

RECORD OF ACTION

Planning and Zoning Commission

Thursday, November 6, 2025 | 6:30 p.m.

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

MOTION: Mr. Chinnock moved, Mr. Deschler seconded, to accept the documents into the record and approve the October 23, 2025 meeting minutes.

VOTE: 6 – 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
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

Jennifer Rauch, AICP

Director of Community Planning and Development



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



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RECORD OF ACTION

Planning and Zoning Commission

Thursday, November 6, 2025 | 6:30 p.m.

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

1. Radiant Life Soccer Fields 24-036CU

Conditional Use

Proposal: Request for review and approval of a Conditional Use to allow soccer fields at an existing church. The 24.48-acre site is zoned R, Rural District.

Location: 7100 Post Road

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-036

MOTION: Mr. Way moved, Mr. Garvin seconded approval of the Conditional Use.

VOTE: 4-2

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Signed for Sarah
 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner

RECORD OF ACTION

Planning and Zoning Commission

Thursday, November 6, 2025 | 6:30 p.m.

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

2. Bridge Park, Block Y 25-065PDP

Preliminary Development Plan

Proposal: Request for review and approval of a Preliminary Development Plan for the construction of a mixed-use development. The 4.5-acre site is zoned BSD-SRN, Bridge Street District Scioto River Neighborhood.

Location: Southeast of the Riverside Dr. and W Dublin Granville Rd roundabout.

Planning Contact: Zachary Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/25-065

MOTION 1: Mr. Garvin moved, Mr. Alexander seconded approval of the following 8 Waivers:

Lots and Blocks

1. 153.060(C)(2) – Maximum Block Size to allow a maximum length of 615 and a perimeter of 3,260 feet where the maximum length is 500 and perimeter is 1,750.

Site Development Standards

2. 153.065(B)(6(c) – Driveways to allow a width of 25 feet where the maximum is 22 feet.

Hotel Building

3. 153.062(O)(5)(a) – Front Property Line Coverage to allow 67% coverage where 75% is required.
4. 153.062(B)(5)(a)(1) – Parking Structure Design – Entrance/Exit Lanes to allow 2 exit lanes where three are required.

Condominium Building

5. 153.062(O)(5)(a) – Front Property Line Coverage to allow 27% where 75% is required.

Office Building

6. 153.062(O)(5)(a) – Front Required Building Zone to allow the building to be located 105 feet from Dale Drive right of way where a maximum of 15 feet is required.
7. 153.062(O)(5)(a) – Front Property Line Coverage to allow 0% coverage where 75% is required.
8. 153.062(O)(5)(b) – Upper Story Height to allow a maximum of 15.17 feet where 14 is permitted.



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VOTE: 5-0

RESULT: The Waivers were approved.

RECORDED VOTES:

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

MOTION 2: Mr. Garvin moved, Ms. Harter seconded approval of the Preliminary Development Plan with the following 7 conditions:

1. The applicant work with Staff to provide a conceptual master plan that will show how the development fits within the existing character of Shoppes at River Ridge, and any potential redevelopment of the shopping center;
2. The applicant continues to work with Staff to further integrate the development with the surrounding areas and align with the guiding principals of the Bridge Street District;
3. The applicant continues to work with Staff on the design of the access point to ensure a consistent streetscape character along W. Dublin-Granville Road that maintains EMS access while prohibiting private vehicles and trucks;
4. The applicant continues to work with Staff on the design and treatment of the retaining wall adjacent to the service bay;
5. The applicant continues to work with Staff on the design of the office building and how the design and materials will complement the hotel/condo building;
6. The applicant works with Engineering to refine the stormwater management controls for the site to include quantity and quality control for areas east of Dale Drive that are tributary to project and quality control for areas west of Dale Drive; and,
7. The applicant works with Engineering to provide cross access easements and agreements between properties for the long-term maintenance and operation of the stormwater management control features of the site.

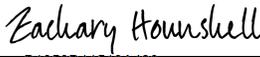
VOTE: 5-0

RESULT: The Preliminary Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:


 Zachary Hounshell
 Planner II

RECORD OF ACTION

Planning and Zoning Commission

Thursday, November 6, 2025 | 6:30 p.m.

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

3. Bridge Park, Block Y 25-106CU

Conditional Use

Proposal: Request for review and approval of a Conditional Use to allow an unlined parking structure along the street in a mixed-use development. The 4.5-acre site is zoned BSD-SRN, Bridge Street District Scioto River Neighborhood.

Location: Southeast of the Riverside Dr. and W Dublin Granville Rd roundabout.

Planning Contact: Zachary Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/25-106

MOTION: Mr. Alexander moved, Mr. Garvin seconded approval of the Conditional Use.

VOTE: 5-0

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:



Zachary Hounshell
Planner II



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Planning and Zoning Commission

Thursday, November 6, 2025 | 6:30 p.m.

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

4. Bridge North Development 25-082PDP

Preliminary Development Plan

Proposal:	Request for review and approval of a Preliminary 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/25-082

MOTION 1: Mr. Garvin moved, Ms. Harter seconded approval of the following 36 Waivers:

Hotel Building

1. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 87% lot coverage where the 80% is permitted.
2. 153.062(O)(5)(a)(1) – Uses and Occupancy Requirements to allow a trash room at a depth of 12.83 feet and a water room and mechanical room at a depth of 27 feet where a minimum of 30 feet is required.
3. 153.062(O)(5)(d)(3) – Principal Entrance Location to all for the principal entrance on Longshore Street (not a principal frontage street) where it is required on the primary street façade.
4. 153.062(O)(5)(d)(3) – Street Facades: Number of Entrances to allow 2 entrances along Riverside Drive, 2 entrances along Longshore Street, and none along Tuller Road where the requirements would be 4, 4, and 2, respectively.
5. 153.062(O)(5)(d)(3) – Street Façade Transparency to allow 37% street façade transparency where a minimum of 60% is required.
6. 153.062(N)(4)(a)(5) – Façade Requirements to allow vents, air conditioners, and other utility elements along the street facing building facades where they are prohibited.
7. 153.062(E)(1)(c) – Permitted Primary Materials to allow clay thin brick as a Primary Material where it is not currently permitted.

Office Building

8. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 96% lot coverage where 80% is permitted.



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9. 153.062(O)(5)(a)(1) – Front Property Line Coverage to allow 61% where 75% is required.
10. 153.062(O)(5)(a)(1) – Occupation of Corner to allow none at the intersection of Riverside Drive and John Shields Parkway where it is required.
11. 153.062(O)(5)(b) – Ground Story Height to allow 18 feet at the south end (east elevation), 19 feet at the north end (east elevation), 21.5 feet at the north end and 20 feet at the south end (east elevation) where the maximum is 16 feet.
12. 153.062(O)(5)(b) – Upper Story Height to allow 15.33 foot height on the fifth floor where a maximum of 14 feet is permitted.
13. 153.062(O)(5)(d)(3) – Principal Entrance Location to allow principal entrance along Longshore Street which is not the principal frontage street as required.
14. 153.062(O)(5)(d)(3) – Street Façade to allow for no entrance along John Shields Parkway where 2 entrances are required.
15. 153.062(D)(1)(a) – Parapet Height to allow 1’4” high parapet where a minimum of 2’ is required.

Residential A

16. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 96.5% lot coverage where a maximum of 80% is permitted.
17. 153.062(O)(5)(a)(1) – Front Property Line Coverage to allow 73% along John Shields Parkway where a minimum of 75% is required.
18. 153.062(O)(5)(b) – Ground Story Height to allow 17.6 feet at the south end and 196 feet at the north end where a maximum of 16 feet is permitted.
19. 153.062(O)(5)(a)(1) – Uses and Occupancy Requirements to allow for full depth trash room along west elevation where a minimum of 30 ft. depth of occupied space is required.
20. 153.062(O)(5)(d)(3) – Principal Entrance Location to allow for principal entrance along Mooney Street which is not the principal frontage street as required.
21. 153.062(O)(5)(d)(3) – Street Facades to allow for no entrance along John Shields Parkway where 2 are required and to allow 2 entrances along Mooney Street where 5 are required.

Residential B

22. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage to allow for 95% lot coverage where the maximum where the maximum permitted 80%.
23. 153.062(O)(5)(a)(1) – Front Property Line Coverage to allow 53% along Riverside Drive where a maximum of 75% is required.
24. 153.062(O)(5)(b) – Ground Story Height to allow 18 feet at the south end (east elevation), 20.6 feet at the south end (west elevation) and 24.6 at the north end where the maximum permitted is 16 feet.
25. 153.062(O)(5)(d)3- Principal Entrance Location to allow for principal entrance along Longshore Street which is not a principal frontage street as required.
26. 153.062(O)(5)(b) – Vertical Façade Increments to allow for approximately 54’ vertical façade increment along Riverside Drive where the maximum permitted is 45’.
27. 153.062(D)(1)(b) – Parapet Wrap: Parapet shall wrap around all sides of the building to allow for height to drop at multiple locations.

Garage Building

28. 153.062(O)(5)(a)(2) – Maximum Impervious Coverage (Combined with Residential Liner) to allow for 95% lot coverage where a maximum permitted is 80%.
29. 153.062(O)(11)(a)(1) – Front Required Building Zone to allow encroachment beyond the front RBZ. 2.5 feet front Tuller Road and 0.83 feet from the shared stairwell where 5-25 feet is required.



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- 30. 153.062(O)(11)(a)(1) – Corner Side Required Building Zone to allow 3’ encroachment along Mooney Street right of way where 5-25 feet is required.
- 31. 153.062(O)(11)(a)(2) – Maximum Building Length to allow for 329.33 foot length where the maximum permitted is 300’.
- 32. 153.062(O)(11)(a)(2) – Tower Location to allow for tower on one principal frontage street; not a terminal vista as required.
- 33. 153.062(D)(4)(b) – Tower Height to allow a width of 19 feet.
- 34. 153.062(B)(5)(a)(1) – Entrance/Exit Lanes to allow for 2 entrances and 3 exit lanes where 3 entrances and 4 exit lands are required.

Residential Liner

- 35. 153.062(O)(5)(b) – Ground Story Height – to allow 18’ at the south end (east elevation), 20.6’ at the south end (west elevation) and 24.6’ at the north end where the maximum permitted is 16’.
- 36. 153.062(O)(5)(a)(1) – Uses and Occupancy Requirements to allow for full depth trash room along the west elevation where a minimum 30’ depth of occupied space is required at the ground story facing streets.

VOTE: 4-0

RESULT: The Waivers were approved.

RECORDED VOTES:

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

MOTION 2: Mr. Garvin moved, Ms. Harter seconded approval of the Preliminary Development Plan with the following 8 conditions:

- 1. The applicant should continue to work with staff to enhance the design of the northwest corner of the Hotel building to create a more prominent architectural gateway at the northern limit of the Bridge Street District and to minimize the presence of the blank wall condition on the upper stories of the south elevation.
- 2. The applicant provide unique gateway design at the intersection of John Shields Parkway and Riverside Drive.
- 3. The applicant work with staff to refine the Residential A Building including revising the exterior cladding scheme in the upper stories adjacent to the amenity space to provide more visual interest on the east façade; introducing additional vertical elements in the architecture and open space design of the terminal vista area; and enhancing the pedestrian experience along the blank wall area adjacent to the east Plaza architecturally, or with landscaping.
- 4. The applicant work with staff to revise the north and south elevations of Residential B Building for improved cohesiveness and consistency in the design of the elevation.

5. The applicant continue to work with staff to refine the Mooney Street façade design of the Garage.
6. The applicant should continue to work with staff to enhance the design of the vehicular and pedestrian entrances to the parking structure along the Longshore Street façade of the Residential Liner building to create a stronger connection to the Hotel entrance across the street.
7. The applicant should continue to work with staff on architectural details of all the buildings based on the comments provided in planning report prior to FDP.
8. The applicant provide a parking plan at FDP.

VOTE: 4-0

RESULT: The Preliminary Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

Rati Singh

Rati Singh, Assoc. AIA
Planner II



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RECORD OF ACTION

Planning and Zoning Commission

Thursday, November 6, 2025 | 6:30 p.m.

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

5. Bridge North Development 25-110CU

Conditional Use

Proposal: Request for review and approval of a Conditional Use to allow an unlined parking structure along the street in a 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/25-110

MOTION: Mr. Chinnock moved, Ms. Harter seconded approval of the Conditional Use.

VOTE: 4-0

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:



Rati Singh, Assoc. AIA
Planner II



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