

RECORD OF ACTION

Planning and Zoning Commission

Thursday, May 1, 2025 | 6:30 p.m.

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

MOTION: Mr. Deschler moved, Mr. Way seconded, to accept the documents into the record.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

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:

Jennifer M. Rauch

Jenny Rauch, AICP

Director of Community Planning and Development



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



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dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, May 1, 2025 | 6:30 p.m.

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

1. The Beacon 23-125Z-PDP

Rezoning and Preliminary Development Plan

Proposal: Request for review and recommendation of approval of rezoning a +/-21.523-acre site from R-1, Restricted Suburban Residential District; PCD, Planned Commerce Districts (7315 Sawmill Road and part of Milco Office Park); and PUD, Planned Unit Development District, Northeast Quad to a new PUD, Planned Unit Development District, and a Preliminary Development Plan for the construction of a continuum of care retirement community and associated site improvements and amenities.

Location: Northeast of the roundabout at Bright Road and Emerald Parkway.

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

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

Case Information: www.dublinohiousa.gov/pzc/23-125

MOTION: Mr. Way moved, Mr. Alexander seconded a recommendation of approval to City Council of the Rezoning and Preliminary Development Plan with the following conditions:

- 1) The development of Subarea B is limited to the floodplain compensatory cut, temporary construction entrance, walking paths, and similar amenities, and references to any other development in this subarea are to be removed from the development text.
- 2) The Traffic Impact Study should be finalized prior to City Council review, and the applicant is responsible for the cost of any off-site improvements, as determined by the study.
- 3) The on-site alignment of the entry drive off Bright Road should be further refined at the Final Development Plan (FDP) stage to minimize conflicts, add a focal point, and achieve a more curvilinear design.
- 4) That an asphalt path with a meandering alignment be incorporated along Sawmill Road as part of Phase 1 of the project, and that any easements needed to accommodate it be granted by the applicant.
- 5) That separated pedestrian paths be provided along the emergency access drive where entries to the structured parking are located.



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- 6) That the development text be modified to increase the building and pavement setbacks along Emerald Parkway to a minimum of 100 feet.
- 7) The building elevations be refined to reflect vertical building material transitions at inside corners, consistent with the development text
- 8) The applicant should continue to work with Engineering Staff to address comments as the plan moves through the FDP and Site Permit review process.

VOTE: 7-0

RESULT: The Rezoning and Preliminary Development Plan were recommended for approval and forwarded to City Council.

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

FEB 12 2025 03:18:06
Bassem Bitar, AICP

Deputy Director of Planning



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RECORD OF ACTION

Planning and Zoning Commission

Thursday, May 1, 2025 | 6:30 p.m.

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

2. Bridge Park, Block H 24-143AFDP

Amended Final Development Plan

Proposal:	Request for review and approval of an Amended Final Development Plan to develop ten 3-story townhome buildings. The +/- 2.25-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood.
Location:	4448 Larimar Street
Planning Contact:	Rati Singh, Assoc. AIA, Planner I
Contact Information:	614.410.4533, rsingh@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-143

MOTION 1: Mr. Garvin moved, Mr. Way seconded approval of Waivers to the following Code Sections:

- 1) 153.062 (O)(4)(a)(1) – Front Property Line Coverage to allow for front property line coverage less than 75%.
- 2) 153.062 (O)(4)(d)(1) – Street Façade Transparency to allow for full façade transparency less than 20% for all side elevations and rear elevation.
- 3) 153.062 (O)(4)(d)(1) – Blank Wall Limitation to allow for windowless portions of side and rear elevation walls with a horizontal distance greater than the Code limit of 15 feet.
- 4) 153.062 (E)(1)(a) – Façade Materials to allow for less than 80% primary materials on rear elevations (visible from street).
- 5) 153.062 (D)(4)(a) & D(4)(b) – Tower Quantity, and Height to allow for multiple towers not located on the front façade, and the width of a tower to exceed its height.
- 6) 153.062 (I)(1)(a) – Balcony Size to allow all balconies to be less than six feet deep.
- 7) 153.062 (O)(2)(b) – Minimum Finished Floor Elevation to allow for finished floor elevation below 2.5 feet for Block H2 08-16 & Block H 15-17, 21.
- 8) 153.062 (I)(3) – Minimum Stoop Size to allow for stoop depth less than 5 feet for Block H2 01-02 and HE 09.
- 9) 153.062 (I)(1)(h) – Horizontal Windows to allow for horizontal windows on tall side elevations facing street.
- 10) 153.062 (O)(2)(d)(4) – Vertical Façade Division to allow for no vertical façade division widths greater than 40 feet (44 feet).



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With the condition that waiver #3 shall be subject to the applicant working with staff and identifying a modification to mitigate the appearance of the blank wall.

VOTE: 7-0

RESULT: The Waivers were approved.

RECORDED VOTES:

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

MOTION 2: Mr. Deschler moved, Mr. Way seconded approval of the Amended Final Development Plan with the following conditions:

- 1) The applicant work with staff to revise the entrance apron material to match the entrance apron of Block H1 prior to Building Permit.
- 2) The applicant collaborate with staff to reduce the pavement and increase the green space at the entrance to Block H3 if feasible, while meeting the requirements of the Washington Township Fire Department.
- 3) The applicant to accurately represent side RBZ lines prior to Building Permit.
- 4) The applicant provides vertical landscaping at the end of the dead end streets.
- 5) The applicant provide ground lighting in the pocket park and movement of the bike rack as discussed during the meeting.
- 6) The applicant provide samples for brick pavers and luminaire cut sheets prior to Building Permit.
- 7) The applicant work with Engineering Staff to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code Ordinances, if required, at Building Permit.

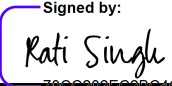
VOTE: 7-0

RESULT: The Amended Final Development Plan was approved.

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:


 Rati Singh, Assoc. AIA
 Planner I

RECORD OF ACTION

Planning and Zoning Commission

Thursday, May 1, 2025 | 6:30 p.m.

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

3. Bridge Park, Block J 24-157PDP

Preliminary Development Plan and Parking Plan

Proposal:	Request for review and approval of a Preliminary Development Plan and Parking Plan to allow a new mixed-use development. The 5.37-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood.
Location:	South of Bridge Park Avenue between Dale Drive and Dave Thomas Boulevard.
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-157

MOTION 1: Mr. Deschler moved, Mr. Way seconded approval of Waivers to the following Code sections:

- 1) 153.060(C)(2)(a) – Maximum Block Size to allow a maximum block length of 640 feet and a maximum block perimeter of 1,950 feet for Block J where 500 feet of length and perimeter of 1,750 feet are required.

Office Building (Mixed-Use Building Type)

- 2) 153.062(N)(4)(a)(3) – Blank Walls to allow for the middle portion of the north façade to be a blank wall where blank walls are prohibited.
- 3) 153.062(O)(6)(b) – Ground Story Minimum Height to allow a 14-foot-tall ground story height on the easter half of the building where a minimum height of 16 feet is required.
- 4) 153.062(O)(6)(b) – Ground Story Maximum Height to allow a 25-foot-tall ground story height for the restaurant space located on the west end of the building where 24 feet is the maximum.
- 5) 153.062(O)(6)(d)(3) – Street Façade: Number of Entrances to allow two entrances on the north façade where four are required; and to allow two entrances on the south façade where four are required.



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- 6) 153.062(O)(6)(d)(4) – Horizontal Façade Divisions to allow no horizontal façade division on the north and east facades where horizontal façade divisions are required within three feet of the top of the ground story.

Condominium Building (Apartment Building Type)

- 7) 153.062(O)(3)(b) – Maximum Height of Building to allow a five-story apartment building where 4.5 stories is the maximum.
- 8) 153.062(O)(3)(b) – Maximum Height of Stories to allow a first-floor story height of 17 feet 2 inches on the northwest corner of the building where 14 feet is the maximum.
- 9) 153.062(O)(3)(b) – Minimum Finished Floor Elevation to allow a finished floor level of 1.1 feet on the east façade of the building adjacent to the sidewalk where a minimum of 2.5 feet above the adjacent sidewalk façade is required.
- 10) 153.062(O)(3)(d)(4) – Vertical Increments allow the north, east and west façade of the building to exceed the maximum 40 feet for vertical increments.
- 11) 153.062(O)(3)(d)(4) – Required Change in Roof Plane or Type to allow a change in roof plane no greater than 117 feet on the north façade and 98 feet on the east façade where a change is required no greater than every 80 feet.

Garage Building

- 12) 153.062(D)(4)(a) – Tower Quantity to allow two towers for the parking structure where one is permitted.
- 13) 153.062(D)(4)(b) – Tower Height to allow the northwest tower to be 18 feet tall and 29 feet wide, and the southeast tower to be 23 feet wide. Code requires tower height to be no greater than the height of one additional upper floor of the building to which the tower is applied. The width of a tower shall not exceed its height.
- 14) 153.062(O)(1)(a) – Primary Façade Materials to allow 30% primary materials on the south façade where 80% exclusive of windows and doors is required.
- 15) 153.062(O)(11)(d)(3) – Street Facades: Number of Entrances to allow two entrances on the south, east and west facades where three are required.
- 16) 153.062(O)(11)(d)(4) – Vertical Increments to allow the east and west facades of the building to exceed the maximum 30 feet for vertical increments.
- 17) 153.062(O)(11)(d)(6) – Tower Locations to allow a tower in the southeast corner of the garage where they are permitted on facades only at terminal vistas, corners at two principle frontage streets, and/or adjacent to an open space type.

VOTE: 6-1

RESULT: The Waivers were approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	No
Gary Alexander	Yes

Jason Deschler Yes
Dan Garvin Yes

MOTION 2: Mr. Garvin moved, Mr. Way seconded approval of the Preliminary Development Plan and Parking Plan with the following conditions:

- 1) The applicant continues to work with Staff to address the streetscape design of Bridge Park Avenue and Green Street at the FDP.
- 2) The applicant continues to work with Staff to provide streetscape improvements as required by the City Engineer.
- 3) The applicant continues to work with Staff on the design of the pocket park at the intersection of Dale Drive and Bridge Park Avenue to create a more seamless transition between the streetscape and the office building.
- 4) The applicant update the plans to accurately represent lot coverage and front property line coverage.
- 5) The applicant work with Staff to address the façade recommendations of the office building as outlined in the report.
- 6) The applicant work with Staff to provide a connection between residential units and Bridge Park Avenue with condominium building;
- 7) The applicant work with Staff to address concerns about the façade treatment of the garage and condo building as outlined in the report and Commission discussion; and,
- 8) The applicant continue to work with the Engineering Staff on final civil plan details with the Final Development Plan.
- 9) The applicant enhance terminal vista opportunities on the site within and adjacent to the public green.


VOTE: 6-1

RESULT: The Preliminary Development Plan and Parking Plan were approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	No
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:


 Zach Hounshell
 Planner II

RECORD OF ACTION

Planning and Zoning Commission

Thursday, May 1, 2025 | 6:30 p.m.

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

4. Bridge Park, Block J 25-037CU

Conditional Use

Proposal: Request for review and approval of a Conditional Use to allow a parking structure along the street in a mixed-use development. The 5.37-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood.

Location: Northwest corner of Banker Drive and Dave Thomas Boulevard.

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/25-037

MOTION: Mr. Way moved, Ms. Harter seconded approval of the Conditional Use with the following condition:

- 1) The applicant continue to work with Staff to address concerns about the façade treatment of the garage as outlined in the report.

VOTE: 6-1

RESULT: The Conditional Use request was approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	No
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:


 Zach Hounshell
 Planner II