior to the recording of a plat for any portion of the site, to the satisfaction of the City Engineer;
- 4) That the applicant resolves discrepancies between the summary table, final plat, and development text for open space reserves and area numbers prior to City Council review for final plat;



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RECORD OF DISCUSSION

MARCH 10, 2016

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

2. Ballantrae Woods PUD **Cosgray Road**
15-119FDP/FP **Final Development Plan/Final Plat**

- 5) That the applicant work with staff in all areas that require disturbances in the reserve areas to locate the amenities in the least impactful manner; and
- 6) That the applicant provides diversity matrix for condominium subarea.

*Scott McClintock, Kass Corporation, representing the applicant, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

MOTION #3: Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for this Final Plat application because it complies with the criteria and requests the following two conditions:

- 1) The applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal; and,
- 2) That the applicant revise the plat and summary table to include "Reserve R" for landmark tree protection and reserve area numbers and ownership details per approved development text.

*Scott McClintock, Kass Corporation, representing the applicant, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION

Devayani Puranik

Devayani Puranik
 Planner II



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RECORD OF ACTION

MARCH 10, 2016

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

- 3. Deer Run, Subarea A 15-120FDP/PP/FP** **5000 Deer Run Drive Final Development Plan/Preliminary and Final Plat**
- Proposal: The subdivision and development of four single-family lots, a private street and a 1.3-acre reserve in Subarea A of the Deer Run Planned Unit Development District. The site is located on the east side of Dublin Road, 300 feet north of Memorial Drive.
- Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and request for review and recommendation of approval to City Council of a Preliminary and Final Plat under the provisions of the Subdivision Regulations.
- Applicant: George Bennett, Deer Run Land.
- Planning Contact: Logan Stang, Planner I.
- Contact Information: (614) 410-4652, lstang@dublin.oh.us

RESULT: This Final Development Plan/Preliminary and Final Plat application was postponed at the request of the applicant prior to the meeting.

STAFF CERTIFICATION



Claudia D. Husak, AICP
Senior Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 10, 2016

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

**4. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 9 (Lots 203-216, Lots 236 and 237, and Lots 250-257) and Section 10 (Lots 217-235, and Lots 238-249)
15-108FDP/FP
Wyandotte Woods Boulevard
Final Development Plan/Final Plat**

Proposal: The subdivision and development of 55 single-family lots as part of the Wyandotte Woods neighborhood in Subarea 2 of the NE Quad Planned Unit Development. The site is located north of the eastern portion of Wyandotte Woods Boulevard, south and west of the existing stub at Kelly Drive.

Request: Review and approval of a final development plan under the provisions of Zoning Code Section 153.050 and request for review and recommendation of approval to City Council of final plats under the provisions of the Subdivision Regulations.

Applicant: Jim Lipnos, Homewood Corp; represented by Kevin Kershner, Stantec Consulting Services.

Planning Contact: Logan Stang, Planner I.

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

MOTION #1: Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan application because it complies with the review criteria and the existing development standards, with seven conditions:

- 1) That the applicant continue to work with Staff to identify potential planting areas for the tree replacement balance;
- 2) That the applicant pay a fee in lieu of replacement for the remaining tree removal balance prior to building permitting;
- 3) That the portion of landscaping located around the pond be completed by Fall 2016 or with the completion of the retention basin grading, whichever occurs first;
- 4) That, in the event the multi-family development remains undeveloped, the applicant provide landscaping for the entire pond by the deadline outlined in Condition 3;
- 5) That the applicant continue working with staff on the grading, site components, and other final details for the retention basin located south of Wyandotte Woods Section 8 to ensure all components of the basin are coordinated with the multi-family development;
- 6) That a fountain be added to the retention basin south of Wyandotte Woods Section 8; and,
- 7) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.

* Jim Lipnos, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: The Final Development Plan was approved.



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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

MARCH 10, 2016

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

- 4. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 9 (Lots 203-216, Lots 236 and 237, and Lots 250-257) and Section 10 (Lots 217-235, and Lots 238-249)
 15-108FDP/FP
 Wyandotte Woods Boulevard
 Final Development Plan/Final Plat**

RECORDED VOTES:

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

MOTION #2: Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for the Final Plat because it complies with the review criteria and the existing development standards, with two conditions:

- 1) That the applicant remove the tree protection zone from Section 9 prior to City Council submittal; and
- 2) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

* Jim Lipnos, representing the applicant, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION

 Claudia D. Husak, AICP
 Senior Planner