



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 18, 2024 | 6:30 pm

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

MOTION: Mr. Alexander moved, Ms. Harter seconded, to accept the meeting documents.

VOTE: 5 – 0.

RESULT: Motion carried 5-0 to accept the documents into the meeting.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

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Jennifer M. Rauch, AICP

Director of Community Planning and Development





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 18, 2024 | 6:30 pm

1. **Neuro Transitional Sign** **24-087AFDP**

Amended Final Development Plan

Proposal: Installation of a ground sign at the site of a new building.
 Location: Northeast of the intersection at Hospital Drive and Perimeter Drive.
 Request: Review and approval of a Final Development Plan under the provisions of Code Section 153.055.
 Applicant: Kelly Roth, Morrison Signs
 Planning Contacts: James Condo, Planning Assistant
 Sarah Holt, AICP, ASLA, Senior Planner
 Contact Information: 614.410.4698, jcondo@dublin.oh.us
 614.410.4662, sholt@dublin.oh.us
 Case Information: www.dublinohiousa.gov/pzc/24-087

MOTION: Ms. Harter moved, Mr. Alexander seconded approval of the Amended Final Development Plan with the following condition.

- 1) That the applicant submit an encroachment permit concurrent with the permanent sign permit, subject to review and approval by the City Engineer.

VOTE: 5-0

RESULT: Motion carried 5-0 to approve Amended Final Development Plan.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:


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 James Condo, Planning Assistant





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 18, 2024 | 6:30 pm

2. Monterey Drive 24-086CP

Concept Plan

Proposal: Mixed-use development consisting of approximately 19,400 square feet of commercial space, 53 attached single-family units and associated site improvements.

Location: Both sides of Monterey Drive, south of the intersection with W. Bridge Street.

Request: Recommendation of approval to City Council of a Concept Plan under the provisions of Zoning Code Section 153.066.

Applicant: Crawford Hoying
City of Dublin

Planning Contact: Bassem Bitar, Deputy Director of Planning

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

Case Information: www.dublinohiousa.gov/pzc/24-086

MOTION: Ms. Harter moved, Mr. Garvin seconded a recommendation of approval of the Concept Plan to City Council with the following conditions:

- 1) That taller elements and further refinements be incorporated into the design of the commercial buildings.
- 2) That the residential building design and materials be significantly enhanced to meet the applicable building type and general BSD building design standards, and to better address the site’s context.
- 3) That the open space system be further refined to include highly usable and interconnected spaces.
- 4) That the circulation system throughout the site be further developed to address emergency access concerns and provide better integration between the commercial and residential uses.
- 5) That as many of the existing trees be preserved as possible, including the tree line along the west property line.
- 6) That the site design details, including lot coverage be refined to address the BSD code requirements as well as the site’s unique setting.
- 7) That the public street right-of-way widths and the streetscape and intersection design details be finalized in coordination with the City’s Transportation and Mobility Department.

VOTE: 5-0

RESULT: Motion carried 5-0 to recommend approval of the Concept Plan to City Council.

RECORDED VOTES:

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



**2. Monterey Drive
24-086CP**

Concept Plan

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

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Bassem Bitar, Deputy Director of Planning

