



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, August 22, 2019 | 6:30 pm

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

1. Dublin Village Center - Master Sign Plan 6561-6815 Dublin Center Drive
19-072INF Informal Review

Proposal: An Informal Review of a potential Master Sign Plan for an existing shopping center. The site is zoned Bridge Street District Sawmill Center Neighborhood.

Location: West of Dublin Center Drive, approximately 1,000 feet west of the intersection with Sawmill Road.

Request: Informal review and feedback of a future Master Sign Plan application.

Applicant: Kevin McCauley, DVC Associates LLC

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-072

RESULT: The Commission reviewed and provided non-binding comments on an Informal Review for a future Master Sign Plan application for a comprehensive sign plan for Dublin Village Center. The Commission welcomed the updates to the center and appreciated the thoughtful branding. Commissioners supported the refurbishment of existing monument signs; specifically the quality of sign faces and halo lighting. The Commission was excited about the opportunity for public art. Some members expressed concern with the proposed banner signs. The Commission provided feedback on the AMC anchor tenant signs. Generally, the Commission expressed that too many signs are proposed; although, the Commission acknowledged the site is accessed from a variety of directions. The Commission requested additional details regarding the clock tower and in-line tenant standards with the future application submittal.

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

Nichole M. Martin, AICP
Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 22, 2019 | 6:30 pm

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

**2. Oak Park, Subarea E
19-060CP**

**7050 & 7055 Oak Park Boulevard
Concept Plan**

Proposal: A Concept plan for the construction of 12, single-family lots and associated site improvements. The 3.47-acre site is zoned Planned Unit Development District, Oak Park Subarea E.

Location: West of Hyland-Croy Road, approximately 700 feet southwest of the intersection with Brand Road.

Request: An informal review and feedback of a future development application.

Applicant: Christopher T. Cline, Haynes, Kessler, Myers & Postalakis.

Planning Contact: Chase J. Ridge, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/19-060

RESULT: The Commission reviewed and provided non-binding comments on an application for a Concept Plan as the first step for the rezoning of Subarea E in the Oak Park neighborhood for the potential development of 12, single-family homes where commercial development is currently permitted. The applicant gave a presentation and background of the history of Oak Park, including the rezoning of Subarea D, from townhome units to single-family homes. The applicant described the proposed site layout, architecture, and design.

A resident of the Oak Park neighborhood also gave a presentation outlining the issues the neighborhood has with the current proposal, including the future costs to the HOA of maintaining the private drives and the general layout of the site. There were approximately 25-35 residents in attendance from the Oak Park neighborhood in support of the presenter.

The Commissioners expressed their concerns with the private streets, including maintenance and their current conditions. The Commissioners discussed the future cost burden to the HOA and the residents, and the extent to which the HOA would be responsible for maintenance and upkeep of the private drives. The Commission discussed the proposed layout of the site, as well as their desire to see increased connectivity to the proposed open spaces. The Commission suggested that the applicant work with neighborhood residents to find a plan that worked for both the applicant and the residents.



**Oak Park, Subarea E
19-060CP**

**7050 & 7055 Oak Park Boulevard
Concept Plan**

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 J. Ridge, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 22, 2019 | 6:30 pm

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

3. Enterprise Rent-A-Car 19-062

**6669 Dublin Center Drive
Conditional Use**

Proposal: An approximately 4,500-square-foot vehicle rental business and car wash. The 1.49-acre site is zoned Bridge Street District Sawmill Center Neighborhood.

Location: West of Dublin Center Drive, approximately 900 feet southwest of the intersection with Sawmill Road

Request: Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.066.

Applicant: Jennifer Hendrick, EAN Holdings LLC

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-062

MOTION: Ms. Kennedy moved, Ms. Call seconded, to approve the Conditional Use without conditions.

VOTE: 7 - 0

RESULT: The Conditional Use was approved.

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

Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

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Thursday, August 22, 2019 | 6:30 pm

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

**4. Hawk's Nest
19-064FP**

**7635 Quetzal Drive
Final Plat**

Proposal: A re-plat of lot 102 located in the Hawk's Nest Subdivision, Section 2-1. The 0.45-acre site is zoned R-1, Suburban Residential District.
Location: Southwest of the intersection of Quetzal Drive and Touraco Drive.
Request: Review and recommendation of approval to City Council for a Final Plat under the Subdivision Regulations.
Applicant: Andrea & Dominic Rose
Planning Contact: Claudia D. Husak, AICP, Senior Planner
Contact Information: 614.410.4675, chusak@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/19-064

MOTION: Ms. Kennedy moved, Ms. Call seconded, to recommend approval to City Council for the Final 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 Final 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

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





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, August 22, 2019 | 6:30 pm

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

5. OSU Medical Campus 19-055CP

6600 Shier Rings Road Concept Plan

Proposal: A Concept Plan that is the first step for the potential rezoning of a 34-acre site from ID-1, Research Office District to Planned Unit Development District for the potential development of a medical office building and an ambulatory care center (Phase I) and a potential future hospital (Phase II).

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

Request: Review of a Concept Plan under the provisions of Zoning Code Section 153.053.

Applicant: OSU 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

RESULT: The Commission reviewed and provided non-binding comments on an application for a Concept Plan. The Commission complimented and welcomed the applicant for choosing this location for their proposed facility as well as the quality and layout of the proposal. Commissioners suggested the applicant provide additional paths throughout the parking lots to break up the large parking areas and provide additional opportunities to navigate to the main building entrances. Seating along walkways was encouraged closer to the drop off at main entry areas. The Commission also requested that the applicant provide more opportunities to walk or bike through the natural areas along the site boundaries. Another comment requested more detail for the architecture of the buildings to truly create signature building within the West Innovation District. The Commission also requested additional information regarding the planned roadwork network surrounding the site.

A representative of the Ballantrae Board of Directors provided comments regarding the neighborhood's appreciation of OSU as a neighbor to their community and requested that the connectivity of the neighborhood to the improved roadway network be considered. Additional public comment centered on the connectivity of businesses along Eiterman Road to and from the north and the potential impact of an intersection with the road serving OSU and Eiterman Road and the relationship between the anticipated traffic and the facility.



**5. OSU Medical Campus
19-055CP**

**6600 Shier Rings Road
Concept Plan**

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



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

