



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2017 | 6:30 pm

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

MOTION: Mr. Brown moved, Mr. Miller 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/Current Planning Manager





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2017 | 6:30 pm

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

MOTION: Mr. Brown moved, Mr. Miller seconded, to approve the July 13, 2017 meeting minutes.

VOTE: 7 – 0.

RESULT: The July 13, 2017 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/Current Planning Manager





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2017 | 6:30 pm

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

- 1. BSD SRN – Bridge Park, Block A (A1 Office Building)** **PID: 273-012721**
17-082INF **Informal Review**
- Proposal: A four-story, 80,000-square-foot office building and associated site improvements on a 0.77-acre site zoned BSD-SRN, Bridge Street District Scioto River Neighborhood District.
- Location: Northeast of the intersection of Riverside Drive and West Dublin-Granville Road.
- Request: Informal review and feedback on this proposal prior to the submission of a Final Site Plan application to the Planning and Zoning Commission.
- Applicant: Teri Umbarger, Moody Nolan.
- Planning Contact: Lori Burchett, AICP, Planner II.
- Contact Information: (614) 410-4656, lburchett@dublin.oh.us
- Case Information: <http://dublinohiousa.gov/pzc/17-082>

RESULT: The Planning and Zoning commission informally reviewed the proposed development and provided non-binding feedback. Although generally supportive of the use and materials, the Commission expressed concerns that the interaction of the building with the street and open space is not successfully addressed and that the wall along the south façade does not create a vibrant, walkable setting and is closed off from the street. Commissioners had inquired whether some commercial space could be included at the ground level. The Commission recommended incorporating a curved element into the building to mimic the curvature of the roadway; to make the south elevation entrance more prominent and highlighted as a principal entrance; and make changes to the canopy along the 161 to better integrate into the design. The Commission also expressed concern that the building was too similar to a typical suburban office park architecture that is currently available in other areas of the city.

STAFF CERTIFICATION

Lori Burchett, AICP
Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2017 | 6:30 pm

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

**2. BSD SRN – Bridge Park, Block D
17-022BPR/PP**

**PID: 273-012703
Preliminary Plat**

Proposal: The subdivision of ±5.3 acres into five lots and public right-of-way to facilitate the future development of Block D of Bridge Park with three buildings containing 174 residential dwelling units, approximately 125,000-square-feet of commercial uses, and a parking structure.

Location: Southeast of the intersection of Riverside Drive and John Shields Parkway.

Request: Review and recommendation of approval to City Council of a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Nelson Yoder, Crawford Hoying.

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

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

Case Information: <http://dublinohiousa.gov/pzc/17-022>

MOTION: Mr. Brown moved, Mr. Miller seconded, to approve this Preliminary Plat because it is consistent with all of the applicable review criteria and the Subdivision Regulations, with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

*Nelson Yoder agreed to the above condition.

VOTE: 7 – 0.

RESULT: This Preliminary Plat will be 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/Current Planning Manager

