



RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

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

MOTION: Mr. Way moved, Ms. Harter seconded, to accept the documents into the record and approval of the May 23, 2024 meeting minutes.

VOTE: 4 – 0.

RESULT: Motion carried 4-0 with 2 abstentions.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

C68B79E6958D44D...
Jennifer M. Rauch, AICP
Director of Community Planning and Development





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

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

**1. Round Table
24-075CU**

Conditional Use

Proposal: Request to allow an entertainment and recreation use in an existing tenant space.
Location: Approximately 510 feet southwest of the intersection of Shier Rings Road and Shamrock Court.
Request: Review and approval of a Conditional Use under the provisions of Code Section 153.236.
Applicant: Darin Ranker, Darin Ranker Architects
Planning Contact: Rati Singh, AIA, Planner I
Contact Information: 614.410.4696, rsingh@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/24-075

MOTION: Mr. Way moved, Ms. Harter seconded approval of the Conditional Use with no conditions.

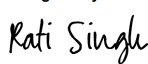
VOTE: 6-0

RESULT: Motion carried 6-0 to approve the Conditional Use.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

70CC202EC28C4C5...
Rati Singh, Assoc. AIA, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

2. Townes at Tuttle 24-055INF

Informal Review

Proposal: Informal review and feedback of a development consisting of 126 attached single-family units and associated site improvements.

Location: Southwest of the intersection of Tuttle Crossing Boulevard and Hirth Road.

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

Applicant: Andy Gottesman, M/I Homes

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/24-055

RESULT: Commission members recognized the opportunity for development to occur on the site, but expressed concerns about the proposal. They were not supportive of the proposed layout and architecture, indicating it lacked creativity and did not consider the area. Members indicated that the applicant should consider this site in conjunction with the parcel to the north to understand how the entire site could develop comprehensively as outlined in the Community Plan. The Commission recommended the public street connection be incorporated through the site to Tuttle Crossing Blvd., as shown in the Southwest Area Plan. The members stated that the proposal needs to fit into the larger picture and not be treated like an island. They indicated the proposal includes too many units, which creates a rigid plan and does not relate to the open space. The proposal should take advantage of the open space and integrate it into the development. The members stated that the proposed architecture and building type is not appropriate, and the proposed development is too garage door centric, which should not be the focal point of the design. Streetscape design and design of the rear open spaces need to be carefully considered and more thoughtfully designed. The Commission recommended the applicant meet with the surrounding residents to understand their feedback.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Signed by:

 Zach Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

3. Bright Road Reserve 24-073CP

Concept Plan

Proposal: Conceptual review and feedback for 20 single-family homes and associated site improvements.

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

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

Applicant: Bill Adams

Planning Contacts: Christopher Will, AICP, Senior Planner
Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4498, cwill@dublin.oh.us
614.410.4635, bbitar@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-073

RESULT: Commission members expressed support of the development proposal, finding it responsive to the natural features with the clustered layout. The members supported the architectural concept and recommended the architecture fit with the surrounding context and provide continuity within the development. They were appreciative that the applicant met with the neighborhood. The members recommended adding connectivity with the surrounding area, including the adjacent school and park. The Commissioners indicated that the central green space should be a focal point for the neighborhood and less about stormwater management. The members requested the applicant work to address the resident concerns related to provision of buffering adjacent to existing residential 6 properties and look for opportunities to reduce the density.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

FEB125C5BBD6456
Bassem Bitar, AICP, Deputy Director of Planning





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

4. Lightbridge Academy 24-054AFDP

Final Development Plan

Proposal: Request for review and approval of a daycare with associated site improvements.

Location: Approximately 270 feet west of the intersection of Frantz Road and Blazer Parkway.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.066.

Applicant: Carter Bean, Bean Architects

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/24-054

MOTION 1: Mr. Way moved, Mr. Deschler seconded approval of the following text modifications.

VOTE: 5-0

RESULT: Motion carried 5-0 to approve the two Text Modifications.

RECORDED VOTES:

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

MOTION 2: Mr. Way moved, Mr. Chinnock seconded approval of the Final Development Plan with 6 conditions:

- 1) The applicant work with staff to modify the southern sidewalk stub location, subject to staff approval;
- 2) The applicant continue to work with Planning staff and Washington Township Fire Department to provide appropriate access to the site, subject to staff approval;
- 3) The applicant provide a fence detail to staff up to 5 feet in height;
- 4) The applicant update the color selections of the play equipment to be compatible with the building, subject to staff approval; and,
- 5) The applicant continue to work with staff to ensure compliance with the lighting code, subject to staff approval.
- 6) The applicant work with staff to provide additional landscape screening in the central parking lot island, subject to staff approval.

VOTE: 5-0



**4. Lightbridge Academy
24-054AFDP**

Final Development Plan

RESULT: Motion carried 5-0 to approve the Final Development Plan with conditions.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

Zachary Hounshell

E1050D11513A490
Zach Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

5. The Farms at Cosgray 24-069CP

Concept Plan

Proposal: Conceptual review and feedback for the development of 52 detached single-family lots and associated site improvements.

Location: West of the intersection of Cosgray Road and Barronsmore Way.

Request: Concept Plan review of and feedback on a future development application.

Applicant: Kiran Basireddy, Developer

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/24-069

RESULT: Commission members were not supportive of the proposed residential land use for this parcel, as it does not align with the Interim Land Use principles and recommendations of the Future Land Use Designation and Special Area Plan for this parcel.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Signed by:

B1050D11513A490...
Zach Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

6. Cosgray Commons 24-084INF

Informal Review

Proposal: Mixed-Use development comprised of office, residential, commercial, and open space.

Location: Southeast of the roundabout at State Route 161 and Cosgray Road.

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

Applicant: Tony Murry, NBBJ Design

Planning Contacts: Christopher Will, AICP, Senior Planner
Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4498, cwill@dublin.oh.us
614.410.4635, bbitar@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-084

RESULT: The Commission members expressed support of the development proposal and mix of uses. Some concerns were raised about the density of the residential uses. The Commission shared the need for more detailed information about the proposed curbside street with the development and parking structures/needs. The Commission encouraged further development of the open space framework including how it ties into the adjacent Ohio University campus. It was indicated that the site presents a great opportunity to showcase a truly sustainable development and meet the City's goals. Members expressed the desire for this site to be truly a walkable community with connectivity to the surrounding area. The SR 161 and Cosgray Rd. corridor present traffic challenges that need to be addressed as the proposal moves forward.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

FEB125C5BFD6456
Bassem Bitar, AICP, Deputy Director of Planning

