



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 20, 2019 | 6:30 pm

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

**1. Dublin Rehabilitation Hospital
19-028INF**

**PID: 273-012662
Informal Review**

Proposal: Construction of an approximately 48,000-square-foot rehabilitation hospital serving 40 inpatient beds on a 5.76-acre site zoned Planned Unit Development, Northeast Quad, Subarea 5B.

Location: South of Emerald Parkway, approximately 750 feet southwest of the intersection with Sawmill Road.

Request: Informal review and feedback on a possible future application.

Applicant: Jackson B. Reynolds III, Smith & Hale

Planning Contact: Chase Ridge, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-028

RESULT: The Commission provided informal feedback for the proposed rehabilitation hospital. The Commissioners were supportive of the proposed site layout, but encouraged the applicant to address staff's comments regarding the curb cuts and site circulation. The members had significant discussion about the parking requirements, including the desire to meet the required number of parking spaces on site or through a shared parking agreement, investigate whether the nursing home standards are appropriate, or approving the deviation as proposed. The Commission requested the applicant modify the architecture to add more visual interest and articulation to the building, particularly to the long patient wings. They expressed concerns that the building design was too flat. The members also discussed the need for additional light and windows. The Commission directed the applicant to increase the landscape design for the site and encouraged them to incorporate a patio area at the building entrance. The members also requested additional connectivity be provided on site, as well as to the surrounding development.

MEMBERS PRESENT:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION


Chase Ridge, Planner I



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 20, 2019 | 6:30 pm

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

2. Daimler Development Concept 19-047INF

PID: 273-010749
Informal Review

Proposal: To rezone approximately ten acres at the intersection of Frantz and Rings Road from Office, Laboratory & Research District to Planned Unit Development for a commercial, mixed-used center including office, restaurant/retail and open space.

Location: Northwest of the intersection of Frantz Road and Rings Road.

Request: Informal review and feedback on a possible future development application.

Applicant: Paul Ghidotti, The Daimler Group

Planning Contact: Vincent Papsidero, FAICP

Contact Information: 614.410.4682, vpapsidero@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-047

RESULT: The Commission provided informal feedback regarding the proposed design concepts and were supportive of the redevelopment of the site. The Commission was supportive of the proposed architectural concept and the high-quality design desired for this site. The members encouraged the applicant to look for an opportunity to connect with the Field of Corn site. They liked the proposed pedestrian connectivity and encouraged the applicant to ensure it was well maintained throughout the site and to the surrounding development. The Commission shared that the proposed park areas effectively reached the streets to draw people into and through the site. The members encouraged the applicant to pursue an internal drive that is well designed and does not promote cut-through traffic.

MEMBERS PRESENT:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Interim Planning Director





**3. Midwestern Auto Group – Porsche Signs
19-030AFDP**

**6325 Perimeter Loop Road
Amended Final Development Plan**

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

MOTION #3: Ms. Call moved, and Ms. Kennedy seconded, to approve the Amended Final Development Plan with one condition:

- 1) That the applicant revise the wall sign to be externally illuminated rather than internally illuminated.

Ms. Newell moved, Mr. Fishman seconded, to **amend Motion #3** to include the following condition recommended by staff:

- 2) That the applicant revise the wall sign to replace the manufacturer color with a complementary color used throughout the campus, subject to staff approval with the filing of sign permits.

VOTE: 3 – 4.

RESULT: The motion to amend Motion #3 failed.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	No
William Wilson	No
Mark Supelak	No
Rebecca Call	No

MOTION #4: Ms. Call moved, and Ms. Kennedy seconded, to approve the Amended Final Development Plan with one condition:

- 1) That the applicant revise the wall sign to be externally illuminated rather than internally illuminated.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.



**3. Midwestern Auto Group – Porsche Signs
19-030AFDP**

**6325 Perimeter Loop Road
Amended Final Development Plan**

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Interim Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2019 | 6:30 pm

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

4. **Riviera West 19-027PP**

**8205 Avery Road
Preliminary Plat**

Proposal: The subdivision of 13.56 acres, zoned Rural District for 11 single-family lots, two reserves, and a new public street.
Location: South of Cacchio Lane, approximately 1,400-feet east of the intersection with Hyland-Croy Road.
Request: Review and approval of a Preliminary Plat with five Subdivision Regulation Variances and three conditions under the provisions of the Subdivision Regulations.
Applicant: Charlie Ruma, Davidson Phillips & Jeffery Strung, EMH&T
Planning Contact: Chase Ridge, Planner I
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/19-027

MOTION #1: Ms. Kennedy moved, and Mr. Fishman seconded, to recommend approval to City Council the Subdivision Regulation Variances with five Variances to permit:

1. A right-of-way width of 50 feet for the cul-de-sac street where the requirement is 60 feet.
2. A right-of-way diameter of 102 feet for the cul-de-sac turnaround where the requirement is 130 feet.
3. A cul-de-sac street pavement width of 28 feet where the requirement is 32 feet.
4. A pavement diameter of 80 feet for the cul-de-sac turnaround where the requirement is 91 feet; and
5. The exclusion of a landscaped center island within the cul-de-sac turnaround where the requirement is for this island to be installed.

VOTE: 7 – 0.

RESULT: The five Subdivision Regulation Variances were recommended for approval to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

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**4. Riviera West
19-027PP**

**8205 Avery Road
Preliminary Plat**

MOTION #2: Ms. Kennedy moved, and Mr. Fishman seconded, to recommend approval to City Council of the Preliminary Plat with four conditions:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to the City Council submittal;
- 2) That the plat be revised to indicate that Reserve "B" be combined with the existing adjacent reserve and that Reserve "A" be owned and maintained by the City for consistency throughout the Riviera development;
- 3) That the plat be revised to eliminate reference to the tree replacement fee; and
- 4) That the applicant work with staff and the Dublin City School District to address issues of connectivity with the school site to the west.


VOTE: 7 – 0.

RESULT: The Preliminary Plat was recommended for approval to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION



Chase Ridge, Planner I

