

RECORD OF RESOLUTIONS

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30045

Resolution No. 38-22

Passed _____, 20____

A RESOLUTION ACCEPTING THE PRELIMINARY PLAT FOR 4000 W. DUBLIN-GRANVILLE ROAD TO SUBDIVIDE ±1.98 ACRES TO DEDICATE RIGHT-OF-WAY FOR THE FUTURE DEVELOPMENT OF VILLAGE PARKWAY (CASE #22-060PP)

WHEREAS, application for approval of the plat for 4000 W. Dublin-Granville Road has been made under Chapter 152 of the Codified Ordinances of the City of Dublin; and

WHEREAS, the plat application has been reviewed by the Planning and Zoning Commission, which has recommended disapproval of the plat; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission, the reports of staff, and the subdivision requirements of Chapter 152 of the Codified Ordinances of the City of Dublin, and desires to approve said plat;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring that:

Section 1. The City Council hereby approves and accepts the plat for 4000 W. Dublin-Granville Road, attached hereto and incorporated by reference as Exhibit A.

Section 2. The City Manager, Law Director, Clerk of Council, and any other required City employee or official are authorized to execute the plat on behalf of the City.

Section 3. Pursuant to Section 4.04 of the Charter, this resolution shall take effect immediately upon passage.

Passed this 25th day of July, 2022.

Jane Fox
Mayor – Presiding Officer

ATTEST:

Jennifer Delgad
Clerk of Council

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Resolution 37-22
Appointing a Member to the Board of Zoning Appeals of the City of Dublin
Ms. Alutto introduced the Resolution.
Vice Mayor De Rosa stated that a resignation has resulted in a vacancy on the Board of Zoning Appeals (BZA). She thanked everyone who has applied to serve the community. Interviews were conducted and she stated she was pleased to bring forward Mr. Dan Garvin for appointment to BZA of an unexpired term ending March 31, 2023.

There were no public comments.

Vote on the Resolution: Ms. Kramb, yes; Mr. Reiner, yes; Ms. Amorose Groomes, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Mayor Fox, yes; Ms. Alutto, yes.

Resolution 38-22
Accepting the Preliminary Plat for 4000 W. Dublin-Granville Road to Subdivide ± 1.98 Acres to Dedicate Right-of-Way for the Future Development of Village Parkway
Ms. Alutto introduced the Resolution.
Mr. Hounshell stated that the undeveloped site is located north of West Dublin-Granville Road, and zoning Bridge Street District – Sawmill Center Neighborhood Zoning District. The site consists of one parcel, with approximately 320 feet of frontage along West Dublin-Granville Road. As determined by the City Engineer, a 70-foot wide right-of-way is being dedicated to the City adjacent to the west property line of the site to accommodate the future extension of Village Parkway. The developer will maintain the right-of-way until such time the road is extended.
At the June 9 Planning and Zoning Commission meeting, staff recommended approval with the following conditions:

1. The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.
2. The applicant provide a plat note on the Final Plat specifying the developer shall maintain the right-of-way until such time Village Parkway is extended by the City.
3. The applicant provide public access easement on the Final Plat for all publically accessible open spaces.

Planning and Zoning Commission reviewed and recommended approval to City Council.

There were no public comments.

Ms. Kramb inquired about the development plan and whether or not they will build into the right-of-way. Mr. Hounshell stated that they will not be building into the right-of-way.
Ms. Amorose Groomes asked how this proposal was given a positive staff recommendation when it does not meet the code (referring to the drive-thru). Mr. Hounshell stated that drive-thrus are considered conditional uses in the district. There are use specific standards. In certain districts they are permitted to accompany uses other than a bank. In this particular use, it is a permitted conditional use for a drive-thru restaurant. Ms. Amorose Groomes stated her apprehension with putting a drive-thru in front of Lowes. She is concerned about the stacking around the building. She is not supportive of this. Ms. Rauch clarified that this resolution is the creation of those lots. The Planning and Zoning Commission already approved the conditional use to permit the drive-thru there. The applicant has gone through the steps and received approval from the Planning and Zoning Commission.
Mr. Reiner stated that we have had issues with this type of development in the past. He is not excited about the idea of a drive-thru there and is concerned about blocking. Ms. Readler clarified that the only action before Council is the right-of-way portion of the plat which was a request of the City. This application is only for the strip of right-of-way that the City has requested be dedicated to us. The applicant can do their full

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Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

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development without this plat approval. The conditional use is in the purview of the Planning Commission and the Planning Commission has already voted in favor of it. Mayor Fox clarified that if the plat is not voted on favorably the City would lose the right-of-way and the opportunity to extend Village Parkway in the future. Staff responded affirmatively. Mayor Fox shared that the Planning and Zoning Commission gave this application a great deal of energy regarding what would be allowed, screening, buffering, etc. on this difficult site.

Ms. Amorose Groomes restated her question of how did this application get a positive staff recommendation. Ms Rauch stated that the concept plan that came before the commission did have a recommendation of disapproval from staff. The Planning Commission recommended approval but provided comments and suggestions. When it moved forward to the next step, the applicant had adhered to all the comments made by Planning Commission so at that time, staff recommended approval because the applicant met what the Commission had asked for. This was a really challenging site with deed restrictions, so there were discussions at Planning Commission about how to help this site develop within the parameters of what they are allowed to do on the site.

Vote on the Resolution: Ms. Amorose Groomes, yes; Mr. Reiner, yes; Vice Mayor De Rosa, yes; Ms. Kramb, yes; Ms. Alutto, yes; Mr. Keeler, yes; Mayor Fox, yes.

Resolution 39-22

Authorizing the City Manager to Enter into a Contract with Dublin City Schools for the School Resource Officer Program

Ms. Alutto introduced the Resolution.

~~Deputy Chief Tabernik stated that this will be the 24th year of this program and for 2022-2023 will provide a full-time School Resource Officer (SRO) for each of the four middle schools and each of the three high schools. The middle school SROs maintain responsibility for one or more of the elementary schools as well. The partnership between the Dublin Police Department and the Dublin City School continues to be a strong and vital part of the partnership between the police and the community. The primary goal of the SROs is the safety and security of our schools. Additional goals are:~~

- ~~• Developing an atmosphere conducive to learning;~~
- ~~• Bridging the gap between police officers and juveniles;~~
- ~~• Increasing positive attitudes toward law enforcement;~~
- ~~• Encouraging more cooperation between juveniles and the police; and~~
- ~~• Reducing juvenile crime.~~

~~The SRO program has taken feedback over the last few years from the Chief's Advisory Committee as well as school administration, teachers and students.~~

~~The contract presented for the 2022-2023 school year includes a reimbursement from the schools not to exceed \$329,330.14.~~

~~There were no public comments.~~

~~Vice Mayor De Rosa noted that each year the program seems to evolve with more input and engagement and she thanked staff for that.~~

~~Mr. Keeler congratulated Deputy Chief Tabernik on the completion of his recent training with the FBI.~~

~~Mayor Fox asked for additional information regarding the resources at the elementary schools. Deputy Chief Tabernik stated that the middle school SROs have responsibility for the elementary schools and they maintain connectivity with all the schools regarding safety planning, safety drills along with staff and faculty at the schools.~~

Vote on the Resolution: Ms. Alutto, yes; Mayor Fox, yes; Mr. Reiner, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes.

OTHER BUSINESS

- Community Attitudes Survey

~~Ms. Weisenauer introduced Dr. Marty Saperstein, Saperstein Associates. Dr. Saperstein reviewed the results of the recent Community Attitudes Survey. He stated that the telephone interviews were conducted with a random sample of 400 registered~~



RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

**1. 4000 W. Dublin-Granville Road
22-051CU**

Conditional Use

Proposal: Conditional Use to permit a drive-thru for a multi-tenant building on a 1.98-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: ±500 feet northwest of the intersection of W. Dublin-Granville Road with Dublin Center Drive

Request: Review and approval of a Conditional Use under the provisions of Zoning Codes §153.236.

Applicant: Russ Hunter and Don Brogan, Crawford Hoying Development Partners; Brian McNally, Meyers Architects; and James Peltier, EP Ferris

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-051

MOTION: Mr. Way moved, Mr. Schneier seconded, to approve a Conditional Use without conditions.

VOTE: 5 – 1.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	No
Mark Supelak	Absent
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zachary Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

2. 4000 W. Dublin-Granville Road 22-028PDP

Preliminary Development Plan

Proposal: Construction of a ±6,700-square-foot, one-story, multi-tenant building on a 1.98-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: ±500 feet northwest of the intersection of W. Dublin-Granville Road with Dublin Center Drive

Request: Review and approval of a Preliminary Development Plan under the provisions of Zoning Codes §153.066.

Applicant: Russ Hunter and Don Brogan, Crawford Hoying Development Partners; Brian McNally, Meyers Architects; and James Peltier, EP Ferris

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-048

MOTION 1: Mr. Schneier moved, Ms. Harter seconded, to approve seven (7) Waivers that follow:

1. §153.060(C)(2)(a) – Maximum Block Dimensions – Required: Length (500 feet) and Perimeter (1,750 feet)
Requested: Length (1,314.58 feet) and Perimeter (4,931.52 feet)
2. §153.062(O)(4)(a)(1) – Front Property Line Coverage – Required: 60%
Requested: 27% for W. Dublin-Granville Road and 10% for Village Parkway
3. §153.062(O)(4)(a)(3) – Parking Location – Required: rear or side of the principal structure
Requested: Parking to be forward of the building along Village Parkway
4. §153.062(O)(4)(b) – Minimum Height – Required: Two-story Loft building
Requested: Single-story Loft building
5. §153.062(O)(4)(b) – Ground Story Maximum Height – Required: 16-foot tall roofline
Requested: 21-foot tall roofline
6. §153.062(O)(4)(c) – Occupied Space – Required: 30-foot occupied depth
Requested: 27 feet – 6 inches deep occupied depth for Tenants B and C.
7. §153.062(O)(4)(d)(1) – Street Façade Transparency (Full Façade) – Required: 60%
Requested: 30.1% for south elevation and 36.9% for west elevation

VOTE: 4 – 2.



**2. 4000 W. Dublin-Granville Road
22-028PDP**

Preliminary Development Plan

RESULT: The seven (7) Waivers were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	No
Mark Supelak	Absent
Kim Way	Yes
Warren Fishman	No
Jamey Chinnock	Yes
Kathy Harter	Yes

MOTION 2: Mr. Way moved, Mr. Schneier seconded, to approve the Preliminary Development Plan with eight (8) conditions:

- 1) That the applicant work with Staff to relocate the dumpster location to a less visible location on the site in an area not along a Principal Frontage Street (PFS);
- 2) That the applicant provide an open space plan with the submittal of the Final Development Plan for final review of the proposed open spaces on the site;
- 3) That the applicant continue to work with Staff to update the entrance design for Tenants A and B to create more architecturally intriguing entrances into the building;
- 4) That the applicant reduce the height of the parapet to meet the maximum height requirement;
- 5) That the applicant provide a street wall to occupy the corner of the site in compliance with the requirements of the Code, subject to Staff approval;
- 6) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 7) That the applicant work with Staff to develop opaque screening for the drive-through facility and equipment; and
- 8) That the applicant work with Staff to extend pedestrian accessibility to the east-most parking spaces, consistent with Planning and Zoning Commission comments.

VOTE: 4 – 2.

RESULT: The Preliminary Development Plan was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	No
Mark Supelak	Absent
Kim Way	Yes
Warren Fishman	No
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Zachary Hounshell

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Zachary Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 9, 2022 | 6:30 pm

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

3. 4000 W. Dublin-Granville Road 22-060PP

Preliminary Plat

Proposal: Preliminary Plat for 1.98 acres to establish a 1.56-acre parcel and one public right-of-way for a future public street. The site is zoned Bridge Street District, Sawmill Center Neighborhood

Location: ±500 feet northwest of the intersection of W. Dublin-Granville Road with Dublin Center Drive

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code §152.020.

Applicant: Russ Hunter and Don Brogan, Crawford Hoying Development Partners; Brian McNally, Meyers Architects; and James Peltier, EP Ferris

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/22-060

MOTION: Mr. Schneier moved, Mr. Way seconded, to recommend approval to City Council for a Preliminary Plat with three conditions:

- 1) That the applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council;
- 2) That the applicant provide a plat note on the Final Plat specifying the developer shall maintain the right-of-way until such time Village Parkway is extended by the City; and
- 3) That the applicant provide public access easement on the Final Plat for all publically accessible open spaces.

VOTE: 6 – 0.

RESULT: The Preliminary Plat was forwarded to City Council for review.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Absent
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Zachary Hounshell

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Zachary Hounshell, Planner I



~~by the Corbins Mill residents regarding the use, requesting them to ensure Police surveillance of the area and the consideration of any traffic calming measures. The residents also expressed concern about the negative impact of the drive-through on their property values. The impact will be less by properly screening the use.~~

~~Mr. Schneier moved, Mr. Chinnock seconded approval of the Conditional Use with one (1) alteration:~~

- ~~1) A stacking alteration from 16 to 10 spaces for two drive-through lanes~~

~~and with one (1) condition:~~

- ~~1) That the applicant work with staff to finalize the landscape plan at Building Standards Permitting to ensure 12-month visual opacity and physical buffering between the site and adjacent residential properties.~~

~~Vote: Mr. Way, no; Ms. Harter, no; Mr. Fishman, yes; Mr. Chinnock, yes; Ms. Call, yes; Mr. Schneier, yes.~~

~~[Motion approved 4-2]~~

~~Ms. Call stated that Cases 1, 2 and 3 would be heard together, as they are related to the same project on the same property.~~

1. 4000 W. Dublin-Granville Road, 22-051CU, Conditional Use

A request for a Conditional Use to permit a drive-thru for a multi-tenant building on a 1.98-acre site zoned Bridge Street District, Sawmill Center Neighborhood. The site is ±500 feet northwest of the intersection of W. Dublin-Granville Road with Dublin Center Drive.

2. 4000 W. Dublin-Granville Road, 22-028PDP, Preliminary Development Plan

A request for construction of a ±6,700-square-foot, one-story, multi-tenant building on a 1.98-acre site.

3. 4000 W. Dublin-Granville Road, 22-060PP, Preliminary Plat

A request for a Preliminary Plat for 1.98 acres to establish a 1.56-acre parcel and one public right-of-way for a future public street.

Staff Presentation

Mr. Hounshell stated that the Commission is asked to consider three applications for the development of 4000 W. Dublin-Granville Road, including a Conditional Use, Preliminary Development Plan and Preliminary Plat. The Concept Plan for this development was approved on December 21, 2021, followed a tabling of the application in October 2021. The Concept Plan outlined the framework for the development. The Preliminary Plat would require a recommendation for Council approval. The 1.98-acre site is zoned Bridge Street District, Sawmill Center Neighborhood. [Reviewed the existing site conditions.] The site is located at the intersection of West Dublin-Granville Road in the future development of Village Parkway. This proposal includes the dedication of Village Parkway as right-of-way to the City; however, that future roadway extension will not be constructed with this development of this site. It will be developed at a future time. Both of the streets are principal frontage streets, although Dublin-Granville is the higher

designated street. The addition of Village Parkway does change the bounds of the block in which this site is located, although it will still exceed the requirements for blocks within the Bridge Street District. A waiver is required to bring it closer to compliance. The site is located within the Sawmill Center Neighborhood District, which is a special district that pays attention to location and character of buildings, streets and open spaces to establish a mix of uses that fulfills the objection identified in the BSD Special Area Plan, which is to encourage active, mixed-use developments that are pedestrian-oriented and connect to existing future streetscapes while providing well-defined pedestrian access.

Updates:

There have been some updates to the site plan since its approval. The 6,760-sq. ft. building sited toward West Dublin Granville Road and the the 66-space parking lot at the rear of the building remain. The parking lot has lost two spaces, however, due to reconfiguring the access around the site. Parking is located forward of the building along Village Parkway, as it is now dedicated right-of-way; however, it is screened by a required street wall. That configuration is consistent with what was shown with the Concept Plan. One of the updates provided with this Plan is a wider landscape buffer along the east property line to help screen the drive-through for the drive-through restaurant. The three open space nodes are more defined, although the details will be finalized with the Final Development Plan. Another update is the addition of a street wall along the west property line, which also extends along the north and east property lines. The dumpster location in the northwest corner will be relocated to a less visible location on the site. The street wall will be extended further south to occupy the corner of the intersection, as a street wall, building or public open space is required to occupy the corner.

The Conditional Use is for the drive-through restaurant. The drive-through circulation on the site has been revised per the Commission's previous recommendations. The unique site geography is able to accommodate this circulation on the east side of the site, providing a significant landscape buffer screening it from West Dublin Granville Road and the adjacent property owner, while also minimizing vehicle and pedestrian interactions. Only 6 parking spaces are directly impacted by the circulation and are able to be separated from any critical pedestrian corridors. Staff recommends approval of the drive-through for the restaurant.

This is a Loft Building Type, similar to what was provided with the Concept Plan. There are a number of Building Type requirements for which the applicant is requesting waivers. [7 waiver requests reviewed.] Staff has reviewed the application against the applicable criteria and recommends approval of the Conditional Use with no conditions, the 7 Waiver requests, the Preliminary Development Plan with 6 conditions, and a recommendation to Council for approval of the Preliminary Plat.

Commission Questions

Mr. Schneier stated that staff is recommending that the wall be extended south. Would doing so eliminate any public space?

Mr. Hounshell responded that the requirement it is alleviating is occupation of the corner. The corner can be occupied by either a street wall, public open space or building. The space to the left of the restaurant is not open space; it is patio space.

Mr. Schneier requested clarification of the space with landscaping.

Mr. Hounshell pointed out the areas that are designated as public open spaces in the plan. Everything else would be private for the restaurant users.

Mr. Way that the revised parking layout is quite different from the previous site plan.

Mr. Hounshell reviewed the changes that had been made, the most significant of which is the parking configuration. Originally, there were several avenues for vehicles to get through the site. The revised plan provides one consistent access around the exterior of the parking spaces. Another is pushing the buildings back slightly from W. Dublin Granville Road, improving the public open spaces forward of the building, providing more buffer and landscaping. Additionally, the drive-through lane has been located slightly to the west, keeping the existing evergreens and adding new landscaping. The public open space nodes have also been improved.

Mr. Chinnock inquired if there are any concerns on the location of the menu boards and drive-through equipment, and the space becomes narrowed in that area.

Mr. Hounshell responded that the menu boards would meet the required setbacks. They are not permitted to be located forward of the building, but technically, they are located to the side of the building. Staff has no concerns.

Ms. Harter inquired if the City required electrical charging stations for vehicles.

Mr. Hounshell responded that City Code does include EV charging stations requirements in some areas. In the Bridge Street District, the Code encourages that an electric car charging station be provided for every 200 parking spaces. Therefore, that would apply to larger tenants within that District.

Mr. Way stated that we are planning for a future that does not yet exist. Currently, there is a southwest pedestrian connection up to Banker Drive stops. There is no crosswalk nor sidewalk on the Lowe's side. There is opportunity for a connection at the corner over to the Lowe's sidewalk. What direction was provided the applicant regarding future connections?

Mr. Hounshell responded that staff has not provided that direction, because it is private property. The street map drive identifies Banker Drive as existing, but it is currently under private ownership. It is not currently a public street.

Applicant Presentation

Don Brogran, Crawford Hoying Development, 6640 Riverside Drive, Dublin, 43017, stated that this is the fourth time this project has been in front of the Commission, which began with an Informal Review. He reviewed the changes that had been made in the plan to address the Commission's previous input within the limitations of the deed restrictions on the buildings.

Commission Questions for the Applicant

Mr. Chinnock requested clarification of the building height.

Mr. Hounshell stated the deed restrictions on the site limit square footage, height and uses. Although those are not typically considered by the Commission as they are private items, they are part of the discussion. A Loft Building is required to have two stories, but due to the deed restrictions, they are able to provide only one, hence one Waiver. The effort, to make the building taller, however, resulted in deviating the Ground Story height.

Mr. Chinnock inquired if the reason for the 21 feet to 28 feet differential was to add more articulation to the feedback, per the Commission's input.

Mr. Hounshell responded affirmatively.

Ms. Call noted that it was also to make it look like a two-story building, which was required.

Ms. Harter stated that she likes the pass-through feature. There was discussion about putting art there; would that be of a permanent nature, or would it be changeable options.

Mr. Brogran responded that both options would work. He believes rotating art would be intriguing, which could be accomplished by working with Dublin Arts Council and Dublin City Schools.

Mr. Way requested clarification of the reason the parking has been rotated east-west.

Mr. Brogran responded that one of the Commission's previous comments was that the passageway emptied out too close to the drive-through lane. Rotating the parking provided more space for landscape buffer at the exit from the passageway. There is now more landscaping and sidewalk now.

Mr. Way stated that a concern is that people walking from the northernmost parking spaces to the building have to walk around the island or through the cars to access the walkway. There is not a good pedestrian flow now. With the previous layout, an individual would walk from their car and down an aisle, as is common with most retail establishments. The previous alternative was more efficient. He noted some other difficulties reaching the north-south walkway. One option would be to extend the east-west walkway to the driveway. He noted that the walkway that runs around the Lowe's access drive originally paralleled the road; now it has been moved inward toward the parking lot. It is consuming space that could have been used differently. It also minimizes the amount of screening for the drive-through lane. There are existing trees along the Lowe's access drive and existing evergreens which were intended to screen the drive-through. Now, half of them -- those that run perpendicular -- are being removed. He would prefer to see the walkway pulled closer to the Lowe's access drive and achieve more space on the other side in which to provide screening of the drive-through lane. There is now insufficient screening. Per earlier discussions, the intent was that the drive-through be well screened. As the plan as evolved, that screening has been minimized.

Mr. Brogran responded that some of the tree removal was requested by the City of Dublin, some of which will be replaced. Their intent is to provide screening of the drive-through view.

Mr. Way responded that presently, that zone is not yet well resolved. The landscaping between the walkway and road looks haphazard, and there is a line of low evergreen shrubs to screen the lane of cars.

Mr. Brogran responded that the zone has been revised multiple times based on the Commission's comments.

Dave Guappone, Principal, G2 Planning & Design, 720 E. Broad Street, Suite 200, Columbus, Ohio 43205 stated that the reason the sidewalk was pulled back is that they were planning to save the trees and having the sidewalk extend through the middle of trees would necessitate removal of the existing evergreens. They believed the existing screen was of more value and important to protect than providing new landscaping.

Mr. Way inquired if the sidewalk is being curved to protect the existing trees.

Mr. Guappone responded affirmatively. Their intent is to create an aestically pleasing consistent curve that will connect at the corner.

Commission Discussion

Mr. Schneier stated that this has been quite an iterative process. He respects the attention the applicant has given to that effort, resulting in a great outcome. He is supportive of the application and staff's recommendations.

Mr. Fishman stated he assumes the drive-through is for a coffee shoppe. If so, will the architecture remain the same as what is depicted?

Mr. Brogran responded that the architecture will remain the same.

Mr. Way stated there have been a number of meetings and the applicant has done a great job. The orientation of the parking lot was a surprise to him, as that had not been discussed in previous meetings. He believes the edge of the Lowe's access drive is an unresolved landscape issue. He is concerned about the screening of the drop-off lane, and the connection to the east-west walkway, which currently, people parked on the east side would find it difficult to reach.

Ms. Harter stated that she is supportive of the application. The plant materials will be important. She appreciates that the drive-through is provided to the rear of the building.

Mr. Chinnock stated that he has no additional comments to make. He agrees with fellow Commissioners. He thanked the applicant for addressing all the Commissioners' comments.

Ms. Call stated that in regard to the Preliminary Development plan and Preliminary Plat, she believes the applicant has done a good job adapting the plan per the Commission's guidance. However, she remains unsupportive of the drive-through, which is not permitted in the Bridge Street District. Section 153.059 of the Code states that, "...drive-throughs when permitted are permitted only as accessories to banks in the BSD vertical mixed-use and the BSD Historic Transition neighborhoods. When they are permitted, stacking areas and associated areas will be screened....drive-through vehicle stacking shall be at least 20 feet long; stacking spaces may not impede onsite or offsite vehicular, bicycle or pedestrian circulation. Where 5 or more stacking spaces are provided, the individual stacking lane shall be clearly delineated...and buffered from adjacent properties. The structures related to drive-throughs shall not have frontage on or be readily visible from any shopping corridor." She believes the application does not comply with those requirements. To be considered, the drive-through must not impede vehicular, bicycle or pedestrian traffic. There are parking spaces close to the restaurant use, and to avoid the drive-through traffic, pedestrians must

walk from their vehicles at a 45-degree angle to reach that destination. In addition, this drive-through will be visible from the shopping corridor. Therefore, she is not supportive of the Conditional Use, but if the drive-through were removed, she would be supportive of the Preliminary Development Plan and Preliminary Plat.

Mr. Fishman stated that was the reason for his earlier question, as he also is opposed to a drive-through in the BSD corridor.

Mr. Way moved, Mr. Schneier moved approval of the Conditional Use.

Vote: Ms. Harter, yes; Mr. Chinnock, yes; Mr. Fishman, yes; Mr. Way, yes; Ms. Call, no; Mr. Schneier, yes.

[Motion approved 5-1.]

Mr. Schneier moved, Ms. Harter seconded approval of the following seven (7) waivers:

- 1) Section 153.060(C)(2)(a) – Maximum Block Dimensions.
Required: Maximum block length of 1,314.58 feet; Maximum block perimeter of 4,931.52 feet.
Requested: Exceed maximum block length and perimeter length due to existing street network.
- 2) Section 153.062(O)(4)(a)(1) – Front Property Line Coverage.
Required: 60%
Requested: 27% for W. Dublin-Granville Road and 10% for Village Parkway
- 3) Section 153.062(O)(4)(a)(3) – Parking Location.
Required: Parking to be located to the rear of the site
Requested: Parking to be located forward of the building along Village Parkway
- 4) Section 153.062(O)(4)(b) – Minimum Height.
Required: Two-story Loft Building
Requested: Single-story Loft Building
- 5) Section 153.062(O)(4)(b) – Ground Story Maximum Height.
Required: Roofline height of 16 feet
Requested: Roofline height of 20 feet
- 6) Section 153.062(O)(4)(c) – Occupied Space.
Required: 30-foot occupied depth
Requested: 27-foot occupied depth for Tenants B and C
- 7) Section 153.062(O)(4)(d)(1) – Street Façade Transparency (Full Façade)
Required: 60%
Requested: 30.1% for south elevation; 36.9% for west elevation

Vote: Mr. Way, yes; Mr. Fishman, no; Mr. Schneier, yes; Ms. Call, no; Mr. Chinnock, yes; Ms. Harter, yes.

[Motion approved 4-2.]

Ms. Rauch recommended that a condition for approval be added that addresses Mr. Way's concern about the screening.

[Commission members were supportive of adding the additional condition.]

Ms. Rauch requested Mr. Way to clarify his request.

Mr. Way responded that it was to work with staff to develop a more opaque screening plan for the drive-through drop-off lane.

Mr. Chinnock noted that screening of the equipment therein should also be included.

Discussion continued regarding the need for additional conditions regarding pedestrian ability to access the east-west walkway from the east and the need to realign the path to provide the space for the provision of more opaque screening to be provided. It cannot be accomplished in the area currently provided.

Mr. Boggs noted this plan will be before the Commission again at the Final Development Plan review. With the landscaping condition, there would be ability to refine the realignment of the plan. Ms. Call stated that there is Commission consensus regarding the addition of conditions for the realignment of the path to permit the inclusion of more opaque screening for the drive-through and to address the connection to the east-west pedestrian way.

Ms. Call inquired if the applicant had any objection to the conditions.
The applicant indicated he had no objection.

Mr. Way moved, Mr. Schneier seconded approval of the Preliminary Development Plan with eight (8) conditions:

- 1) The applicant work with staff to relocate the dumpster location to a less visible location on the site in an area not along a PFS.
- 2) The applicant provide an open space plan with the submittal of the Final Development Plan for final review of the proposed open spaces on the site.
- 3) The applicant continue to work with staff to update the entrance design for Tenants A and B to create more architecturally intriguing entrances into the building.
- 4) The applicant reduce the height of the parapet to meet the maximum height requirement.
- 5) The applicant provide a street wall to occupy the corner of the site in compliance with the requirements of the Code, subject to staff approval.
- 6) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.
- 7) The applicant work with staff to develop opaque screening for the drive-through facility and equipment.
- 8) The applicant work with staff to extend pedestrian accessibility to the east-most parking spaces, consistent with Planning and Zoning Commission comments.

Vote: Mr. Fishman, no; Mr. Chinnock, yes; Ms. Harter, yes; Mr. Way, yes; Mr. Call, no; Mr. Schneier, yes.

[Motion carried 4-2]

Mr. Schneier moved, Mr. Way seconded a recommendation for Council approval of the Preliminary Plat with the following conditions:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.
- 2) The applicant provide a plat note on the Final Plat specifying the developer shall maintain the right-of-way until such time Village Parkway is extended by the City.

- 3) The applicant provide public access easement on the Final Plat for all publically accessible open spaces.

Vote: Mr. Schneier, yes; Ms. Call, yes; Mr. Way, yes; Ms. Harter, yes; Mr. Chinnock, yes; Mr. Fishman, yes.

[Motion carried 6-0]

[Brief recess.]

5. ~~Nutex Dublin Emergency Hospital at 3800 W. Dublin-Granville Road, 22-057CP~~ Concept Plan

~~A request for development of ±22,000-square-foot neighborhood hospital on a 1.58-acre site is zoned Bridge Street District, Sawmill Center Neighborhood. The site is northeast of the intersection of Dublin-Granville Road with Dublin Center Drive.~~

Staff Presentation

~~Mr. Hounshell stated that this is a request for review and approval for the Nutex Dublin Emergency Hospital. This is the first formal step in the 3-step Bridge Street District (BSD) plan approval process. On February 17, 2021, the Planning and Zoning Commission (PZC) reviewed and provided nonbinding feedback for an Informal Review of the project in regard to use, architecture, site layout and signage. The Concept Plan would require a Commission determination, unlike Concept Plans outside of the Bridge Street District. The Concept Plan would establish a framework for the project moving forward. This lot was created via Final Plat in 2021 from the overall Fifth Third Bank site to the east. The 1.58-acre site is zoned Bridge Street District, Sawmill Center Neighborhood and is located at the intersection of Dublin Center Drive with W. Dublin-Granville Road. Currently, the site has one access point from Dublin Center Drive, which would be removed with this proposal. The site is vacant with minimal natural features. At the February 17 Informal Review, the Commission expressed reservations about a Conditional Use for the proposed use, given the vehicle-oriented operations and development character. They also expressed concerns about the single-use building meeting the intent of the BSD Sawmill Center Neighborhood standards, the Community Plan and the spirit of the Special Area Plan for the Bridge Street District. Regarding the design, the Commission expressed the need for building emphasis along W. Dublin-Granville Road, as the primary frontage for the site, and the need to bring the building forward and provide a gateway feature at the intersection of W. Dublin-Granville Road and Dublin Center Drive. The site is located at the intersection of W. Dublin-Granville Road (south), Dublin Center Drive (west), and Banker Drive (north). W. Dublin-Granville Road and Dublin Center Drive are designated as principal frontage streets, with W. Dublin-Granville Road considered a Corridor Connector and Dublin Center Drive considered a District Connector. The site is zoned BSD-SCN, Sawmill Center Neighborhood District, which was created to create an active, mixed-use, pedestrian-oriented environment, encouraging interconnected site layouts adjacent to each other for pedestrian access and engaging the streetscape. There are Special Areas within the neighborhood with different requirements. The intersection of W. Dublin-Granville Road and Dublin Center Drive is designated for a potential gateway location. A gateway feature is described as a point of identification that provides a sense of arrival to an area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces. Gateways should be incorporated into the design and layout~~