



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 18, 2024 | 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 January 4, 2024.

**VOTE:** 6 – 0.

**RESULT:** The documents were accepted into the record and the minutes from January 4, 2024, were approved.

**RECORDED VOTES:**

Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Warren Fishman	Absent (until 6:41)
Lance Schneier	Yes

**STAFF CERTIFICATION**

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Jennifer M. Rauch, AICP  
Director of Community Planning and Development





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 18, 2024 | 6:30 pm

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

**1. Ashland Multi-Family at PIDs 273-012284 and 273-002453** **Concept Plan**  
**23-105CP**

Proposal: Construction of a multi-family development consisting of 330 residential units and retail space.  
Location: North of the intersection of Blazer Parkway and Ashland Service Road.  
Request: Informal review and feedback of a future development application.  
Applicant: Aaron Underhill, Underhill & Hodge LLC  
Planning Contact: Zachary C. Hounshell, Planner II  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/23-105

**RESULT:** The Commission provided non-binding feedback for a 330-unit multi-family and retail development in the Dublin Corporate Area. The Commission was supportive of the proposal and appreciated the modifications made to address the previous feedback in developing the framework. The Commission identified the project is in the midst of a number of key planning projects which will continue to inform the future for this site, and discussed the opportunity to identify and understand how public infrastructure needs could contribute to a creative and successful project as part of the Metro Center Implementation project. They recognized this project has the opportunity to be catalytic site and provide a key gateway into the Metro Center. The Commission recommended further activation of the future street connection between Metro Center and Blazer Pkwy and the importance of this corridor, the incorporation of additional mixed-use components along the future public connectivity, and further development of the architecture and landscape details. The Commission also expressed support for the integration of art into the project as a potential destination for the area.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
*Zachary Hounshell*  
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Zachary C. Hounshell, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 18, 2024 | 6:30 pm

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

### 2. The Bailey at 4351 Mooney Street 23-115MSP

### Master Sign Plan

Proposal:	Request for review and approval of a Master Sign Plan for a new residential building consisting of 6 wall signs and 1 ground sign.
Location:	Northwest of the intersection of Dale Drive and Banker Drive
Request:	Review for approval of a Master Sign Plan under the provisions of Zoning Code Section 153.066 and Bridge Street District Design Guidelines.
Applicant:	April Koenig, Kessler Sign Company
Planning Contact:	Zachary C. Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/23-115

**MOTION:** Mr. Supelak moved, Mr. Fishman seconded that the Master Sign Package be tabled.

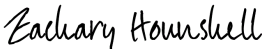
**VOTE:** 7-0

**RESULT:** The motion carried 7-0 to table the request.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

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 Zachary C. Hounshell, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 18, 2024 | 6:30 pm

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

### 3. Upper Metro Place Mixed-Use Building at 5055 Upper Metro Place 23-121CP Concept Plan

Proposal:	Construction of a five-story mixed-use building consisting of 159 residential units, 7,680 square-feet of commercial space, 231 parking spaces, and associated site improvements.
Location:	Southwest of the intersection of Upper Metro Place and Franz Road.
Request:	Review and approval of a Concept Plan under the provisions of Code §153.066.
Applicant Team:	Mark Costandi, Costandi Studio
Planning Contact:	Christopher Will, AICP, Senior Planner
Contact Information:	614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/23-121

**MOTION:** Mr. Way moved, Mr. Supelak seconded approval of the Concept Plan with two conditions:

- 1) The applicant continue to work with staff for proposed on-street parking and other improvements within the public rights-of-way;
- 2) The applicant continue to work with staff to ensure site open spaces meet the quantity, accessibility, and type requirements of the Code.

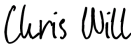
**VOTE:** 7-0

**RESULT:** The Commission was supportive of the Concept Plan and approved the proposal with two conditions.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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 8C8A0F837E3E42E  
 Christopher Will, AICP, Senior Planner

