



RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 22, 2017 | 6:30 pm

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

**1. Kendall Ridge Offices and Condos PUD, Kiddie Academy 6055 Avery Road
17-031Z/PDP/FDP Rezoning/Preliminary and Final Development Plans**

Proposal: A rezoning of a 2.33-acre site from PUD, Planned Unit Development District (Kendall Ridge Offices and Condos), R-1 Restricted Suburban Residential District, and R-1B, Limited Suburban Residential District (Washington Township) to PUD, Planned Unit Development District (Kendall Ridge Daycare) to permit a 10,000-square-foot daycare center and associated site improvements. The site is northwest of the intersection of Avery Road and Tuswell Drive.

Request: Review and recommendation of approval to City Council for a Planned District rezoning under the provisions of Zoning Code Section 153.050. This is also a request for review and approval of Preliminary and Final Development Plans under the provisions of Zoning Code Section 153.050.

Applicant: Andrew Gardner, Bird+Bull
Planning Contact: Claudia D. Husak, AICP, Senior Planner.
Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: Mr. Brown motioned, Ms. Mitchell seconded, to recommend approval to City Council for the Rezoning with a Preliminary Development Plan with the following condition:

- 1) That the development text be updated to require a wrought-iron style decorative fence.

*Andrew Gardner agreed.

VOTE: 7 – 0

RESULT: The Rezoning with a 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



**2. Kendall Ridge Offices and Condos PUD, Kiddie Academy 6055 Avery Road
17-031Z/PDP/FDP Rezoning/Preliminary and Final Development Plans**

MOTION #2: Mr. Brown motioned, Mr. Miller seconded, to approve the Final Development Plan with six conditions:

- 1) That the landscape wall design along Avery Road be revised to a stacked limestone wall design to be verified at Building Permitting;
- 2) That the fence location be updated along the north elevation to comply with the development standards and be located in the buildable area of the lot;
- 3) That the proposed fencing detail be updated to confirm the fence will be of a wrought-iron style;
- 4) That all mechanicals be painted to match the structure;
- 5) That the sign be revised to meet all Code requirements to be verified at sign permitting; and
- 6) That the applicant work with the City Engineer to modify the angle of the access drive off of Tuswell Drive.

*Andrew Gardner agreed to six conditions.

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

STAFF CERTIFICATION



Nichole M. Martin, Planner I

