



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 5, 2024 | 6:30 pm

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 August 8, 2024 meeting minutes.

VOTE: 5 – 0.

RESULT: Motion carried 5-0.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Abstain
Jason Deschler	Abstain
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, September 5, 2024 | 6:30 pm

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

1. Yogi’s Bar and Grill
24-101AFDP/CU **Amended Final Development Plan/Conditional Use**

Proposal: Exterior modifications and an outdoor dining patio expansion for an existing bar and restaurant.
Location: Northeast of the intersection of Emerald Parkway and Hard Road.
Request: Review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.055, and a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant: Learin McHugh, Design Collective
Planning Contact: Taylor Mullinax, AICP, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/24-101

MOTION: Mr. Way moved, Mr. Deschler seconded approval by consent of the Conditional Use with the following conditions:

- 1) The patio amenities are properly stored out of view from the general public during non-peak outdoor dining season.
- 2) The umbrellas contain no logos, signage, names or advertising.

And of the Amended Final Development Plan with the following conditions:

- 1) The applicant continues to work with staff on the proposed relocation of the bike racks to be incorporated along the Yogi’s Bar & Grill tenant storefront, subject to staff review and approval prior to building permitting.
- 2) That the fence specification, patio furniture and other amenities are compatible with the existing conditions of the site, subject to staff review and approval at building permitting.

VOTE: 7-0

RESULT: The Conditional Use and Amended Final Development Plan were approved with conditions.

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:

Taylor Mullinax

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Taylor Mullinax, AICP, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 5, 2024 | 6:30 pm

2. Bridge Park, Block H 24-099INF

Informal Review

Proposal: Modifications to a previously approved development consisting of 42 single-family attached units and associated site improvements.

Location: Southeast of the intersection of John Shields Parkway and Mooney Street.

Request: Informal Review and non-binding feedback on a modification to a previously approved Final Development Plan.

Applicant: Todd Johnson, Crawford Hoying

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

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

Case Information: www.dublinohiousa.gov/pzc/24-099

RESULT: The Commission reviewed and provided feedback in support of the overall modifications. The Commission recommended incorporating additional architectural details as the proposal moves forward to maintain the character and variety in scale and materials reflective of the existing building H1. The members discussed the importance of the design as it sets the tone as a transition into Bridge Park and along the John Shields Parkway greenway. The members discussed the importance of the design of the rear elevations and encouraged the applicant to more fully detail the rear to reflect the quality along the front elevations. The Commission recommended that the applicant continue studying internal circulation, parking, and maneuverability. The members discussed the opportunity to interface with the John Shields Parkway greenway, including provision of meaningful open space areas, opportunities for permeable views between the buildings and detailing of the proposed screening walls.

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 & Zoning Commission

Thursday, September 5, 2024 | 6:30 pm

3. Irish Village 24-106CP

Concept Plan

Proposal: Mixed-use development consisting of ±30,000 square feet of commercial space, 125-150 residential units, and associated site improvements on ±11.76 acres.

Location: Southwest of the intersection of Woerner Temple Road and Avery Road.

Request: Concept Plan review and non-binding feedback under the provisions of Zoning Code Section 153.050.

Applicant: Stavroff

Planning Contact: Bassem Bitar, AICP, Deputy Director of Planning

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

Case Information: www.dublinohiousa.gov/pzc/24-106

RESULT: The Commission reviewed and provided feedback supporting the overall proposal and the mixed-use neighborhood concept. The Commission expressed concerns about the potential drive-thru uses and the incompatibility with the desired walkable nature of the development. The Commission supported the commercial uses along the Avery Road frontage and at the intersection but also discussed the opportunity to incorporate vertical mixed-use within the buildings. The members supported the proposed development design, as it complements the Ballantrae neighborhood and sets the tone for the area. The Commission expressed concerns about the proposed three-story building heights and the incompatibility with the desired residential development scale. The members raised concerns that the updated design has lost the scale, design details, walkability and meandering path of the prior submission. The Commission stressed the importance of roadway setbacks and the desired character. The Commission shared concerns about the potential traffic impacts and noted that the continued study of the circulation and access are important considerations as the project progresses.

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

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 Bassem Bitar, AICP, Deputy Director of Planning





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 5, 2024 | 6:30 pm

4. Fallback Studios 24-105AFDP

Amended Final Development Plan

Proposal: Amended Final Development Plan with Text Modification to add motion picture, radio, and television production studios as permitted uses within Subarea C-1 of the Perimeter Center Planned Development District.

Location: Southwest of the intersection of Post Road and Discovery Boulevard.

Request: Review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.053.

Applicant: Graham Allison, Opportunity Zone Development Group

Planning Contact: Bassem Bitar, AICP, Deputy Director of Planning

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

Case Information: www.dublinohiousa.gov/pzc/24-105

MOTION: Mr. Way moved, Mr. Alexander seconded approval of the Perimeter Center PCD Development Text Modification as follows:

“Subarea C-1 WD Partners (24.6 acres)
Uses within this subarea include office, research and laboratory, packaging and assembly, wholesaling, light manufacturing, and motion picture, radio, and television production studios. These uses are appropriate to this subarea due to the sizes and nature of existing buildings found therein.”

And of the Amended Final Development Plan with no conditions.

VOTE: 7-0

RESULT: The Perimeter Center PCD Development Text Modification and Amended Final Development Plan were approved with no conditions.

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

Bassem Bitar, AICP, Deputy Director of Planning

