

RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 6, 2025 | 6:30 p.m.

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

MOTION: Mr. Way moved, Mr. Garvin seconded, to accept the documents into the record and approve the minutes from the meeting on January 23, 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:

Bassem Bitar

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Bassem Bitar, AICP
Deputy Director of Planning



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, February 6, 2025 | 6:30 p.m.

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

1. Bright Road Reserve 24-135Z-PDP

Rezoning/Preliminary Development Plan

Proposal:	Rezoning 14.2-acre from R-1, Restricted Suburban Residential District to a Planned Unit Development District (PUD).
Location:	North of the intersection of Grandee Cliffs Drive and Bright Road.
Request:	Review and recommendation of approval of rezoning a 14.2-acre site from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District, and a Preliminary Development Plan for the construction of 20 single-family estate lots and associated site improvements.
Planning Contact:	Rati Singh, Assoc. AIA, Planner I
Contact Information:	614.410.4533, rsingh@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-135

MOTION: Mr. Way moved, Mr. Alexander seconded to recommend to City Council approval of the Rezoning and Preliminary Development Plan with 9 conditions:

- 1) The applicant provide a connected shared use path in Reserve A, per the City's maintenance standards and revise the development text as required, prior to City Council submittal.
- 2) The applicant make adjustments to Lot 2, Lot 5 and Lot 13 to provide a minimum lot width of 40 feet to achieve more flexibility in driveway location and provide landscaping opportunities for a cohesive residential appearance and revise the development text to require the minimum lot width of 40 feet, prior to City Council submittal.
- 3) The applicant provide a uniform tree lawn within the entire development without any discrepancies between the drawings prior to City Council submittal.
- 4) The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1-10 prior to City Council submittal.



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- 5) The applicant revise the development text to require minimum side yard dimension of 6 feet on one side and 14 feet total prior to City Council submittal.
- 6) The applicant revise the development text to provide minimum setbacks for the front-loaded and side-loaded garages, prior to City Council submittal.
- 7) The applicant revise the development text to address lots along Bright Road, prior to City Council submittal.
- 8) The applicant show conceptual building envelopes with the submittal of the Final Development Plan.
- 9) The applicant remove redundant development requirements that match the requirements of the Zoning Code, prior to City Council submittal.

VOTE: 7-0

RESULT: The rezoning and Preliminary Development Plan were recommended for approval and forwarded to City Council.

VOTE:

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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Rati Singh, Assoc. AIA
Planner I



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

2. Bright Road Reserve 24-151PP

Preliminary Plat

Proposal: A preliminary plat for 20 single-family lots. The 14.2 acre site is zoned R-1, Restricted Suburban Residential District.

Location: North of the intersection of Bright Road and Grandee Cliffs Drive.

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

Planning Contact: Rati Singh, Assoc. AIA, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/24-151

MOTION: Mr. Deschler moved, Mr. Way seconded to recommend to City Council approval of the Preliminary Plat with the following conditions:

- 1) The applicant ensure that the site survey, easements, grading, and engineering comments are shown on the plat prior to City Council submittal.
- 2) The applicant address any other technical adjustment as needed.

VOTE: 7-0

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

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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Rati Singh, Assoc. AIA
Planner I

RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 6, 2025 | 6:30 p.m.

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

3. Code Amendments 25-005ADMC

Administrative Request – Code Amendments

Proposal: Review and recommendation of approval for Zoning Code Amendments to Sections 153.002, 153.048, 153.066, 153.176 regarding the Concept Plan Review process, 153.037-153.042 and 153.236 regarding the West Innovation District, and 153.158 regarding temporary signs for Special Events.

Request: Review and recommendation of approval to City Council for proposed amendments to the Zoning Code.

Planning Contact: Zachary Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/25-005

MOTION: Mr. Way moved, Ms. Harter seconded, to recommend to City Council approval of the proposed amendments to the Zoning Code.

VOTE: 7-0

RESULT: The amendments to the Zoning Code were 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:

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Zachary Hounshell
Planner II