



RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 7, 2019 | 6:30 pm

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

**1. ID-2, Noah's Event Venue
17-108SPR**

**Parcel ID: 274-001353
Site Plan Review**

Proposal:	Construction of a ±8,000-square-foot conference and event center and associated site improvements on a ±4-acre parcel, zoned ID-2, Research Flex District.
Location:	Northeast corner of the intersection of Shier-Rings Road and Eiterman Road.
Request:	Review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.042(E)(7).
Applicant:	Chris Winkle, Noah's Event Venue
Planning Contact:	Logan M. Stang, Planner II
Contact Information:	614.410.4652, lstang@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/17-108

MOTION #1: Mr. Stidhem moved, Mr. Wilson seconded, to approve the three Administrative Departures:

1. §153.040 – Interior Landscape Requirements (B)(5)
All landscape islands must include a minimum width of ten feet from back to back of curb.
Request: 5 feet, 6 inches for the landscape island adjacent to the dumpster enclosure.
2. §153.040 – Table of Height, Area & Setbacks (L)(1) – Projecting Sign Area
Maximum area of six square feet.
Request: 24 square feet.
3. §153.040 – Table of Height, Area & Setbacks (L)(1) – Projecting Sign Height
Maximum height of six feet.
Request: 20 feet.

VOTE: 5 – 0.

RESULT: The Administrative Departures were approved.



**1. ID-2, Noah's Event Venue
17-108SPR**

**Parcel ID: 274-001353
Site Plan Review**

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Absent
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

MOTION #2: Mr. Stidhem moved, Mr. Wilson seconded, to approve the Site Plan Review with 7 conditions:

- 1) That the Eiterman Road widening improvements be constructed concurrently with the site and building improvements and be completed and conditionally accepted by the City prior to occupancy of the building;
- 2) That the required right-of-way be dedicated prior to occupancy of the building;
- 3) That the applicant updates the traffic study or provides a memo indicating whether or not the proposed site mitigations would be sufficient if the roadway network changes on Shier Rings Road;
- 4) That the applicant continues to work with Engineering on the appropriate Eiterman Road turn lane configuration and roadway improvements to the satisfaction of the City Engineer;
- 5) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 6) That the applicant ensures the Fire Department Connection (FDC) maintains three feet of clear space, per the Ohio Fire Code, to be verified with the building permit review; and
- 7) That the applicant updates the landscape plan to ensure the Fire Department Connection (FDC) is not obstructed by any proposed plantings, to be verified with the building permit review.

VOTE: 5 – 0.

RESULT: The Site Plan Review was approved.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Absent
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

STAFF CERTIFICATION



Logan M. Stang, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 7, 2019 | 6:30 pm

The Planning and Zoning Commission discussed the following proposal at this meeting:

2. BSD SRN – Bridge Park, Building F1 PID: 273-000867
18-080DPR-SPR Development and Site Plan Reviews with Parking Plan

Proposal: A six-story, 92,400-square-foot hotel and commercial building and associated site improvements.

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

Request: Review and approval of a Development Plan and Site Plan Review with a Parking Plan under the provisions of Zoning Code Section 153.066.

Applicant: James Peltier, EMH&T.

Planning Contact: Claudia D. Husak, AICP, Senior Planner/Current Planning Manager.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/18-080

MOTION #1: Mr. Stidhem moved, Ms. Kennedy seconded, to approve the Development Plan Review without conditions.

VOTE: 5 – 0.

RESULT: The Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Absent
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

MOTION #2: Mr. Stidhem moved, Mr. Wilson seconded, to approve the 15 Waivers:

1. §153.062 – Building Types (D)(1)(a) – Parapet Height.
Parapets shall be no less than two feet and no more than six feet high.
Request: To parapets of .5 feet and 7.5 feet in height.
2. §153.062 – Building Types (D)(1)(c) – Horizontal Expression Lines.
Expression lines are encouraged to distinguish the parapet from the upper stories of the building.
Request: Expression lines distinguish the parapet from the upper stories of the building and define the top of the parapet.



**2. BSD SRN – Bridge Park, Building F1
18-080DPR-SPR**

**PID: 273-000867
Development and Site Plan Reviews with Parking Plan**

3. §153.062 – Building Types (H)(1)(g) – Windows, Projecting Sills Required.
Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one-by-four trim or brick mould casing.
Request: To permit windows to be recessed into the siding clad facades with no projecting sills.
4. §153.062 – Building Types (N)(4)(a)(5) Vents, Air Conditioners, other Utility Elements
Vents, air conditioners, and other utility elements are not permitted on street facing facades.
Request. Permission for PTAC and VTAC units grills/louvers on street facing facades and architectural louvers above restaurant storefront windows for future mechanical systems.
5. §153.062 – Corridor Building Type (O)(5)(2) Building Siting, Setbacks.
The minimum rear yard setback is 5 feet.
Request. Allow for the closest corner of the building to Reserve "B" to be setback ± 3.33 feet from the shared property line with Lot 18.
6. §153.062 – Corridor Building Type (O)(5)(2) Building Siting, Impervious Lot Coverage.
The maximum permitted impervious lot coverage is 80%.
Request. Allow for the 96% impervious coverage for Lot 18.
7. §153.062 – Corridor Building Type (O)(5)(d)(1) Façade Requirements, Street Façade Transparency.
The minimum ground story street facing transparency is 60%, and the minimum upper story street facing transparency is 30%.
Request: To allow ground story transparency of 18% at the east elevation, 40% at the north elevation, and 46% at the west elevation. To allow upper story transparency of 26% at the east elevation.
8. §153.062 – Corridor Building Type (O)(5)(d)(1) Façade Requirements, Blank Wall Limitations.
No horizontal distance greater than 15 feet per story shall be blank or windowless.
Request. To allow for the southern portion of the west elevation and the east and west portions of the south elevation to have blank wall areas greater than 15 feet in horizontal distance.
9. §153.062 – Corridor Building Type (O)(5)(d)(4) – Vertical Increments
Vertical increments are required no greater than 45 feet in width.
Request: To allow vertical increments greater than 45 feet in width in the middle and the east end of the north elevation, at the east end of the south elevation, and at the south end of the west elevation.
10. §153.062 – Corridor Building Type (O)(5)(d)(4) – Change in Roof Plane
Changes in the roof plane or type are required at least every 80 feet.
Request: To permit roof planes of ± 111 feet in length without a change in the horizontal plane.
11. §153.062 – Corridor Building Type (O)(5)(d)(5) – Minimum Primary Façade Materials.
80% of the materials must be comprised of either stone, brick, or glass.
Request: To allow primary material percentages of 45% on the north elevation, 37.5% on the south elevation, 53% on the east elevation, and 38.5% on the west elevation.



**2. BSD SRN – Bridge Park, Building F1
18-080DPR-SPR**

**PID: 273-000867
Development and Site Plan Reviews with Parking Plan**

12. §153.064 – Open Space Types (C) Provision of Open Space.
One square foot of publicly accessible open space is required for every 50 square feet of commercial space proposed.
Request: To permit 1,203 square feet of open space, where 1,910 square feet are required.
13. §153.064 – Pocket Park General Requirement (G)(2)(a) Street Right-of-Way Frontage Required.
A minimum of 30% of the perimeter of the open space is required along a building and street.
Request: 0 feet of perimeter to be required along the street right-of-way.
14. §153.064 – Pocket Park General Requirement (G)(3)(b) Frontage Orientation of Adjacent Buildings.
The preferred orientation of open space is along the front or corner side property line.
Request: Permission to orient the Pocket Park toward the rear property line.
15. §153.064 – Pocket Park General Requirement (G)(5) – Ownership.
Open Spaces may be either publicly or privately owned. If privately owned, required open space must be publicly accessible along a street right-of-way.
Request: Permission for a privately owned open space to not require access along the street right-of-way.

VOTE: 5 – 0.

RESULT: The 15 Waivers were approved.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Absent
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

MOTION #3: Mr. Stidhem moved, Ms. Kennedy seconded, to approve the Site Plan Review with a Parking Plan and eight conditions:

- 1) That the applicant evaluate opportunities for provision of required publicly accessible open space;
- 2) That the applicant provide a public access easement to and over the proposed Pocket Park;
- 3) That an on-street van accessible parking space be provided based on the provision of 3 new parking spaces;
- 4) That bicycle parking spaces be provided as required by Code;
- 5) That exterior lighting specifications for all proposed fixtures be submitted with building permits;



**2. BSD SRN – Bridge Park, Building F1
18-080DPR-SPR**

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Development and Site Plan Reviews with Parking Plan**

- 6) That exterior lighting be provided in the area of the Pocket Park to meet the minimum foot candle requirements of Code;
- 7) That details and specifications for the proposed vehicular canopy be submitted with building permits; and
- 8) That the applicant verify the proposed height of the retaining walls surrounding the open space along Winder Drive and request any necessary approvals should they exceed Code-permitted height.

VOTE: 5 – 0.

RESULT: The Site Plan with the Parking Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Absent
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

STAFF CERTIFICATION



Claudia D. Husak, AICP, Senior Planner
Manager of Current Planning





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 7, 2019 | 6:30 pm

The Planning and Zoning Commission discussed the following proposal at this meeting:

**3. PUD, Muirfield Tournament Headquarters
19-003AFDP**

**5750 Memorial Drive
Amended Final Development Plan**

Proposal: A two-story, 15,000-square-foot office building for the Muirfield Golf Course. The site is zoned Planned Unit Development District, Muirfield Village.

Location: North of Memorial Drive, approximately 450 feet northeast of the intersection with Kinross Court.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.066.

Applicant: Teri Umbarger, Moody Nolan

Planning Contact: J.M. Rayburn, Planner I

Contact Information: 614.410.4653, jrayburn@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-003

MOTION: Mr. Stidhem moved, Mr. Wilson seconded, to table the Amended Final Development Plan.

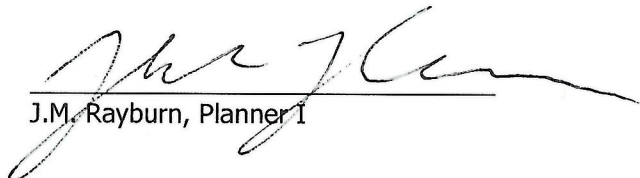
VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was tabled.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Absent
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

STAFF CERTIFICATION


J.M. Rayburn, Planner I

