



City of Dublin

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

SEPTEMBER 1, 2016

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

MOTION: Robert Miller moved, Deborah Mitchell seconded, to accept the documents into the record.

VOTE: 6 – 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	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Lori Burchett, AICP
Planner II



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RECORD OF ACTION

SEPTEMBER 1, 2016

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

- 1. Dublin Road – The Overlook 16-062INF** **6044 & 6076 Dublin Road Informal Review**

Proposal: A residential development of 15 single-family units on approximately 3.8 acres with a proposed density of 4 units per acre for a site located on the east side of Dublin Road at the intersection with Longview Drive within Washington Township.

Request: informal review and non-binding feedback of a potential future rezoning application.

Applicant: Sara Reckless; represented by Daniel Terlecki, Bethel Development, Inc.

Planning Contact: Nichole Martin, Planner I.

Contact Information: (614) 410-4635, nmartin@dublin.oh.us

RESULT: The Commission informally reviewed and commented on a proposal for a residential development of 15 single-family homes located on 3.8-acres in Washington Township, on the east side of Dublin Road, south of the Historic District. The proposed density is 3.8 units/acre and the Community Plan recommends a maximum of 1 unit per acre. The Commission considered the Community Plan's recommended Future Land Use designation, and specifically the appropriateness of the proposed density, the site's natural features, and character of the proposed development within the context of the area's existing rural character. The Commission was generally supportive of the conceptual architectural style and detailing; however, was concerned by the extensive departure from the Community Plan's recommendations with respect to density and preservation of natural features. The Commission acknowledged the need for a diversity of housing types in Dublin, but determined the proposal is not appropriate for the site. The Commission recommended 4-6 housing across the site as an appropriate density.

STAFF CERTIFICATION

Nichole Martin
Planner



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

**2. Avery Road Car Wash 5740 Avery Road
 16-055AFDP Amended Final Development Plan**

Proposal: Building and site modifications for an existing car wash business on the east side of Avery Road, south of the intersection with Woerner-Temple Road.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant: Mid-States Development Corp; represented by Jeanne Cabral, Architect.
Planning Contact: Logan Stang, Planner I.
Contact Information: (614) 410-4652, lstang@dublin.oh.us

MOTION: Chris Brown moved, Robert Miller seconded, to approve this Amended Final Development Plan because it complies with the applicable review criteria, with seven conditions:

- 1) The applicant will be required to provide an elevation of the dumpster enclosure demonstrating the development text requirements are met, with the building permit application;
- 2) The applicant revise the drawings to show tree protection fencing on all construction documents, prior to filing for building permitting;
- 3) The applicant revise the landscape plans to address required plantings around vehicular use areas, subject to staff approval, prior to filing for building permitting;
- 4) The applicant continue to work with staff to bring the site into landscape compliance, prior to filing for building permitting;
- 5) The applicant substitute the Red Maple and Honeylocust trees for a mixture of Linden, Sweetgum, and Shingle Oak, subject to staff approval, prior to filing for building permitting;
- 6) The applicant pay a fee-in-lieu of tree replacement for any outstanding inches prior to filing for building permitting; and,
- 7) The applicant continue to work with staff to eliminate undesirable landscaping within the existing southeast dry basin, prior to filing for building permitting.

*Jeanne Cabral agreed to the above conditions.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


 Logan Stang
 Planner I



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**3. BSD SRN – Bridge Park, B3 Amenity Deck
16-061MPR**

**4551 Bridge Park Avenue
Minor Project Review**

Proposal: Exterior modifications to a previously approved building to eliminate an approximately 1,000-square-foot rooftop amenity deck and associated structures for building B3 in the Bridge Park Development, southeast of the intersection of Bridge Park Avenue and Longshore Street.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Applicant: Crawford Hoying Development Partners.

Planning Contact: Nicole Martin, Planner I.

Contact Information: (614) 410-4635, nmartin@dublin.oh.us

MOTION: Chris Brown moved, Robert Miller seconded, to approve this Minor Project Review because it is consistent with previously approved development plans and meets all the applicable criteria.

VOTE: 7 – 0.

RESULT: This Minor Project review 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

Nichole Martin
Planner