



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 5, 2017 | 6:30 pm

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

**MOTION:** Mr. Stidhem moved, Ms. Mitchell 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
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Senior Planner/Current Planning Manager





## RECORD OF ACTION

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Thursday, October 5, 2017 | 6:30 pm

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

**1. Dublin Metro Dental  
17-067FDP**

**572 Metro Place North  
Final Development Plan**

**Proposal:** A one-story, 13,000-square-foot building for a dental office and future tenant space on a 1.67-acre site zoned PUD, Planned Unit Development District, Waterford Village.

**Location:** North of Metro Place North, approximately 450 feet west of the intersection with Upper Metro Place.

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

**Applicant:** Kabil Associates.

**Planning Contact:** Lori Burchett, AICP, Planner II.

**Contact Information:** (614) 410-4656, lburchett@dublin.oh.us

**Case Information:** <http://dublinohiousa.gov/pzc/17-067>

**MOTION #1:** Mr. Stidhem moved, Ms. Mitchell seconded, to approve this Minor Text Modification to revise the required side yard setback to 49 feet, and to allow the parking requirement at one space per 250 square feet of gross floor area for the proposed building at 572 Metro Place North, because it complies with the applicable review criteria.

**VOTE:** 5 – 0.

**RESULT:** This Minor Text Modification was approved.

**RECORDED VOTES:**

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

**MOTION #2:** Mr. Stidhem moved, Ms. De Rosa seconded, to approve this Final Development Plan because it is consistent with all of the applicable review criteria, with four conditions:

- 1) That the applicant continue to work with staff and the adjacent property owner to address the future of the pavement on the adjacent parcel;
- 2) That the applicant continue to work with staff to update the landscaping plan;
- 3) That the applicant pay a tree replacement fee for any outstanding caliper inches prior to filing for building permits; and,
- 4) That the applicant provide a photometric plan meeting Code requirements with the building permit submittal.

\*Jeff Edwards, representing the applicant, agreed to the above conditions.





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**VOTE:** 5 – 0.

**RESULT:** This Final Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Lori Burchett, AICP  
Planner II

