



Meyers+Associates
232 N. Third St., Ste. 300
Columbus, Ohio 43215

May 17, 2024

Madison Richard
Planning Technician
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Response 01 for record to Completeness Checklist reviewed under application number 24-077PDP

Dear Ms. Richard:

In response to the Completeness Checklist comments issued on May 8, 2024, for the proposed development of the Penzone Live-Work Residence located at 6671 Village Parkway (43017), we are submitting herein revisions to the Final Development Plan drawings. The following includes a response to each of the items listed as Items Required for Review and/or Approval on the above-mentioned Completeness Checklist, which are outlined as follows:

- I. Please state how Concept Plan feedback and conditions of approval are incorporated into the PDP/FDP**
 - a. Project narrative was updated to describe how the feedback was incorporated into this submittal.

- II. If the project is adjacent to any residential uses, please provide evidence of contact regarding the proposal**
 - a. Contact was made between Chris Meyers and Roger Ansel, the president of the Greystone Mews HOA
 - i. Greystone Mews HOA Correspondence

- III. Please show RBZ line**
 - a. Architectural site plan with RBZ line was added to this submittal
 - i. 056_SITE_PLAN

- IV. Please provide context photos of the project site showing adjacent sites from all four directions, including across any streets**
 - a. Additional context photos were included to show adjacencies to Dubin Village Center, AMC Dublin Village 18, and the Greystone Mews Neighborhood.
 - i. 044_CONTEXTUAL_ADJACENCIES



Revised Drawings:

- a. 006_C-005_SITE_PLAN
- b. 007_C-006_UTILITY_PLAN
- c. 009_C-008_GRADING_DETAILS
- d. 044_CONTEXTUAL_ADJACENCIES
- e. 052_EAST_ELEVATION_ANALYSIS

Additional Drawings:

- a. 055_EXISTING_CONDITIONS
- b. 056_SITE_PLAN
- c. 057_ROOF_PLAN
- d. 058_SIGN_PLAN
- e. 059_PHOTOMETRIC_PLAN