Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

RECORD OF ACTION

Planning and Zoning Commission

Thursday, July 9, 2026 | 6:30 p.m.

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

MOTION: Ms. Harter moved, Mr. Garvin seconded, to accept the documents into the record and to approve the minutes of the June 11 PZC meeting, the June 16 Joint Work Session, and the June 18 PZC meeting.

VOTE: 5-0

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
Hilary Damaser	Absent
Dan Garvin	Yes
Victoria Newell	Absent

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
FEB129C3BED6450...

Bassem Bitar, AICP
Deputy Director of Planning

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

RECORD OF ACTION

Planning and Zoning Commission

Thursday, July 9, 2026 | 6:30 p.m.

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

1. **Bridge North Development**
   26-020FDP **Final Development Plan**

Proposal:	Request for review and approval of a Final Development Plan to allow a new mixed-use development. The ~7-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood.
Location:	Northeast of the intersection of Riverside Drive and John Shields Parkway.
Planning Contact:	Rati Singh, Assoc. AIA, Planner II
Contact Information:	614.410.4533, rsingh@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-020

MOTION 1: Mr. Garvin moved, Ms. Damaser seconded approval of the Parking Plan.

VOTE: 5-0

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Recused
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

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

HOTEL BUILDING

1. **Section 153.065(E)(3)** to allow parapet height of 6.33 feet at northwest corner where 6’ maximum is permitted.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

2. **Section 153.062 (O)(5)** to allow 55% transparency on East Elevation where 60% is required.
3. **Section 153.062 (O)(5)** to allow 14% transparency on South elevation where 15% is required.
4. **Section 153.062 (O)(5)** to allow 77% primary material on West elevation where 80% is required.

RESIDENTIAL LINER

5. **Section 153.062(O)(5)** to allow 59.4% transparency on West elevation where 60% is required.

VOTE: 5-0

RESULT: The Administrative Departures were approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Recused
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

MOTION 3: Ms. Damaser moved, Mr. Garvin seconded approval of the following Waivers:

LOTS AND BLOCKS

1. **Section 153.064(C)(2)(a) Maximum Block Size** to allow a maximum block length of ±750 feet and a maximum block perimeter of ±1,800 feet (east block) and block length of ±780 feet and a maximum block perimeter of ±1,900 feet (west block) where maximum block length of 500' and a maximum block perimeter of 1,750 is permitted.

OPEN SPACE

2. **Section 153.064(F) Park** to allow a park area of 34,278 square feet where a minimum of 2 acres (87,120 square feet) is required.
3. **Section 153.064(F) Pocket Plaza Size** to allow 1,881 square foot Northeast pocket plaza, 3,511 square foot Southeast plaza, 4,488 square foot Northwest plaza, and 2,699 square foot and ± 8-foot-wide Southwest plaza where a minimum area of 300 square feet, a maximum area of not than 1,200 square, and a minimum width of 10 feet is required.
4. **Section 153.064(F) Plaza Size** to allow for 3,497 square foot wet Plaza and width of approximately 30 feet where a minimum area 0.25 acres (10,890 square feet) and minimum width of 60 feet is required.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

5. **Section 153.064(G)(1)(b) Open Space Proportion** to allow a ratio of 4.75:1 for park, 5.67:1 for Northeast Pocket Plaza, 8.8:1 for Southeast pocket plaza, 14.87:1 for Southwest Pocket Plaza, 10.17:1 Northwest Pocket Plaza where the maximum, ration permitted is 3:1, length to width.

HOTEL BUILDING

6. **Section 153.062(H)(1)(f) General Building Type Requirements** to allow for no sills or lintels in brick masonry wall where they are required.
7. **Section 153.062(H)(1)(g) General Building Type Requirements** to allow for no projecting still within siding-clad walls where it is required.
8. **Section 153.062(O)(5)(a)(2) Maximum Impervious Coverage** to allow for 92% lot coverage where the maximum permitted is 80%.
9. **Section 153.062(O)(5)(d)(1) Façade Requirements** to allow for a 20' black wall façade on north and south elevations where there is a limitation of no more than 15' of windowless surface.
10. **Section 153.062(O)(5)(d)(5) Façade Materials** to allow 58% primary materials on north and south elevation where 80% stone, brick, and/or glass is required.

OFFICE BUILDING

11. **Section 153.062(O)(6)(c) Uses and Occupancy Requirements** to allow a water room at a depth of ±20 feet from the front façade where a minimum 30 ft. depth of occupied space is required.
12. **Section 153.062(H)(1)(f) Windows Requirements** to allow for no sills or lintel sin brick masonry wall where they are required.
13. **Section 153.062(H)(1)(g) Window Treatments** to allow for no projecting sill within siding-clad walls where it is required.
14. **Section 153.062(H)(1)(b) Window Requirements** to allow for 30% reflective glass where a maximum of 20% exterior light reflectance is permitted.
15. **Section 153.062(H)(1)(c) Window Requirements** to allow for 53% visible light transmittance where a minimum of 60% visible light transmittance is required.
16. **Section 153.062(O)(5)(d)(1) Façade Requirements** to allow for ± 47' blank wall façade on north elevation where there is limitation of no more than 15' of windowless surface.

RESIDENTIAL A

17. **Section 153.062(D)(1)(a) Parapet Height** to allow ±1.5', ±3' and ±5' parapet height at multiple locations where a minimum of 2' is required.
18. **Section 153.062(H)(1)(b) Window Requirements** to allow for 30% reflective glass where a maximum of 20% exterior light reflectance is permitted.
19. **Section 153.062(H)(1)(c) Window Requirements** to allow for 53% visible light transmittance where a minimum of 60% visible light transmittance is required.
20. **Section 153.062(H)(1)(c) Window Requirements** to allow for no projecting sill within siding-clad walls where it is required.
21. **Section 153.062(O)(5)(d)(1) Ground Façade Transparency** to allow for 10% round transparency on south elevation and 51% on east elevation where 60% is required.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

22. **Section 153.062(O)(5)(d)(1) Upper Story Façade Transparency** to allow for 36% on south elevation where a minimum of 30% is required.
23. **Section 153.062 (O)(5)(d)(1)(4) Façade Divisions** to allow a vertical increment of approximately 52 feet on east elevation where vertical increments are required at no greater than 45'.
24. **Section 153.062(O)(5)(d)(5) Primary Materials** to allow for 58% on north elevation, 41% on west elevation, 54% on south elevation and 55% on east elevation where a minimum of 80% is required.

RESIDENTIAL B

25. **Section 153.062(O)(5)(c) Uses and Occupancy Requirements** to allow a water room at a depth of ±20 feet from the front façade where a minimum 30 ft. depth of occupied space is required at ground story facing streets.
26. **Section 153.062(H)(1)(b) Windows Requirements** to allow for 30% reflective glass where a minimum 20% exterior light reflectance is permitted.
27. **Section 153.062(H)(1)(c) Window Requirements** to allow for 53% visible light transmittance where a minimum 60% visible light transmittance is required.
28. **Section 153.062(H)(1)(g) Window Requirements** to allow for no projecting sills within siding-clad walls where they are required.
29. **Section 153.062(O)(5)(d)(1) Ground Façade Transparency** to allow for 45% ground transparency on west elevation where 60% is required.
30. **Section 153.062(O)((5)(d)(4) Façade Divisions** to allow a vertical increment of approximately ±51 feet on east elevation where vertical increments are required at no greater than 45'.

GARAGE BUILDING

31. **Section 153.062(H)(1)(b) Window Requirements** to allow 30% reflective glass where a maximum 20% exterior light reflectance is permitted.
32. **Section 153.062(H)(1)(c) Windows Requirements** to allow for 53% visible light transmittance where a minimum of 60% visible light transmittance is required.
33. **Section 153.062(O)(11)(d)(3) Street Facades** to allow the east façade to have 2 entrances where 5 are required due to the length of ±329 feet.
34. **Section 153.062(O)(11)(d)(4) Façade Divisions** to allow for 39.5' and 37.02' wide bays on north elevation and 34.17' and 38.90' wide bays on south elevation where vertical increments are required at no greater than 30'.
35. **Section 153.062(B)(c) Internal Circulation** to allow for ±10.67-foot story height where a minimum ceiling clearance height of 12' is required to allow for potential occupancy in the future.

RESIDENTIAL LINER

36. **Section 153.062(D)(1)(a) Parapet Height** to allow 1.5' to 2.33' parapet height where a minimum of 2' is required.
37. **Section 153.062(D)(1)(b) Parapet Wrap** to allow for height to drop at multiple locations where ethe parapet is required to wrap around all sides of the building.
38. **Section 153.062(H)(1)(b) Window Requirements** to allow for 30% reflective glass where a maximum 20% exterior light reflectance is permitted.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

39. **Section 153.062(H)(1)(c) Window Requirements** to allow for 53% visible light transmittance where a minimum of 60% visible light transmittance is required.
40. **Section 153.062(H)(1)(f) Window Requirements** to allow for no sills or lintels in brick masonry wall where they are required.
41. **Section 153.062(H)(1)(g) Window Requirements** to allow for no projecting sills within siding-clad walls where they are required.
42. **Section 153.062(O)(5)(d)(4) Façade Divisions** to allow vertical increment of 56' on west elevations where vertical increments are required at no greater than 45'.
43. **Section 153.062(O)(5)(d)(5) Primary Materials** to allow for 29% on north elevation, 36% on west elevation and 59% on south elevation where 80% is required.

VOTE: 5-0

RESULT: The Waivers were approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Recused
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

MOTION 4: Mr. Garvin moved, Ms. Damaser seconded approval of the Final Development Plan with the following conditions:

1. The applicant provides updated civil plans at site permit to show the vehicular-grade pavers within Longshore Street extending to the two pocket parks, subject to staff approval.
2. The applicant works with Staff to meet the bicycle parking requirements with the necessary spaces provided throughout the development, and to include EV charging points subject to Staff approval.
3. The applicant continues to work with Staff on the final design of the north-east pocket park, subject to Staff approval.
4. The applicant continues to work on the Hotel Building (northwest corner) as detailed in Planning Report, subject to staff approval.
5. The applicant provides glazing specifications for the Hotel building, at site Permit.
6. The applicant continues to work with staff on the Office Building to provide appropriate material transition above the storefronts, subject to staff approval.
7. The applicant continues to work with staff and provides architectural detail/canopy at the Office Building (southwest corner), subject to staff approval.
8. The applicant continues to work with staff on the west façade (amenity deck) of Residential A building.
9. The applicant continues to work on the materials and/or installation of the paver material at loading docks.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

10. The applicant continues to work with staff on the Garage Building – East elevation and brick corbelling details, subject to staff approval.
11. The applicant shall submit complete architectural, structural, and engineering details for the proposed bridge structures for review, subject to staff approval.
12. The applicant continues to work with staff on brick corbelling on the Liner Building (West Elevation) and provide information on material transition; subject to staff approval.
13. The applicant continues to work with staff and provide canopies at all entrances, subject to staff approval.
14. The applicant provides surveillance information for the garage structure in accordance with Code requirements at site permit; subject to staff approval.
15. The applicant provides staff with additional screening details for the utility structures as part of the site permit, subject to Staff approval.
16. The applicant submits an updated photometric plan at site permit, subject to Staff approval.
17. The applicant submits specifications for all decorative lighting proposed, subject to Staff approval.
18. The applicant obtains right-of-way encroachment permits through the Engineering department.
19. The applicant shall continue to work with the City to refine the proposed street typologies and ensure that all roadway, streetscape, and right-of-way dimensions are internally consistent and accurately reflected in the final civil plans to the satisfaction of the City Engineer.
20. The applicant shall continue to coordinate with City staff to refine and provide final utility alignments. All utility locations, configurations, and clearances shall be provided to the satisfaction of the City Engineer.
21. The applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

VOTE: 5-0

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Recused
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

STAFF CERTIFICATION

Signed by:
Rati Singh
398EFD7...
Rati Singh, Assoc. AIA
Planner II

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

RECORD OF ACTION

Planning and Zoning Commission

Thursday, July 9, 2026 | 6:30 p.m.

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

2. Monterey Village
26-028FDP **Final Development Plan**

Proposal:	Request for review and approval of a Final Development Plan for the construction of a mixed-use development. The 6.86-acre site is zoned BSD-HTN, Bridge Street District – Historic Transition Neighborhood and BSD-C, Bridge Street District – Commercial.
Location:	Both sides of Monterey Drive, south of its intersection with W. Bridge Street.
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-028

MOTION 1: Mr. Garvin moved, Ms. Harter seconded approval of the Parking Plan.

VOTE: 6-0

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

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

HISTORIC MIXED USE BUILDING TYPE

1. **Section 153.062(O)(9)(a)(2) Impervious Lot Coverage** to allow 90% lot coverage for Block 1 where a maximum of 85% is permitted.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

2. **Section 153.062(O)(9)(d)(3) Mid-building Pedestrianway** to allow a building length of 161' for the western part of Building 1 where a maximum of 150' is permitted.

VOTE: 5-1

RESULT: The Administrative Departures were approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	No
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

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

LOTS AND BLOCKS

1. **Section 153.060(C)(2)(a) Maximum Block Size** to allow a future lot length of ±542 feet and a block perimeter of ±2,112 feet for Block 1, and a block length of ±964 feet (to Clover Court) with an incomplete perimeter for Block 2 where a maximum block length of 300' and the maximum block perimeter of 1,000' are permitted.

HISTORIC MIXED USE BUILDING TYPE

2. **Section 153.062(O)(9)(a)(1) Corner Side Required Building Zone (RBZ)** to allow Building 4 to be located outside the required RBZ.
3. **Section 153.062(O)(9)(a)(3) Parking Location** to allow parking along the sides of Buildings 3 and 4 where parking is only allowed at the rear of buildings.
4. **Section 153.062(O)(9)(b) Minimum Building Height** to allow each of Buildings 3, 4, 5, 6, and 8 and the western bay of Building 2 to be one story in height where a minimum of 1.5 stories is permitted.
5. **Section 153.062(O)(9)(b) Maximum Ground Story Height** to allow a ground story height of 16' for Buildings 1, 2, and 7; ±24'-8" for Building 3; ±28-10" for Building 4; ±28' for Building 5; and ±24'-4" for Building 6 where a maximum of 12' is permitted.
6. **153.062(O)(9)(b) Maximum Upper Story Height** to allow an upper story height of ±16'-8" for Building 7 where a maximum of 12' is permitted.
7. **153.062(O)(9)(d)(6) Roof Types** to allow flat/parapet roofs on parts of Buildings 3, 4, 5, 6, and 7 and mansard roofs (with no dormers or cross gables) on parts of Buildings 3 and 7 where a pitched roof is required unless permitted with approval.
8. **153.062(O)(9)(d)(5) Façade Materials** to allow the use of fiber cement panels, poly-ash composite siding, stucco, and terracotta tiles as primary building materials where permitted primary materials are stone, brick and wood siding.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

9. **153.062(O)(9)(d)(3) Mid-Building Pedestrianways** to allow exclusion of mid-building pedestrianways for Building 2 (200' in length), Building 5 (193 feet in length), and Building 7 (172 feet in length) where they are required for buildings great than 150' in length.

BUILDING TYPES

10. **153.062(E)(3)(c) Roof Materials** to allow Spanish (clay) roof tiles at Building 7 where cedar shake, slate or metal are required.

PARKING STRUCTURE BUILDING TYPE

11. **153.062(O)(11)(a)(2) Impervious Lot Coverage** to allow 90% lot coverage in Block 2 where a maximum of 80% is permitted.

OPEN SPACE TYPES

12. **153.064(G)(1)(a) Maximum Size** to allow a 2,100 square foot Pocket Plaza on the east side of Monterey Drive where the maximum size permitted is 1,200 square feet.

SITE DEVELOPMENT STANDARDS

13. **153.065(B)(7)(c)(1) Required Loading Spaces** to allow a single on-street loading space where 2 are required.
14. **153.065(D)(5)(c) Surface Parking and Circulation Area Landscaping** to allow tree grates/deciduous trees to fulfill this requirement for the parking area south of Building 1 where options include landscape islands with a maximum run of 12 parking spaces, interior tree lawn, or consolidated island.

VOTE: 5-1

RESULT: The Waivers were approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	No
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

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

1. That the necessary right-of-way at the north end of the added tract be dedicated to the City.
2. That the streetscape details of all public streets, including intersection widths and radii, loading zone parameters, and transitions to existing street conditions be coordinated with the City.

Docusign Envelope ID: D9C7C964-C72A-8C69-81B2-84E6BBDFBB2B

3. That modifications be made to the design of the surface parking south of Building 2 and/or to the entrances on the south elevation of that building to allow for proper pedestrian circulation in that area per the intent of the Bridge Street District and the Historic Transition Neighborhood.
4. That an intuitive pedestrian path be provided between the development site and Corbins Mill Drive through the shared parking area on the parcel to the west.
5. That bicycle parking be incorporated in the open space areas and/or in locations visible from the open spaces and the buildings' front doors.
6. That 2-3 electric car charging points be incorporated.
7. That connectivity to the Dublin Cemetery to the east and Monterey Park to the south be provided with locations to be coordinated with the City.
8. That the applicable tree replacement requirements be addressed at the Building and Site Permit stage.
9. That Building 7, including the parking structure, be shifted two feet to the west to maximize protection of the exiting trees along the east property line.
10. That the applicant coordinate with the City and the Dublin Arts Council to create an appropriate buffer from the cemetery expansion site without encroaching unto that site.
11. That the landscape plan be updated to meet all applicable requirements and provide appropriate buffering.
12. That the applicant continue to work with City staff on refining the architectural details, including the parking structure, and submit an Amended Final Development Plan for review and approval of the remaining architectural development standards and any other site or landscaping updates.
13. That a photometric plan and light fixture cut sheets be provided at the Building Permit stage to verify compliance with all applicable requirements.
14. That the applicant continue to work with the City Engineering staff on all utility and site-related issues, including the design and configuration of the stormwater detention needed for the site for both public and private improvements to properly account for known capacity concerns in the existing storm sewer system.

VOTE: 6-0

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Dan Garvin	Yes
Hilary Damaser	Yes
Victoria Newell	Absent

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
FEB125C9BED6456...
Bassem Bitar, AICP
Deputy Director of Planning