



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 1, 2022 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from the meeting held on August 4, 2022.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record and the August 4, 2022, meeting minutes were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP
Director of Planning





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, September 1, 2022 | 6:30 pm

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

**1. Shihab Law Office Building at PID: 273-004511
22-077INF**

Informal Review

Proposal: Construction of a one-story, 10,526-square-foot building for a law office on a 2.86-acre site zoned Planned Commerce District, Thomas Kohler, Subarea C.

Location: Northwest of the intersection of Woerner Temple Road with Emerald Parkway.

Request: Review with non-binding feedback of a Concept Plan under the provisions of Zoning Code §153.066.

Applicant: Gene McHugh, Design Collective; Charlie Driscoll, The Edwards Land Company; and Gus and Bebe Shihab, Shihab Law & Associates

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-077

RESULT: The Commission expressed support for the proposed project noting the development is complimentary to the surrounding area. Support was expressed for the proposed uses, architecture, and signs. The Commission expressed concerns about the site layout and the viability of the northern parcel in regard to the proposed lot split and recommended a concept for the northern parcel that shall be provided at the applicant's Final Development Plan submission for context. Additional concerns were shared regarding the need for four-sided architecture, site access, distribution of parking, the amount of paving, and the future use of the proposed internal parking stalls. Lastly, the Commission recommended the applicant engage with surrounding residential neighborhoods on the proposed development.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

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 Taylor Mullinax, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 1, 2022 | 6:30 pm

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

2. **Valentina's at 4595 Bridge Park Avenue** **22-095MSP**

Master Sign Plan

Proposal: An awning edge sign, projecting sign, and wall signs for an existing tenant space on a 1.30-acre site zoned Bridge Street District, Scioto River Neighborhood.

Location: Southeast of the intersection of Riverside Drive with Bridge Park Avenue.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code §153.065(H) and §153.066, and the Bridge Street District Sign Guidelines.

Applicant: Carter Bean, Bean Architects

Planning Contact: Zachary Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-095

MOTION: Mr. Schneier moved, Mr. Way seconded, to approve the Master Sign Plan with the following condition:

- 1) That the awning edge sign is permitted only for this tenant and will not apply to other tenant spaces within Block B.

VOTE: 5 – 0.

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

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 Zachary Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 1, 2022 | 6:30 pm

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

3. The Corners, Phase 2 at PID: 273-013223 22-098FDP

Final Development Plan

Proposal: Construction of a ±7,100-square-foot commercial building to accommodate a medical office tenant and a future commercial tenant in a Planned Unit Development – The Corners.

Location: Northwest of the intersection of Rings Road with Frantz Road.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.055.

Applicants: Vance Thornton, President and Construction Manager, Advance Construction, Inc.; Shawn McAllister, Architect, Inc.; and Dr. Taghreed As-Sanie, Owner

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-098

MOTION: Mr. Supelak moved, Mr. Way seconded, to approve a Final Development Plan with 10 conditions:

- 1) That the applicant extends the sidewalk on the west side of the site to connect with the shared-use path, and from the parking lot to the public park prior to submitting for building permits;
- 2) That the bike racks be located closer to the shared use path immediately west of the site, and the bench shown on the renderings be provided between the tenant entries;
- 3) That the applicant revise the plans to demonstrate the canopy edge sign meets the height requirement, and the future tenant sign meet the development text and sign design guidelines, subject to Planning approval;
- 4) That the applicant revise the proposal to select an asphalt roof shingle of similar design and color that is 325 lbs or greater in weight;
- 5) That the applicant add pedestrian lighting to walkways throughout the site and revise the photometric plan to ensure the footcandle requirements are met, subject to Planning approval prior to building permitting;
- 6) That the applicant revise the landscape plan prior to building permitting to include:
 - a. Specifications for the plantings around the dumpster enclosure;
 - b. Foundation plantings at least 42 inches wide to fill in the areas surrounding the building where plantings are not shown and should be;



**3. The Corners, Phase 2 at PID: 273-013223
22-098FDP**

Final Development Plan

- c. Hedge and tree treatment adjacent the handicap parking area;
 - d. Clarification of the site plantings labeled "TI and TH" and make appropriate substitutions should that not be an appropriate planting material; and
 - e. Incorporate evergreens to ensure year-round landscaping on site.
- 7) That the applicant modify the location of the fencing outside of any utility lines and easements and provide a detail of the fencing and landscaping along the Rings Road frontage, subject to Staff approval;
 - 8) That all street trees are planted along the access drive (east side) prior to the occupancy of the proposed building and that written documentation is provided with the building permit submission that the street trees will be planted by the developer;
 - 9) That the applicant provide cross-access easements for shared parking and public access to open space in accordance with the development text and Infrastructure Agreement, which should be recorded prior to occupancy; and
 - 10) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances to the satisfaction of the City Engineer.

VOTE: 5 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

 Taylor Mullinax, Planner I

