



City of Dublin

**Planning**

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 9, 2016**

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

**MOTION:** Victoria Newell moved, Chris Brown seconded, to accept the documents into the record.

**VOTE:** 5 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Senior Planner



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**RECORD OF ACTION**

**JUNE 9, 2016**

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

**1. BSD SRN – Bridge Park, G Block  
16-038BPR**

**Mooney Street  
Basic Plan Review**

**Proposal:** A mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 11,000 square feet of retail uses, and a parking structure.

**Request:** Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.

**Applicant:** Crawford Hoying.

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

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

**RESULT:** The Commission informally reviewed and commented on a proposal for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 12,000 square feet of retail uses, and a fully-wrapped parking structure located northeast of the intersection of Bridge Park Avenue with Mooney Street. The Commission was concerned that the proposed architecture did not provide necessary relief from architectural rhythms established in previously approved blocks of the Bridge Park development. The Commission challenged the applicant to consider future uses of the site and encouraged versatile, long-lasting construction wherever possible. The Commission was supportive of the amount and location of the proposed open spaces noting the plaza's design compliments the plaza to the west.

**STAFF CERTIFICATION**

Nichole Martin  
Planner



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 9, 2016**

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

- 2. **BSDSRN – Bridge Park, H Block** **Bridge Park Avenue and Mooney Street**  
**16-039BPR** **Basic Plan Review**

**Proposal:** A residential condominium development consisting of approximately 75 townhome units.

**Request:** Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.

**Applicant:** Crawford Hoying.

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

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

**RESULT:** The Commission informally reviewed and commented on a proposal for a residential condominium development including 75 townhome units in 6 buildings with associated public and private open space and a public street connecting Dale Drive and Mooney Street. The site is located northeast of the intersection of Tuller Ridge Drive with Mooney Street. The Commission was supportive of the architecture noting that it utilizes architectural elements present in other blocks of Bridge Park development; however, integrates them in a new, unique manner. The Commission was concerned regarding proposed private open space noting it does not seem to meet the intent of the Bridge Street District. Finally, the Commission suggested the applicant reconsider the design and location of the pool, private open space design, and ensure the auto-court maneuverability and peak capacity are sufficient.

**STAFF CERTIFICATION**

Nichole Martin  
Planner

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 9, 2016**

**3. BSD SCN - Charles Penzone Grand Salon 6671 Village Parkway  
16-015BPR Basic Plan Review**

**Proposal:** Construction of a 12,000-square-foot building and associated site improvements for a salon on the west side of Village Parkway at the roundabout with Shamrock Crossing.  
**Request:** Review and recommendation of approval for a Basic Plan Review under the provisions of Zoning Code Section 153.066.  
**Applicant:** Chris Meyers, Meyers + Associates Architecture; represented by, Matt Dunlap, Charles Penzone.  
**Planning Contact:** Lori Burchett, AICP, Planner II.  
**Contact Information:** (614) 410-4656, lburchett@dublin.oh.us.

**MOTION #1:** Victoria Newell moved, Amy Salay seconded, to approve the 10 Site Plan Waivers:

1. Minimum Building Height: §153.062(O)(4) –2 stories (required); ±31-foot high, one-story building (requested). Criteria Met.
2. Articulation of Stories on Street Façades: §153.062(G) The building façades have been articulated to create the impression of a one- and one-half or two-story building on a one-story building. Criteria Met.
3. Ground Story Height: §153.062(O)(4) – 12 feet to 18 feet ground story height (required); ±31-foot ground story height (requested). Criteria Met.
4. Front Required Building Zone: §Section 153.062(O)(4) –Structure located between 0-15 feet from the front property line (required); 23-feet (requested). Criteria Met.
5. Front Property Line Coverage: §153.062(O)(4) – Minimum of 75% of the front property line (required). No Front Property Line Coverage (request). Criteria Met.
6. Right-of-Way Encroachments: §Section 153.062(O) (4) — Awnings, canopies, eaves, patios, and projecting signs may encroach. Street wall to encroach (requested). Criteria Met.
7. Parking Location: §153.062(O) (4) – The parking area to be located in the rear yard or within the building (required). Parking to the rear and side (requested). Criteria Met.
8. Principal Entrance Location: §Section 153.062(O)(4) – Primary Street Façade (required); North Elevation (requested). Criteria Met.
9. Off-Street Parking Space and Aisle Dimensions: §153.065(B)(4) – Maximum width 22 feet (required); ±24 feet off-street parking drive aisles (requested). Criteria Met.
10. Street Wall Standards: § 153.065(E)(2)(j)– Street Walls to be located within Required Building Zone (required). Proposed street wall approximately 27-feet to the east of the nearest building façade (requested). Criteria Met.

**VOTE:** 6 – 0.

**RESULT:** The Site Plan Waivers were approved.

**RECORDED VOTES:**

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



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 9, 2016**

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

- 3. BSD SCN - Charles Penzone Grand Salon** **6671 Village Parkway**  
**16-015BPR** **Basic Plan Review**

**MOTION #2:** Victoria Newell moved, Cathy De Rosa seconded, to approve this Basic Plan Review application because it complies with the applicable review criteria, with three conditions:

- 1) That the applicant submit a Parking Plan application with the Development Plan/Site Plan application.
- 2) That the applicant submit a Preliminary and Final Plat application.
- 3) That the applicant work with staff to determine location of neighborhood street right-of-way.

**VOTE:** 6 – 0.

**RESULT:** The Basic Plan Review application was approved.

**RECORDED VOTES:**

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

**MOTION #3:** Victoria Newell moved, Chris Brown seconded, to determine that the Planning and Zoning Commission will be the future required reviewing body.

**VOTE:** 6 – 0.

**RESULT:** The Planning and Zoning Commission will be the future required reviewing body.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
 Claudia D. Husak, AICP  
 Senior Planner