



RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 7, 2023 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to accept the documents into the record and approve the minutes from Special Meeting Minutes of September 14, 2023 and October 5, 2023 (Site Tours) and the November 9, 2023 Regular PZC Meeting Minutes.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and were approved.

RECORDED VOTES:

Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Warren Fishman	Yes
Lance Schneier	Yes

STAFF CERTIFICATION

DocuSigned by:

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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 7, 2023 | 6:30 pm

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

**1. Overlook at Tartan Ridge, at 7520 McKittrick Road
23-111AFDP Amended Final Development Plan**

Proposal: Amended Final Development Plan (AFDP) to modify the development text standards of an existing Planned Unit Development (PUD).
Location: Northeast of the intersection of Hyland-Croy Road and McKittrick Road.
Request: Review and approval of an Amended Final Development Plan with a Text Modification under the provisions of Zoning Code Sections 153.055 and 153.053 (E)(2)(b)(4)(b).
Applicant Team: Gary Smith, G2 Planning & Design; Phil Moorehead, G2 Planning & Design; Kyle Shreves, EMH&T; Derick Moseley, EMH&T; Leanne Brewster, RH-Homes; and Jim Ohlin, RH-Homes
Planning Contact: Taylor Mullinax, AICP, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/23-111

MOTION: Mr. Supelak moved, Mr. Way seconded, to approve the Minor Text Modification to Overlook at Tartan Ridge Development Text under Development Standards, Section F (1)(a and b), (2)(a and b)(iii), and (8)(a)(i and ii), setback requirements: to extend the maximum building line setback for lots 6-9, 16-18, and 20-24 to be in line with that of the adjacent lots along the straight roadway segments, or as otherwise shown on Exhibits C-2 and C-3; and approve the Amended Final Development Plan (AFDP) with the following condition:

- 1) After approval of the AFDP, should concerns arise with the placement of building line setbacks and/or extensions as depicted on exhibits, the applicant shall work with staff to make minor adjustments to the building lines while meeting the intent of the development standards.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan with a Text Modification was approved with condition.

RECORDED VOTES:

Rebecca Call Yes
Mark Supelak Yes
Kim Way Yes
Kathy Harter Yes
Jamey Chinnock Yes
Warren Fishman Yes
Lance Schneier Yes

STAFF CERTIFICATION

DocuSigned by:
Taylor Mullinax
Taylor Mullinax, AICP, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 7, 2023 | 6:30 pm

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

2. **Monterey Drive Development at 201 and 191 W. Bridge Street** **23-127INF** **Informal Review**

Proposal:	Development of approximately 6.87-acres consisting of single-family attached units, multi-family units, and commercial and office space.
Location:	Both sides of Monterey Drive, south of the intersection with W. Bridge Street.
Request:	Informal review of and feedback on a future development application.
Applicant:	Russell Hunter, Crawford Hoying
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/23-127

RESULT: Commission members expressed support for upper floor residential uses in the buildings fronting on Bridge Street as a way to activate the street frontage and reduce the need for surface parking. There was also general support for the development of single-family attached condominiums on the rest of the site as a transitional use between the existing single-family detached uses to the south and the busier Bridge Street corridor to the north. However, there was consensus that the design, and possibly massing, of the structures needed to be improved over the character images provided by the applicant. The overall site layout was viewed favorably, although Commission members noted that traffic management details, open space location and design, and various other details will need further refinements if the project moves forward.

MEMBERS PRESENT:

Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Warren Fishman	Yes
Lance Schneier	Yes

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

FEB125C5BED6456
Bassem Bitar, AICP, Deputy Director of Planning





RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 7, 2023 | 6:30 pm

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

4. Penzone – Live/Work Building at PID: 273-0009121
23-107CP **Concept Plan**

Proposal: Construction of a 2,968-square-foot live/work building and public art park at the existing Penzone campus.
Request: Review and approval of a Concept Plan under the provisions of Code 153.066.
Applicant: Chris Meyers, Meyers Architects
Planning Contact: Zachary Hounshell, Planner II
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/23-107

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to recommend approval of the Concept Plan with the following conditions:

- 1) The applicant develop the open space with Phase 1 of the development;
- 2) The applicant modify the orientation of the building to provide the visible public entrance on the north/northeast elevations of the building to align with the requirements for entrance locations the best way practicable;
- 3) The applicant work to integrate the building design and siting into the design of the proposed public park, consistent with the comments from the Commission;
- 4) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances; and
- 5) The applicant and staff continue to investigate the locations of utilities and easements.

VOTE: 7– 0.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

Rebecca Call Yes
Mark Supelak Yes
Kim Way Yes
Kathy Harter Yes
Jamey Chinnock Yes
Warren Fishman Yes
Lance Schneier Yes

STAFF CERTIFICATION

DocuSigned by:
Zachary Hounshell
B1050D11513A490...
Zachary Hounshell, Planner II

