



## AMENDED AGENDA

# Planning & Zoning Commission

**Thursday, September 21, 2017 | 6:30 pm**

Dublin City Hall Building  
5200 Emerald Parkway

Victoria Newell, Chair  
Chris Brown, Vice Chair  
Amy Salay, City Council Representative  
Cathy De Rosa  
Bob Miller  
Deborah Mitchell  
Stephen Stidhem



- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. ACCEPTANCE OF DOCUMENTS**
- IV. APPROVAL OF MEETING MINUTES**
- V. CASES**

**TABLED CASE**

**1. Tuttle Crossing West Corridor PCD – Motel 6 5550 & 5570 Tuttle Crossing Boulevard  
17-072FDP Final Development Plan**

**Proposal:** A three-story, 42,000-square-foot hotel with 100 guest rooms for an approximately 2.8-acre parcel in the Tuttle Crossing West Corridor Planned Commerce District.

**Location:** North of Tuttle Crossing Boulevard, approximately 1,500 feet west of the intersection with Emerald Parkway.

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

**Applicant:** Gregory Briya, Moody Nolan.

**Planning Contact:** Logan Stang, Planner I.

**Contact Information:** (614) 410-4652, [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

**Case Information:** <http://dublinohiousa.gov/pzc/17-072>

**NEW CASES**

**2. BSD O - Echo, Neighborhood Hospital PID: 273-009147  
17-081BPR/CU Basic Plan Review/Conditional Use**

**Proposal:** An 18,000-square-foot, 24-hour hospital facility with up to 15 patient beds, 8 inpatient beds, and 7 outpatient exam rooms for emergency and inpatient care on a 3.5-acre parcel, zoned Bridge Street District - Office.

**Location:** South of West Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive.

**Request:** Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236, review and approval of a Basic Site Plan Review and determination of future required reviewing body under the provisions of Zoning Code Section 153.066.

**Applicant:** Embree Asset Group & Peace Hanson, LLC.

**Planning Contact:** Logan Stang, Planner I

**Contact Information:** (614) 410-4652, [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

**Case Information:** <http://dublinohiousa.gov/pzc/17-081>

**3. NE Quad, Subarea 5A – Game U  
17-090CU**

**7533 Sawmill Road  
Conditional Use**

**Proposal:** A 2,000-square-foot tutoring and educational service use located in a tenant space within an existing shopping center zoned PUD, Planned Unit Development District – NE Quad, Subarea 5A.

**Location:** West of Sawmill Road, approximately 850 feet northwest of the intersection with Hard Road.

**Request:** Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

**Applicant:** John Dyas, Core Construction Group LLC.

**Planning Contact:** J.M Rayburn, Planner I.

**Contact Information:** (614) 410-4653, [jrayburn@dublin.oh.us](mailto:jrayburn@dublin.oh.us)

**Case Information:** <http://dublinohiousa.gov/pzc/17-090>

**4. BSD SRN – Pins Mechanical  
17-094WR**

**6558 Riverside Drive  
Waiver Review**

**Proposal:** An entrance separation distance greater than 75 feet on the south façade of Building B1 in the Bridge Park Development zoned Bridge Street District – Scioto River Neighborhood.

**Location:** East side of Riverside Drive, northeast of the intersection with Banker Drive.

**Request:** Review and approval of a Waiver Review under the provisions of Zoning Code Section 153.066.

**Applicant:** Dustin Todd, Architectural Alliance.

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

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

**Case Information:** <http://dublinohiousa.gov/pzc/17-094>

**5. WID Area Plan Update  
17-091ADM**

**Administrative Request**

**Proposal:** Updates to the West Innovation District (WID) Area Plan including future land use recommendations, development and design policies, transportation and utility considerations, and implementation. The WID is a key Business District that includes office, research, laboratory and clean manufacturing uses.

**Location:** Approximately 1,000 acres between Avery Road, Houchard Road, Shier Rings Road, and SR 161/Post Road.

**Request:** Review and recommendation to City Council for proposed amendments to the Community Plan, for the WID Area Plan under the provisions of Zoning Code Section 153.234.

**Applicant:** Dana L. McDaniel, City Manager, City of Dublin.

**Planning Contact:** Tammy Noble, Senior Planner/Long Range Planning Manager.

**Contact Information:** (614) 410-4649, [tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)

**Case Information:** <http://dublinohiousa.gov/pzc/17-091>

**VI. COMMUNICATIONS**

**VII. ADJOURNMENT**