



RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 4, 2017 | 6:30 pm

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

**1. Rockin' Jump Dublin
16-010CU**

**Shier Rings Road
Conditional Use**

Proposal: A new 29,000-square-foot building and associated site improvements on a 2.29-acre vacant lot to be used as an indoor recreation facility on the south side of Shier Rings Road and east of Emerald Parkway. This application was previously approved but has since expired.

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

Applicant: Arzana & Sharukh Daruwalla.

Representative: Brent Racer, New Avenue Architects.

Planning Contact: JM Rayburn, Planner I.

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

MOTION: Mr. Stidhem moved, Ms. Mitchell seconded to approve this Conditional Use with the alteration from the General Development Standards allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage), because the proposed use is consistent with the applicable review criteria, with four conditions:

- 1) That the applicant pay a fee in lieu for any tree not replaced on-site and revise the landscape plan accordingly, including providing detail on the plant selection, at the building permitting stage;
- 2) That the applicant revise the plans to provide detail on the lot coverage, at the building permitting stage;
- 3) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met; and,
- 4) That the applicant work with staff to provide site access aligning with the existing opposing driveway and to provide adequate sight distance.

*Craig Smith, New Avenue Architects, agreed to the above conditions.

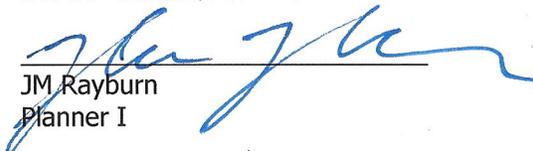
VOTE: 6 – 0.

RESULT: The Conditional Use application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


JM Rayburn
Planner I



**1. Rockin' Jump Dublin
16-010CU**

**Shier Rings Road
Conditional Use**

The Vice Chair, Chris Brown, said the following application is a request for a new 29,000-square-foot building and associated site improvements on a 2.29-acre vacant lot to be used as an indoor recreation facility on the south side of Shier Rings Road and east of Emerald Parkway. He said this is a request for a review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

The Vice Chair swore in anyone intending to address the Commission in regard to this case.

Bob Miller asked staff for clarification on if the Commission is to just determine the Conditional Use or if they were voting on an extension since this application was previously approved but has since expired. Claudia Husak explained there is not an extension provision written into the Code so the applicant has brought the application forward as new.

The Vice Chair asked if there were specific questions or concerns or if this could be determined by Consent. The Commission as a whole decided a presentation was not necessary. The Vice Chair requested the Conditional Use with the four conditions be presented for a vote.

Ms. Husak stated approval is recommended for the Conditional Use with the alteration from the General Development Standards allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage) and with four conditions:

- 1) That the applicant pay a fee-in-lieu for any tree not replaced on-site and revise the landscape plan to also include detail on the plant selection at the building permitting stage;
- 2) That the applicant revise the plans to provide detail on the lot coverage at the building permitting stage;
- 3) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met; and
- 4) That the applicant work with staff to provide site access aligning with the existing opposing driveway and to provide adequate sight distance.

Cathy De Rosa asked if the orientation of the building on the site has changed to which Ms. Husak affirmed the orientation had not changed.

JM Rayburn said there were two changes to make note of: 1) the dumpster was moved farther from Emerald Parkway and tucked into the southeast corner; and 2) the design of the pedestrian access from the building entrance to the adjacent park.

Mr. Stidhem moved, Ms. Mitchell seconded to approve the Conditional Use allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage) and with the four conditions.

The applicant stated they were in agreement with the conditions.

The vote was as follows: Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; Ms. Salay, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 6 – 0)



City of Dublin

Planning

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 24, 2016

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

**2. Rockin' Jump Dublin
16-010CU**

**Shier Rings Road
Conditional Use**

Proposal: A new 29,000-square-foot building and associated site improvements on a 2.29-acre vacant lot to be used as an indoor recreation facility on the south side of Shier Rings Road and east of Emerald Parkway.

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

Applicant: Arzana & Sharukh Daruwalla

Representative: Timothy Bass, Bass Studio Architects

Planning Contact: JM Rayburn, Planner I.

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

MOTION: Ms. Newell moved, Mr. Brown seconded, to approve a Conditional Use with three conditions including the alteration from the General Development Standards allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage):

- 1) That the applicant pay a fee-in-lieu for any tree not replaced on-site and revise the landscape plan accordingly, including plant selection detail, at the building permit stage;
- 2) That the applicant continue to work with Engineering to address all technical comments regarding stormwater management and demonstrate all stormwater requirements are met as defined in Chapter 53; and
- 3) That the applicant work with Staff to provide site access aligning with the existing opposing driveway and adequate sight distance.

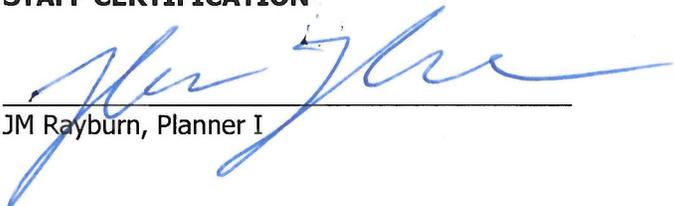
VOTE: 5 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION



JM Rayburn, Planner I



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PLANNING AND ZONING COMMISSION

MEETING MINUTES

MARCH 24, 2016

AGENDA

1. **NE Quad, Subarea 3, Wyandotte Woods PUD – Hawthorne Commons**
Wyandotte Woods Boulevard
15-118FDP Final Development Plan (Postponed prior to the meeting)
2. **Rockin' Jump Dublin**
16-010CU **Shier Rings Road**
Conditional Use (Approved 7 – 0)
3. **Presentation: City-Wide Comprehensive Dublin Wayfinding System**

The Chair, Victoria Newell, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Amy Salay, Robert Miller, and Cathy De Rosa. Deborah Mitchell and Stephen Stidhem were absent. City representatives present were: Vince Papsidero, Philip Hartmann, Claudia Husak, JM Rayburn, Alan Perkins, and Laurie Wright.

Administrative Business

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5 - 0)

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve the February 4, 2016, meeting minutes. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5- 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said Wyandotte Woods PUD – Hawthorne Commons was postponed prior to the meeting at the request of the applicant. She said case 16-010CU - Rockin' Jump Dublin is on the consent agenda. She asked if there was anyone from the public that wanted to address the Commission on the Rockin' Jump Dublin case. [Hearing none.]

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve a Conditional Use with three conditions including the alteration from the General Development Standards allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage):

- 1) That the applicant pay a fee-in-lieu for any tree not replaced on-site and revise the landscape plan accordingly, including plant selection detail, at the building permit stage;

- 2) That the applicant continue to work with Engineering to address all technical comments regarding stormwater management and demonstrate all stormwater requirements are met as defined in Chapter 53; and
- 3) That the applicant work with Staff to provide site access aligning with the existing opposing driveway and adequate sight distance.

The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5- 0)

Presentation - City-Wide Comprehensive Dublin Wayfinding System

Joell Angel-Chumbley, Kolar Design Associates, 807 Broadway, Cincinnati, Ohio 45202, said she would go over the comprehensive wayfinding system established for the City. She said this is a holistic approach for the visitor experience from their home, to the highway, to the hallway. From a strategic perspective as well as a design perspective, she said they created the experience as it connected seamlessly for the visitor as well as for the people that live in Dublin. She explained an audit of the City was performed that evaluated the people, the place, and all the unique characteristics that make up who Dublin is as a community on all levels. She said they identified key elements critical to Dublin's expression.

Ms. Angel-Chumbley said the public art program is amazing for a city the size of Dublin - a brand differentiator, regionally. She indicated public art will be integrated into the gateways as a key element. She noted that Dublin's architecture is a mix of old and new. She remarked how Dublin preserves history but also grows and changes with the times. She said they are identifying the key entry points into the City as well as the key corridors. She said Dublin has done a great job at creating public spaces with parks, plazas, and walkable environments. She indicated Kolar Design's job is to connect that by creating districts. She said they highlighted how the City celebrates key landmarks.

Amy Salay asked if they were reviewing the Historic District boundaries and gateways. Ms. Angel-Chumbley responded affirmatively as that is done through stone markers, but they propose a different sign for that. She indicated the gateways could have a secondary nomenclature on them, building a hierarchy within the messaging to allow for adaptability and change. She noted alternatives could be achieved through vertical signs or through the gateway experience.

Ms. Angel-Chumbley said the overall strategy is to create, connect, and enhance a wayfinding system that is comprehensive, effective, flexible, sustainable, and maintainable. She said they have reported to City Council how they are fabricating these signs. By connecting all the diverse Dublin destinations, she said they went through a sign policy process - identified multiple criteria, attendance, and cultural assets to the City, and established guidelines. She said the system will be multi-modal; capturing and connecting every touchpoint whether the visitor is in a car or on foot. She said this includes vehicular, pedestrian, bike, future transit, and public parking connectivity. She explained the user experience is meant to be reinforced through a strong Dublin brand. She indicated they took into account cell phone devices as they are using a Google map environment to get to the highway, to the front door, to the parking structures (surface lots or garages) and then on foot to experience the true quality of the City. To achieve this, she said it is critical that every sign connects. She said the highway to hallway experience is really important to ensure none of the steps are missed. She explained they connect by way of layers and a "breadcrumb" path.

Upon arriving to the City, Ms. Angel-Chumbley stated each corridor has a different character. She said they had to consider the architecture, building materials, black wrought iron, surface treatments, setbacks and green spaces, and public art. She explained all of these ingredients are to be integrated to make this City unique. She noted even the City buildings should all have the same signs, building upon the Dublin brand.