

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 15, 2026 | 6:30 p.m.

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

MOTION: Mr. Deschler moved, Ms. Harter seconded, to accept the documents into the record and approve the December 11, 2025, meeting minutes.

VOTE: 5-0-2.

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

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Hilary Damaser	Abstain
Dan Garvin	Abstain

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

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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, January 15, 2026 | 6:30 p.m.

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

1. Vista Church 25-090AFDP

Amended Final Development Plan

Proposal: Request for review and approval of an Amended Final Development Plan with text modifications to allow outdoor recreational courts. The 6.63-acre site is zoned PUD, Planned Unit Development District – Vista Community Church.

Location: 5626 Frantz Road

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-090

MOTION: Mr. Alexander moved, Ms. Damaser seconded to postpone Case #25-090AFDP to the February 5, 2026 Planning and Zoning Commission meeting.


VOTE: 7-0

RESULT: Consideration of the case was postponed.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

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 Tammy Noble
 Senior Planner

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 15, 2026 | 6:30 p.m.

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

2. All In Dublin 25-115FDP

Final Development Plan

Proposal: Request for review and approval of a Final Development Plan to accommodate a four-story, 75-unit multi-family building and associated site improvements. The 1.59-acre site is zoned BSD-SCN, Bridge Street District – Sawmill Center Neighborhood.

Location: East side of Dublin Center Drive between W. Dublin Granville Road and Banker Drive.

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

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

Case Information: www.dublinohiousa.gov/pzc/25-115

MOTION 1: Mr. Alexander moved, Ms. Harter seconded approval of the parking plan.

VOTE: 5-2

RESULT:

RECORDED VOTES:

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



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MOTION 2: Mr. Garvin moved, Ms. Harter seconded approval of the following Administrative Departures:

Apartment Building Type

- 1) 153.062(O)(3)(d)(2) – Non-Street Transparency (East Façade, 2nd, 3rd, and 4th, Floors) - to allow 14% transparency on each of the upper three floors on the east façade (facing Pocket Park B) where a minimum of 15% is required.
- 2) 153.062(O)(3)(d)(5) – Minimum Primary Façade Materials (South and West Facades) - to allow 77% primary building materials on each of the building’s south and west façade where a minimum of 80% is required.

Open Space Types

- 3) 153.064(G)(1)(a) – Minimum Size (Pocket Park B) - to allow Pocket Park B to be 4,110 square feet in area where a minimum of 4,356 square feet (0.1 acre) is required.
- 4) 153.064(G)(1)(a) – Minimum Width (Plaza A) - to allow Plaza A to be 55 feet in width where a minimum of 60 feet is required.

VOTE: 6-0-1

RESULT: The Administrative Departures were approved.

RECORDED VOTES:

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

MOTION 3: Mr. Chinnock moved, Ms. Harter seconded approval of the following Waivers:

Building Types

- 1) 153.062(D)(1)(a) – Parapet Height - to allow parapet heights ranging from 1’ to 5’ where a minimum of 2’ and a maximum of 6’ are required.
- 2) 153.062(F)(3)(c) – Entrance Design (Water Meter Room Door) - to allow a flush door with no glazing at the entrance to the water meter room where exterior doors require inclusion of glass.

Apartment Building Type

- 3) 153.062(O)(3)(a)(1) – Front Property Line Coverage (W. Dublin Granville Road) - to allow 66% front property line coverage along W. Dublin Granville Road where a minimum of 75% is required.
- 4) 153.062(O)(3)(a)(1) – Corner Side Required Building Zone (Mechanical Equipment Enclosure) - to allow the mechanical equipment enclosure to be approximately 2’ 3” from the Banker Drive right-of-way line where the required building zone is 5-20 feet.
- 5) 153.062(O)(3)(a)(2) – Impervious Lot Coverage - to allow 79% impervious lot coverage where a maximum of 70% is permitted.



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- 6) 153.062(O)(3)(b) – Minimum Finished Floor Elevation (West Façade) - to allow 2 of the 5 ground-story dwelling units along Dublin Center Drive to be less than 2.5 feet above the sidewalk elevation.
- 7) 153.062(O)(3)(d)(1) – Street Façade Transparency (West Façade, 1st Floor) - to allow 17% first story transparency on the west façade where a minimum of 20% is required.
- 8) 153.062(O)(3)(d)(2) – Non-Street Façade Transparency (East Façade, 1st Floor) - to allow 13% transparency on the first floor of the east façade (facing Pocket Park B) where a minimum of 15% is required.
- 9) 153.062(O)(3)(d)(3) – Street Façade Number of Entrances - to allow 2.5 entrances along each of W. Dublin Granville Road and Dublin Center Drive where a minimum of 3 entrances is required at each façade, and no entrances along Banker Drive where at least 1 entrance is required.
- 10) 153.062(O)(3)(d)(4) – Vertical Increments Required (North Façade) - to allow vertical divisions of 46.50' and 46.67' along the north façade (facing the parking lot) where a maximum of 40' is permitted.
- 11) 153.062(O)(3)(d)(5) – Minimum Primary Façade Materials (Southwest Façade) - to allow 25% primary building materials on the southwest façade (corner feature), 72% on the north façade, 53% on the east façade (facing Pocket Park B) where a minimum of 80% is required.

Open Space Types

- 12) 153.064(G)(1)(a) – Minimum Size (Plaza A) - to allow Plaza A to be 2.645 square feet in area where a minimum of 10,890 square feet (0.25 acres) is required.
- 13) 153.064(G)(1)(b) – Open Space Proportion (Pocket Plaza B) - to allow Pocket Plaza B to have a length to width ratio of 3.06:1 where no more than 3:1 is permitted.
- 14) 153.064(G)(2)(a) – Minimum Percentage of Street Right-of-Way Frontage (Pocket Park B) - to allow Pocket B to have 13% of its perimeter along the W. Dublin Granville Road right-of-way where a minimum of 30% is required.
- 15) 153.064(G)(4)(f) – Maximum Impervious and Semi-Pervious Surface (Pocket Park B) - to allow 36% impervious surface coverage for Pocket Park B where a maximum of 30% is required.

VOTE: 6-0-1

RESULT: The Waivers were approved.

RECORDED VOTES:

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



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MOTION 4: Mr. Garvin moved, Mr. Alexander seconded approval of the Final Development plan with the following conditions:

- 1) The applicant shall continue to work with the City's Engineering staff to ensure the proposed development is consistent with all City engineering requirements, including the City's stormwater management requirements.
- 2) The applicant shall continue to work with the City's Transportation and Mobility staff to define the transitional area between the existing and proposed right-of-way along W. Dublin Granville Road.
- 3) The applicant shall continue to coordinate with the City's Engineering and Transportation & Mobility staff to finalize and incorporate the required design elements from the City's Bridge Street District Streetscape Character Guidelines and Bridge Street District Code. These elements will include, but not be limited to, on-street parking on both Dublin Center Drive and Banker Drive, sidewalk widths that support the use, street trees, lighting, and access drive width and turning radii details. Approval of construction plans for the development shall be contingent on the incorporation of these elements.
- 4) The planting plan and plant selection for the southern strip of Pocket A shall be modified to create a defined edge along the walkway north of the building, consistent with the pocket park's other edges.
- 5) The open space details shall be updated to include the required number of waste receptacles and verify compliance with the outdoor seating requirements.
- 6) The underground stormwater chamber shall be designed so as to accommodate the trees in the parking lot islands as shown in the landscape plan.
- 7) The building's southwest corner shall be refined to include a higher quality material and refined panel/building design to better complement the proportions of the adjacent building elements, potentially including additional flanking canopies to staff's satisfaction.
- 8) The building's architectural details shall be refined to include trim around windows in areas where fiber cement panels are used, relief detail on the water meter room door, updated proch column/entablature details, and more defined headers above the upper floor windows to satisfaction of staff.
- 9) Additional window, awning and lighting (building and site) details shall be provided to verify consistency with the BSD code to the satisfaction of staff.
- 10) Further detailing, relief and landscaping shall be added to the northern wall of the mechanical equipment enclosure to mitigate its height and proximity to the public sidewalk along Banker Drive, and a weather-resistant material shall be used for the mechanical enclosure and refuse enclosure gates.
- 11) The height of the street wall long the Banker Drive frontage shall be reduced to 36" to meet the BSD standards, and information shall be provided at the time of permitting to verify that the wall will be outside of the sight visibility triangle.
- 12) Signage shall be subject to separate review and approval.
- 13) All public art details shall be coordinated with the Dublin Art's Council's Public Art Board.
- 14) If the size or location of the rooftop mechanical equipment changes, modifications to the parapet height shall be made to ensure proper screening.



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VOTE: 6-1

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

FEB125C05ED0430
Bassem Bitar, AICP

Deputy Director of Planning



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