

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 9, 2025 | 6:30 p.m.

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

MOTION: Mr. Deschler moved, Mr. Alexander seconded, to accept the documents into the record and approve the minutes from the meeting on December 12, 2024.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the minutes were approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

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Jenny Rauch, AICP
Director of Community Planning and Development



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 9, 2025 | 6:30 p.m.

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

1. Avery Post Development 24-149INF

Informal Review

Proposal: Informal Review and feedback on a future development of 10 single-family residential homes.

Location: Northeast of the roundabout of Avery-Murfield and Post Rd.

Request: Informal Review and non-binding feedback on a future development application.

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-149

RESULT: The Commission was supportive of residential development on the site, but raised concerns with the proposed concept and lack of adherence to the Neighborhood Design Guidelines. The Commission was not supportive of the proposed density. Commission members noted that the site is a prominent corner with the opportunity for unique development that provides a transition between the commercial development to the south and west and the large-lot residential to the east. The Commission highlighted the importance of open space provision, tree preservation, stormwater provision and natural feature preservation, which need to be incorporated into a revised proposal. The members encouraged further engagement with the neighborhood.

MEMBERS PRESENT:

Rebecca Call Yes

Kim Way Yes

Kathy Harter Yes


Jamey Chinnock Yes

Gary Alexander Yes

Jason Deschler Yes

Dan Garvin Yes

STAFF CERTIFICATION

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Tammy Noble, Senior Planner

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 9, 2025 | 6:30 p.m.

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

2. Crown INEOS Grenadier 24-152INF

Informal Review

Proposal: Informal Review and feedback on exterior renovations to an existing car dealership building prior to a formal Rezoning and Amended Final Development Plan application (AFDP).

Location: Southwest of the Perimeter Loop Road and Mercedes Drive intersection.

Request: Review and feedback on modifications to an existing site and building.

Planning Contacts: Rati Singh, Assoc. AIA, Planner I
Jenny Rauch, AICP, Director of Community Planning and Development

Contact Information: 614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-152

RESULT: The Commission supported the proposed improvements and encourage the applicant to proceed with the next steps in the process. The members recommended the proposed architectural details related to the suggested wood-like material, and painting the existing brick, be further refined to ensure the design elements provide continuity to the overall campus.

MEMBERS PRESENT:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

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Jenny Rauch, AICP
Director of Planning and Community Development

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 9, 2025 | 6:30 p.m.

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

3. Summit View Road 24-107Z

Rezoning

Proposal: Review and recommendation of approval for the rezoning of an approximately 1.53-acre site from R-1, Restricted Suburban Residential District to SO, Suburban Office and Institutional District.

Location: Northwest of the intersection of Summit View Road and Sawmill Road.

Request: Review and approval for standard district rezoning under the provisions of Zoning Code Section 153.232.

Planning Contact: Zachary Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/24-107

MOTION: Mr. Way moved, Mr. Garvin seconded, a recommendation of approval of the Standard District Rezoning to City Council with no conditions.

VOTE: 6-1

RESULT: The rezoning was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	No
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:


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Zachary Hounshell
Planner II

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 9, 2025 | 6:30 p.m.

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

4. Bridge Park, Block Y 24-154CP

Concept Plan

Proposal:	Review and recommendation of approval on the construction of a new mixed-use development.
Location:	South of the Riverside Drive and W Dublin Granville Road roundabout.
Request:	Review and recommendation of approval to City Council for a Concept Plan under the provisions of Zoning Code Section 153.066.
Planning Contact:	Zachary Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-154

MOTION: Mr. Way moved, Mr. Deschler seconded recommendation of approval of the Concept Plan to City Council with 7 conditions:

- 1) The applicant work with Staff to consider the conversion of Dale Drive from a private street to a public street;
- 2) The applicant continues to work with Staff to identify opportunities to integrate the development with the surrounding areas and align with the guiding principles of the Bridge Street District;
- 3) The applicant continue to work with Staff to continue to develop the street network and determine the appropriateness of the access point along W. Dublin-Granville Road;
- 4) The applicant continue to work with Staff to Provide functional and well-designed open spaces throughout the development that aligns with the intent of the Code;
- 5) The applicant continue to work with Staff to develop the design of both the W. Dublin-Granville Road and Riverside Drive streetscapes and pedestrian corridors, and how this will integrate with the proposed development;
- 6) The applicant works with Staff on the determination of building types and how they relate to the design of the buildings; and,
- 7) The applicant continues to work with Staff to determine the necessary site improvements to meet the stormwater management requirements for both the proposed development and the Shoppes at River Ridge.



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VOTE: 7-0

RESULT: The Concept Plan was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

Zachary Hounshell

Zachary Hounshell
Planner II



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