

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 23, 2025 | 6:30 p.m.

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

MOTION: Mr. Way moved, Mr. Deschler seconded, to accept the documents into the record and approve the minutes from the meeting on January 9, 2025.

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
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dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 23, 2025 | 6:30 p.m.

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

1. Pizzuti Blazer 24-150CP

Concept Plan

Proposal:	Development of approximately 330 residential units, commercial and open space.
Location:	North of Blazer Parkway and south of the Cosgray Ditch.
Request:	Review and feedback of a Concept Plan for future development.
Planning Contact:	Chris Will, AICP, Senior Planner
Contact Information:	614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-150

RESULT: The Commission expressed that the updates to the proposed development marked improvement from previous concepts and cited that the changes established a street and open space hierarchy and stronger public realm. The Commission was also supportive of the variety of residential types proposed. The members emphasized that these design components should be considered in support of activating Metro Center and the implementation recommendations of the Metro Center Revitalization Plan.

The Commission encouraged the applicant to further the design of the open spaces and provide open space anchors at each end of the development. The Commission was not supportive of the dog park near the intersection of the proposed new connector street with Blazer Parkway. The Commission encouraged the applicant to differentiate the edges of the site along Cosgray Run and the Blazer connector to take advantage of the natural areas and the different views and character with a variety of building heights and types.

The Commission recommended the applicant further study and develop the building massing and architecture. The Commission also recommended the applicant consider additional density to the proposal. Commission members highlighted the importance and role of buildings fronting the new north-south connector and the Cosgray Run open space and that these frontages should be prioritized for taller buildings.



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Commission members noted the overabundance of surface parking and its impact. Commissioners recommended screening surface parking as much as possible and considering podium parking or other strategies to minimize the impact of surface parking while ensuring future residents can easily access parking.

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

Signed by:

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Chris Will, AICP
Senior Planner

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 23, 2025 | 6:30 p.m.

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

2. Cosgray Commons 24-160CP

Concept Plan

Proposal:	New mixed-use development comprised of office, residential, commercial and open space.
Location:	Southwest of the intersection of Post Road/State Route 161 and University Boulevard.
Request:	Review and non-binding feedback of a Concept Plan for future development.
Planning Contacts:	Chris Will, AICP, Senior Planner
Contact Information:	614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-160

RESULT: The Commission was generally supportive of the proposed development citing the creative and unique design. The Commission was also generally supportive of the mix and organization of uses but expressed the need to ensure that employment-generating uses continue to represent an appropriate amount of the development mix and that the applicant should explore the potential to add laboratory or flex space in addition to office and commercial. Additionally, the Commission expressed the need to ensure that a variety of residential choices continue to be provided. The Commission was supportive of the grocery/market addition but expressed a need to ensure that its location would provide adequate visibility, accessibility, and parking for patrons coming from outside the site. The Commission was also supportive of the structured parking that was screened from public view.

The Commission was generally supportive of the scale of buildings and the transition of mass from larger near Post Road to smaller closer to the South Fork Tributary. Noting the height of the proposed hotel near the Post Road and University Boulevard roundabout, the Commission encouraged the applicant to provide visuals and perspectives which illustrate key views and gateways in relationship to building mass with a future development application.



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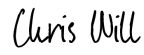
The Commission noted the proposal includes a significant development program and that the required traffic impact study (TIS) with the rezoning and Preliminary Development Plan (PDP) stage will be important to understand any traffic impacts and circulation. The Commission encouraged the applicant to consider strategies to improve pedestrian connections from Dublin Green, Sports Ohio and the Ohio University Campus to the site and cited the need to ensure pedestrian safety for those crossing Post Road/SR-161 from the North.

The Commission was supportive of the updates to the open space framework. Members noted that the removal of the standalone commercial buildings from the central open space and the addition of the elevated landscape form/"hill" provided visual interest. The Commission was also supportive of programmatic elements of the open space. The Commission expressed interest in understanding how the proposed trail along the South Fork tributary and the development could connect to a future citywide signature trail.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Signed by:

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Chris Will, AICP
Senior Planner



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