



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2019 | 6:30 pm

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

**1. The Ohio State University Wexner Medical Center 6600 Shier Rings Road
19-055 Rezoning with Preliminary Development Plan**

Proposal: A Rezoning with Preliminary Development Plan of a ±34-acre site, from ID-1 to PUD to facilitate the future development of a medical office building and an ambulatory care center (Phase I) and a future hospital (Phase II).

Location: On the north side of Shier Rings Road, east of Eiterman Road, west of Avery Road, and south of US 33.

Request: Review and recommendation of approval to City Council for a Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: The Ohio State University Wexner Medical Center represented by Aaron L. Underhill, Underhill & Hodge LLC

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

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-055

MOTION: Ms. Kennedy moved, Mr. Wilson seconded, to recommend approval to City Council for the Rezoning with a Preliminary Development Plan with eight conditions:

- 1) That the development text and the sign plan be updated to address the discrepancies prior to Council review, including the correct nomenclature and permitted sizes, permitted lighting and permitted number of secondary monument signs;
- 2) That the applicant update the development text to clarify that peninsulas may count in the interior landscape requirements;
- 3) That the smaller trees shown on the plans in the interior landscape areas be permitted on the development text;
- 4) That the development text be revised to include bio-retention measures, as appropriate, in the parking lot areas to aid in stormwater management and provide for irrigation of trees; this should include the elimination of the requirement of curbed islands;
- 5) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer;
- 6) That the building elements and mechanical equipment areas be screened per Code in the text;



Medical Center 6600 Shier Rings Road
Rezoning with Preliminary Development Plan

- VOTE: 7 - 0**

RECORDED VOTES:

STAFF CERTIFICATION


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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2019 | 6:30 pm

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

**2. University Boulevard Phase 2
19-080**

**6600 Shier Rings Road
Preliminary Plat**

Proposal: A Preliminary Plat for the provision of right-of-way for University Boulevard to extend from Shier-Rings Road west to intersect with Eiterman Road and the creation of a ±34-acre parcel for future development of a medical center.

Location: North of Shier Rings Road and west of the intersection with Avery Road.

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Section 153.066 and the Subdivision Regulations.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

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

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-080

MOTION #1: Ms. Call moved, Mr. Fishman seconded, to recommend approval to City Council for the following variance from the Subdivision Regulations:

1. To permit the creation of Lot 5 at 1.23 acres instead of meeting the Zoning Code required 3-acre minimum.

VOTE: 7 - 0

RESULT: The variance from the Subdivision Regulations to permit the creation of Lot 5 at 1.23 acres instead of 3 acres was recommended to City Council for approval.

RECORDED VOTES:

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



**2. University Boulevard Phase 2
19-080**

**6600 Shier Rings Road
Preliminary Plat**

MOTION #2: Ms. Kennedy moved, Mr. Wilson seconded, to recommend approval to City Council for the Preliminary Plat with the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

VOTE: 7 - 0

RESULT: The Preliminary Plat was conditionally recommended for approval.

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



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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2019 | 6:30 pm

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

**3. The Corners
19-081**

PID: 273-010749

Rezoning with Preliminary Development Plan

Proposal: A Rezoning with Preliminary Development Plan of a ±13.5-acre site from OLR to PUD to facilitate the future development of an approximately 70,000-square-foot office and commercial center and a public park.

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

Request: Review and recommendation of approval to City Council for a Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Paul G. Ghidotti, The Daimler Group

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

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-081

MOTION: Ms. Call moved, Ms. Kennedy seconded, to recommend approval to City Council for the Rezoning with a Preliminary Development Plan with the following amended six conditions:

- 1) That the Preliminary Development Plan be revised to accurately reflect all Subareas, as outlined in the text, prior to Council review;
- 2) That the applicant revise the development text to address the maximum permitted encroachment of building canopies, awnings, eaves, and projecting signs along the Frantz Road frontage; and
- 3) That the applicant revise the phasing plan to include adequate circulation in Phase 1;
- 4) That the development text be revised to limit the office uses in Subarea B to the office uses in the Zoning Code Section 153.026(A)(2) and the professional uses in Section 153.026(A)(3);
- 5) That the text be revised to allow the uses in the Neighborhood Commercial District in Zoning Code Section 153.027(A); and
- 6) That Staff provide shared parking data comparing the proposal to others in the City with a Final Development Plan.

VOTE: 7 - 0

RESULT: The Rezoning with a Preliminary Development Plan was conditionally recommended for approval to City Council.



**3. The Corners
19-081**

**PID: 273-010749
Rezoning with Preliminary 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



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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2019 | 6:30 pm

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

**4. The Corners
19-082**

**PID: 273-010749
Preliminary Plat**

Proposal: A Preliminary Plat for the subdivision of ± 24 acres into three lots for the future development of approximately 70,000-square-feet of office and commercial space and a public park. The site is currently zoned Office, Laboratory, and Research District.

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

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Section 153.066 and the Subdivision Regulations.

Applicant: Paul G. Ghidotti, The Daimler Group

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

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-082

MOTION: Ms. Kennedy moved, Ms. Call seconded, to recommend approval to City Council for the Preliminary Plat with the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

VOTE: 7 - 0

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

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



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

