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

JANUARY 7, 2016

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

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

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

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

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

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

MOTION: Ms. Newell moved, Mr. Brown seconded, to approve the December 3, 2015, meeting minutes as presented.

VOTE: 7 – 0.

RESULT: The December 3, 2015, meeting minutes were 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

Claudia D. Husak, AICP
Senior Planner

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

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

1. BSD SCN – Big Sandy Superstore **6825 Dublin Center Drive**
15-090 MSP **Master Sign Plan**

Proposal:	A Master Sign Plan for a new retail store to occupy an existing building on the south and west sides of Tuller Road to be coordinated with proposed façade and site renovations.
Request:	Review and approval for a Master Sign Plan under the provisions of Zoning Code Section 153.066.
Applicant:	Logan Dilts, DaNite Sign Company.
Planning Contact:	Joanne L. Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect.
Contact Information:	(614) 410-4677, jshelly@dublin.oh.us

MOTION: Ms. Newell moved, Ms. Mitchell seconded, to approve a Master Sign Plan with one condition:

1) That the applicant obtains all required permits prior to beginning work.

*Logan Dilts agreed to the above condition.

VOTE: 4 – 3.

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

Victoria Newell	No
Amy Salay	No
Chris Brown	Yes
Cathy De Rosa	No
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Joanne Shelly, AICP, RLA, LEED BDF+C, Urban Designer/Landscape Architect

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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JANUARY 7, 2016

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

2. BSD SCN – Bridge Park East, Blocks B & C – Master Sign Plan 15-099MSP **Riverside Drive Master Sign Plan**

Proposal:	A Master Sign Plan for a new 8.2 acre mixed-use development on the east side of Riverside Drive, south of the intersection with (future) Bridge Park Avenue.
Request:	Review and approval for a Master Sign Plan under the provisions of Zoning Code Section 153.066.
Applicant:	Matt Starr, Crawford Hoying Development Partners.
Planning Contact:	Claudia Husak, AICP, Senior Planner and Nicki Martin, Planning Assistant
Contact Information:	(614) 410-4675, chusak@dublin.oh.us and (614) 410-4635, nmartin@dublin.oh.us

MOTION: Ms. Newell moved, Mr. Stidhem seconded, to table this Master Sign Plan application at the request of the applicant.

VOTE: 7 – 0.

RESULT: The Master Sign Plan was tabled.

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
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

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

3. MAG PUD and Perimeter Center, Subarea D – MAG, Land Rover, Jaguar, Porsche
15-113Z/PDP **6335 Perimeter Loop Road**
Rezoning/Preliminary Development Plan

Proposal:	A rezoning for approximately 30 acres from Planned Unit Development District (Midwestern Auto Group plan) and PCD (Perimeter Center, Subarea D) to PUD for the expansion of the Midwestern Auto Group (MAG) campus to incorporate an additional 5.4 acres into the PUD to accommodate the construction of a combined showroom for the Jaguar and Land Rover brands, the future demolition of the existing Land Rover showroom, a new showroom for the Porsche brand, and the addition of an elevated showroom addition to the main building for the Lamborghini franchise.
Request:	Review and recommendation of approval to City Council for a rezoning with preliminary development plan under the provisions of Zoning Code Section 153.050.
Applicant:	Brad Parish, President, Architectural Alliance.
Planning Contact:	Claudia Husak, AICP, Senior Planner.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION: Ms. Newell moved, Mr. Brown seconded, to recommend approval to City Council for a Rezoning/Preliminary Development Plan because it complies with the rezoning/preliminary development plan criteria and the existing development standards, with 11 conditions:

1) That the applicant work with Staff to ensure replacement trees are not counted to fulfill other requirements;
2) That the applicant work with staff to relocate as many newly planted trees as possible and to find appropriate locations for replacement trees on site;
3) That the Traffic Impact Study be updated to address Engineering comments, subject to approval by Engineering, prior to introduction of this rezoning Ordinance at City Council;
4) That the applicant update the proposed plans to accurately indicate the required setbacks along the southern property line;
5) That the proposed development text be revised to address the sign allowances in Subarea A to more accurately reflect the sign needs for the single brand building anticipated;
6) That any site modifications to Subarea A include the analysis and any necessary modifications to the current stormwater management plan to ensure stormwater requirements as defined in Chapter 53 are satisfied;
7) That the applicant work with staff prior to the Final Development Plan stage to identify and incorporate appropriate safety measures along the south side of the proposed western retention basin to protect vehicles traveling on westbound US33/SR 161;
8) That all technical comments associated with stormwater management and civil plans are addressed prior to filing a Final Development Plan application;
9) That the applicant submit additional information and details for the proposed retaining wall along the eastern retention basin as part of the Final Development Plan;

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

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

3. MAG PUD and Perimeter Center, Subarea D – MAG, Land Rover, Jaguar, Porsche
15-113Z/PDP **6335 Perimeter Loop Road**
Rezoning/Preliminary Development Plan

10) That the applicant work with staff to provide either additional articulation, landscaping or layout changes for the service drive for the southern elevation of the service area at the final development plan stage, and;
11) That the text be revised to limit the sign size of a single wall sign in Subarea C to 55 SF.
12) That the applicant revise Signs D2, D10 and D 11 to meet the development text requirements;
13) That the applicant return to the Planning and Zoning Commission and City Council for a comprehensive review and approval of a Master Sign Plan prior to the issuance of sign permits for Subarea C; and,
14) That the applicant work with staff to explore the elimination of the aesthetic pond on the west side of the southern boundary of Subarea C and provide undulated mounding in its place to the extent possible.

**Conditions in italics were added by City Council at the public hearing and approval of Ordinance 03-16 on February 22, 2016*

*Brad Parish agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Rezoning/Preliminary Development Plan was forwarded to City Council with a recommendation of 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

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

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

4. BSC SCN – Bridge Park, Block A **Riverside Drive and SR 161**
15-117PP/FP **Preliminary Plat/Final Plat**

Proposal:	A subdivision of approximately 3.75 acres into four lots, two reserves and associated easements for the future development of a hotel, parking garage, office building and events center as part of the Bridge Park development. This site is located northeast of the intersection of Riverside Drive and SR 161.
Request:	Review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of Subdivision Regulations.
Applicant:	Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact:	Marie Downie, Planner.
Contact Information:	(614) 410-4679, mdownie@dublin.oh.us

MOTION: Ms. Newell moved, Ms. De Rosa seconded, to recommend approval to City Council for a Preliminary Plat/Final Plat because it complies with the plat review criteria, with two conditions:

1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.
2) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.

*Russ Hunter, representing the applicant, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Preliminary Plat/Final Plat was forwarded to City Council with a recommendation of 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

Marie Downie
Planner

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

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

5. Dublin Service Center PUD – Expansion **6555 Shier Rings Road**
15-125AFDP **Amended Final Development Plan**

Proposal:	A two-story addition to the rear the Dublin Service Center building located on the south side of Shier Rings Road, between Eiterman Road and Avery-Muirfield Drive.
Request:	Review and approval of amended final development plan under the provisions of Zoning Code Section 153.050.
Applicant:	Megan O'Callaghan, Director of Public Works and Brian Ashford, Facilities Manager, City of Dublin; represented by Mark Larrimer, Moody Nolan.
Planning Contact:	Tammy Noble, Senior Planner.
Contact Information:	(614) 410-4649, tnoble@dublin.oh.us

MOTION #1: Mr. Brown moved, Mr. Miller seconded, to approve a Minor Text Amendment to the development text that will allow the applicant to continue to expand and meet the operational needs of the City.

Text Modification
Increase the density permitted by the development text and allow 3.081 square feet of additional gross floor area.

VOTE: 7 – 0.

RESULT: The Master Sign 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

MOTION #2: Mr. Brown moved, Mr. Miller seconded, to approve an Amended Final Development Plan because it complies with the development text as modified and the review criteria and existing development in the area, with six conditions:

1) That the applicant obtain a Site Permit from the City of Dublin Division of Building Standards for the future parking area expansion prior to construction and meet all applicable landscaping requirements and zoning requirements;
2) That the proposed plans be revised to indicate the proposed parking spaces meet the minimum zoning requirements for width and length;
3) That the applicant provide a pedestrian crosswalk or demarcation between the proposed parking area and the existing sidewalk to ensure safe and visible pedestrian crossing;

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

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

5. Dublin Service Center PUD – Expansion **6555 Shier Rings Road**
15-125AFDP **Amended Final Development Plan**

4) That an exterior door be included on the construction drawings prior to the submission of a building permit;
5) That the small patio area along the eastern elevation of the building be eliminated and the plans be updated to reflect which of the two rear patios shown were selected with the building permit submission, and;
6) That the applicant ensures all landscape, lighting and stormwater requirements are met with the building permit submission.

* Megan O'Callaghan agreed to the above conditions.

VOTE: 7 – 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	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner