

# RECORD OF ACTION

## Planning and Zoning Commission

Thursday, July 17, 2025 | 6:30 p.m.

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

**MOTION:** Mr. Way moved, Ms. Harter seconded, to accept the documents into the record and approve the June 5, 2025 and June 12, 2025 meeting minutes.

**VOTE:** 6 – 0.

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

### RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
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



614.410.4600  
dublinohiousa.gov

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# RECORD OF ACTION

## Planning and Zoning Commission

Thursday, July 17, 2025 | 6:30 p.m.

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

**1. Northwest Presbyterian Church**  
**25-027AFDP-CU                      Amended Final Development Plan and Conditional Use**

Proposal: Request for review and approval of an Amended Final Development Plan and Conditional Use to allow a 5,598 square-foot addition to an existing religious facility. The 11.5-acre site is zoned PUD, Planned Unit Development District: Morse/Mast and R-1, Restricted Suburban Residential District.

Location: 6400 Post Road

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/25-027

**MOTION:** Mr. Way moved, Mr. Alexander seconded approval of the Amended Final Development Plan and Conditional Use by consent.

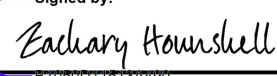
**VOTE:** 6-0

**RESULT:** The Amended Final Development Plan and Conditional Use were approved.

**RECORDED VOTES:**

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
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, July 17, 2025 | 6:30 p.m.

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

**2. Bridge Park, Block J  
25-055FDP**

**Final Development Plan**

Proposal:	Request for review and approval of a Final Development Plan to allow a new mixed-use development. The 5.37-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood.
Location:	Southeast of the intersection of Bridge Park Avenue and Dale Drive
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/25-055

**MOTION 1:** Mr. Garvin moved, Mr. Way seconded to approve the following Administrative Departures:

- 1) *Section 153.062 (O)(6)(d)(4) – Façade Divisions – Vertical Increments Required:* to allow a vertical increment of approximately 47 feet on the south elevation where a maximum of 45 feet is permitted.
- 2) *153.062(O)(6)(d)(4) – Façade Divisions – Required Change in Roof Plane or Type:* to allow an approximately 84-foot continuous roof plane at the northwest corner of the building where a maximum of 80 feet is permitted.

**VOTE:** 5-1

**RESULT:** The Administrative Departures were approved.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Garvin moved, Mr. Deschler seconded to approve the following Waivers:

Open Space Types

- 1) *153.064(G)(1)(b) – Open Space Proportion:* to allow a ratio of approximately 3.875:1 for the proposed public Green where a maximum of 3:1 is permitted.
- 2) *153.064(G)(2)(a) – Open Space Access:* to allow the proposed Green to not be 100% perimeter along public streets or buildings where that is required.

Mixed-Use Building Type (Office/Restaurant Building)

- 3) *153.062(E)(2)(a) – Façade Material Transitions:* to allow vertical façade material transitions to not occur at the inside corners on the north, south, and west elevations where thin brick piers abut metal panels over storefront window where it is required.
- 4) *153.062(O)(6)(a)(1) – Front Property Line Coverage:* to allow approximately 76% front property line coverage along Bridge Park Avenue and 0% along Dale Drive where a minimum of 95% is required.
- 5) *153.062(O)(6)(a)(1) – Front Required Build Zone:* to allow a minimum front required build zone of approximately 43 feet along Dale Drive where 0-10 feet with up to 25% of the front façade permitted between 10-20 feet is permitted.
- 6) *153.062(O)(6)(b) – Upper Story Height:* to allow the 5<sup>th</sup> floor of the building to be approximately 16 feet where a maximum of 14 feet is permitted.
- 7) *153.062(O)(6)(d)(4) – Façade Divisions – Vertical Increments Required:* to allow a vertical increment of approximately 66 feet on the east elevation, approximately 79 feet on the north elevation, and approximately 66 feet on the west elevation when a maximum of 45 feet is permitted.

Apartment Building Type (Condominium Building)

- 8) *153.062(E)(2)(a) – Façade Material Transitions:* to allow vertical façade material transitions to not occur at the inside corners throughout on balconies where thin brick and metal shingles meet where it is required.
- 9) *153.062(O)(3)(a)(1) – Front Required Build Zone:* to allow a minimum front required build zone of approximately 3 feet along Bridge Park Avenue where 5-20 feet are required.
- 10) *153.062(O)(3)(a)(2) – Maximum Impervious Lot Coverage:* to allow a maximum impervious lot coverage of approximately 86%, which includes the parking structure building type where a maximum of 70% is permitted.
- 11) *153.062(O)(3)(d)(4) – Façade Divisions – Vertical Increments Required:* to allow a vertical increment of approximately 74 feet on the south elevation, and approximately 49 feet on the north courtyard elevation where a maximum of 40 feet is permitted.
- 12) *153.062(O)(3)(d)(5) – Permitted Primary Materials:* to permit thin brick as a primary material for the building where permitted materials are stone, brick, and glass.
- 13) *153.062(O)(3)(d)(5) – Primary Façade Materials:* to allow a minimum of approximately 59 percent primary materials on the east elevation, approximately 44 percent on the north elevation, approximately 46 percent on the west elevation, approximately 58 percent on the south elevation, and approximately 26 percent on the north courtyard elevation (includes thin brick as a primary material) where a minimum of 80% primary façade materials is required.



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Parking Structure Building Type (Garage Building)

- 14) *153.062(O)(11)(a)(2) – Maximum Impervious Lot Coverage:* to allow a maximum impervious lot coverage of approximately 86%, which includes the apartment building type where 80% (70% maximum per shared lot with an apartment building type) is permitted.
- 15) *153.062(O)(11)(d)(3) – Street Facades – Number of Pedestrian Entrances Required:* to allow two entrances where three are required on the east elevation (Street A) and south elevation (Banker Drive).
- 16) *153.062(O)(11)(d)(4) – Garage Floors:* to allow a parking ramp facing the Banker Drive frontage where horizontal floors are required.
- 17) *153.065(B)(5)(a)(1) – Entry/Exit Lanes:* to allow two exit lanes where three are required.

**VOTE:** 5-1

**RESULT:** The Waivers were approved.

**RECORDED VOTES:**

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

**MOTION 3:** Mr. Deschler moved, Ms. Harter seconded to approve the Final Development Plan with the following conditions:

- 1) The applicant continues to work with Staff on the final streetscape design of Bridge Park Avenue and Green Street regarding the consideration of the boulders, subject to Staff approval;
- 2) The applicant works with Staff on the dedication of right-of-way on the east side of Dale Drive;
- 3) The applicant works with Staff to finalize the parking space and drive aisle designs to align with the requirements listed in Code, subject to Staff approval;
- 4) The applicant works with Staff to meet the bicycle parking requirements and add the necessary spaces throughout the development, subject to Staff approval;
- 5) He applicant continues to work with Staff on the final design of the pocket park, subject to Staff approval;
- 6) The applicant obtains a right-of-way encroachment permit through the Engineering department;
- 7) The applicant provides window details and wall sections of the entire condominium building to ensure the windows are not flush-mounted and additional architectural details above the five vertical windows along the northern elevation, with the submittal of building permits;
- 8) Should COTA not occupy the space, the applicant continues to work with Staff on the exterior elevations of the proposed garage building;
- 9) The applicant coordinates with the Public Arts Board to determine the artwork for the proposed garage scrim and any additional art within the open spaces;
- 10) The applicant works with Engineering Staff on final civil plan details at the Site Permit submittal stage and adhere to all of the City's regulations and design requirements;



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- 11) The applicant provides Staff with screening details for the mechanicals as part of the site permit, subject to Staff approval;
- 12) The applicant submits an updated photometric plan with their site permits, subject to Staff approval; and,
- 13) The applicant submits additional specifications for all decorative lighting proposed on the site, subject to Staff approval.
- 14) The applicant continue to work with Staff to incorporate seating in the central open space along the accessible path, subject to Staff approval.

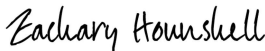
**VOTE:** 6-0

**RESULT:** The Final Development plan was approved.

**RECORDED VOTES:**

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
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, July 17, 2025 | 6:30 p.m.

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

### 3. Bridge Park, Block J 25-066CU

#### Conditional Use

Proposal: Request for review and approval of a Conditional Use for COTA Park & Ride located in a new parking structure. The 5.37-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood.

Location: Southeast of the intersection of Bridge Park Avenue and Dale Drive

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/25-066

**MOTION:** Mr. Way moved, Mr. Garvin seconded approval of the Conditional Use for COTA Park & Ride.

**VOTE:** 6-0

**RESULT:** The Conditional Use was approved.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

Signed by:

*Zachary Hounshell*

Zach Hounshell  
Planner II



#### Community Planning and Development



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# RECORD OF ACTION

## Planning and Zoning Commission

Thursday, July 17, 2025 | 6:30 p.m.

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

**4. Bridge Park, Block J**  
**25-056PP and 25-057FP**

**Preliminary Plat and Final Plat**

Proposal:	Request for review and approval of a Preliminary Plat and Final Plat to allow a new mixed-use development. The 5.37-acre site is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood.
Location:	Southeast of the intersection of Bridge Park Avenue and Dale Drive
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	<a href="http://www.dublinohiousa.gov/pzc/25-056">www.dublinohiousa.gov/pzc/25-056</a> <a href="http://www.dublinohiousa.gov/pzc/25-057">www.dublinohiousa.gov/pzc/25-057</a>

**MOTION:** Mr. Way moved, Mr. Deschler seconded a recommendation to City Council for approval of the combined Preliminary and Final Plat with the following condition:

- 1) Prior to submitting to City Council, the applicant will be required to update the Preliminary and Final Plats to reflect all necessary changes to the plan made with the Final Development Plan, to the satisfaction of the City Engineer.

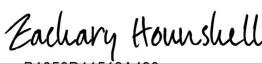
**VOTE:** 6-0

**RESULT:** The combined Preliminary and Final Plats were recommended for approval and forwarded to City Council

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Signed by:  
  
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Zach Hounshell  
Planner II