



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 19, 2017 | 6:30 pm

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

2. K&V Lashes 6631-K Commerce Parkway
16-105CU Conditional Use

Proposal: A beauty shop within an existing office building, on a 2.935-acre parcel zoned Suburban Office and Institutional District on the west side of Commerce Parkway, at the intersection with Perimeter Drive.

Request: Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

Applicant: Isai Gallardo, K&V Lashes.

Planning Contact: Claudia D. Husak, AICP, Senior Planner.

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

MOTION: Mr. Brown motioned, Ms. De Rosa seconded to approve the Conditional Use with no conditions.

VOTE: 6 – 0

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Absent
Stephen Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP, Senior Planner



1. NE Quad, Subarea 5A – Kroger – Clicklist 7625 Sawmill Road
16-058AFDP/CU Amended Final Development Plan/Conditional Use

The Chair, Victoria Newell, said the following application is for a customer pick-up area on the northwest corner of an existing grocery store within Subarea 5A of the NE Quad Planned Unit Development on the west side of Sawmill Road, north of the intersection with Hard Road. She said this is a request for a review and approval of an Amended Final Development Plan and Conditional Use application under the provisions of Zoning Code Sections 153.050 and 153.236.

The Chair swore in Ms. Martin.

Steve Stidhem asked if there were any signs associated with this application.

Ms. Martin answered the signs for Subarea 5A would defer to the Code or the Ohio Manual of Uniform Traffic Control Devices.

Motion and Vote

Mr. Brown motioned, Ms. De Rosa seconded, to approve the Amended Final Development Plan with two conditions:

- 1) That all signs proposed as part of the application meet the applicable regulations as existing without modification: the NE Quad Development Text; the City's Zoning Code; and the Ohio Manual of Uniform Traffic Control Devices; and
- 2) That the applicant work with Building Standards to assure all applicable Building Code requirements are met.

The vote was as follows: Ms. Salay, yes; Ms. Newell, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; and Mr. Brown, yes. (Approved 6 – 0)

Motion and Vote

Mr. Brown motioned, Ms. De Rosa seconded, to approve the Conditional Use with no conditions. The vote was as follows: Mr. Miller, yes; Ms. Salay, yes; Ms. Newell, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; and Mr. Brown, yes. (Approved 6 – 0)

2. K&V Lashes 6631-K Commerce Parkway
16-105CU Conditional Use

The Chair, Victoria Newell, said the following application is for a beauty shop within an existing office building, on a parcel zoned Suburban Office and Institutional District on the west side of Commerce Parkway, at the intersection with Perimeter Drive. She said this is a request for a review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

The Chair swore in anyone intending to address the Commission on this case.

Claudia Husak said approval is recommended with no conditions.

Steve Stidhem inquired about the type of clientele. Ms. Husak said she would prefer that the applicant speak to the type of clientele they are serving but the best category that this application fit within is the Personal Services – Beauty Shops category in the Zoning Code, even though it is an antiquated term.

Motion and Vote

Mr. Brown motioned, Ms. De Rosa seconded, to approve the Conditional Use with no conditions. The vote was as follows: Mr. Miller, yes; Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; and Mr. Brown, yes. (Approved 6 – 0)

3. Avery Road CrossFit 16-110CU

5725 Avery Road Conditional Use

~~The Chair, Victoria Newell, said the following application is for an indoor recreational facility within an existing building in the Technology Flex District. She said the site is on the west side of Avery Road, approximately 710 feet south of the intersection with Woerner-Temple Road. She said this is a request for a review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.~~

~~The Chair swore in anyone intending to address the Commission on this case.~~

Motion and Vote

~~Mr. Brown motioned, Mr. Stidhem seconded, to approve the Conditional Use with one condition:~~

- ~~1) That the applicant work with staff to provide the one loading space required by the Code to be verified at permitting.~~

~~The vote was as follows: Mr. Miller, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. De Rosa, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Approved 6 – 0)~~

Planning Items

~~Vincent Papsidero said there are three current projects interrelated that include the West Innovation District, Metro-Blazer area, and the Bridge Street District. He said plans are in place to update the first two areas just mentioned. He said staff does not intend to update the plan in the BSD but in each area they are updating the Code and developing Design Guidelines.~~

~~Mr. Papsidero presented a map highlighting the three areas as well as the overriding intent of Code versus Design Guidelines:~~

- ~~• Code and process improvements (Code)
 - ~~• Focus on dimensional standards + “absolutes”~~
 - ~~• Consistency among review steps and application requirements~~
 - ~~• Process improvements that do not compromise outcomes~~~~
- ~~• Strong emphasis on outcomes (Design Guidelines)
 - ~~• Emphasize creativity and originality in urban design consistent with City values and expectations~~
 - ~~• Avoid monotonous outcomes~~
 - ~~• Guidelines to focus on intent (do this/don’t do that)~~
 - ~~• Answers the applicant’s question “what do you want from us?”~~~~

~~Bob Miller said most of what Mr. Papsidero just said is extremely logical. He asked if Mr. Papsidero sees a risk with these changes. Mr. Papsidero answered he does not see a risk. He explained he has written and used guidelines in other communities of Columbus with quite a bit of success. He indicated Design Guidelines will provide more leverage than what a Code in some cases.~~