

### **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:**

| Yes |
|-----|
| Yes |
|     |

### **STAFF CERTIFICATION**

DocuSigned by: Jennifer M. Rauch

Jennifer M. Rauch

Director of Community Planning and Development



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PLANNING 5200 Emerald Parkway

Dublin, Ohio 43017 phone 614.410.4600



# **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 McKitrick 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 McKitrick 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

PLANNING 5200 Emerald Parkway Dublin, Ohio 43017 phone 614.410.4600 dublinohiousa.gov





# **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

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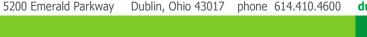
#### STAFF CERTIFICATION

—pocusigned by: Bassum Bitar

Bassem Bitar, AICP, Deputy Director of Planning

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everything grows here.





# 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:

Eachary Hounshell

Zachary Hounshell, Planner II

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