



## RECORD OF DISCUSSION

# Planning & Zoning Commission

Thursday, August 8, 2019 | 6:30 pm

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

**1. Germain Lexus of Dublin 3855 & 3885 W. Dublin-Granville Road  
19-059INF Informal Review**

Proposal: An addition of a 2,100-square-foot canopy, wing wall and two new wall signs to an existing car dealership.  
Location: Southeast of the intersection of West Dublin-Granville Road and Dublin Center Drive.  
Request: Informal review and feedback of a future development application.  
Applicant: Jonathan Grubb, Architectural Alliance.  
Planning Contact: Nichole M. Martin, AICP, Planner II  
Contact Information: 614.410.4635, nmartin@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/19-059

**RESULT:** The Commission reviewed and commented on an Informal Review application for a potential Minor Project Review (MPR) and Master Sign Plan (MSP) for a new 2,100-square-foot plaza with stone wing wall, canopy, and two new wall signs for an existing car dealership. The Commission supported the proposed plaza with architectural wing wall feature and noted the proposed improvement complements the existing building while not being identical. The Commission commented on the total number of signs and total square footage of signs being too great. The Commission requested the applicant uphold the standards of the established Sign Code and consider opportunities for unique sign designs meeting the intent of the Bridge Street District.

### MEMBERS PRESENT:

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

### STAFF CERTIFICATION

Nichole M. Martin, AICP  
Planner II





## RECORD OF ACTION

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

**2. Dublin Rehabilitation Hospital  
19-028FDP**

**PID: 273-012662  
Final Development Plan**

Proposal: Construction of an approximately 46,000-square-foot rehabilitation hospital serving 40 in-patient beds.  
Location: South of Emerald Parkway, approximately 750 feet southwest of the intersection with Sawmill Road.  
Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.  
Applicant: Jackson B. Reynolds III, Smith & Hale  
Planning Contact: Chase J. Ridge, Planner I  
Contact Information: 614.410.4656, [cridge@dublin.oh.us](mailto:cridge@dublin.oh.us)  
Case Information: [www.dublinohiousa.gov/pzc/19-028](http://www.dublinohiousa.gov/pzc/19-028)

**MOTION #1:** Ms. Kennedy moved, Ms. Fox seconded, to approve the following Minor Text Modification:

1. To permit a decrease of the parking requirement for a hospital to two spaces per 1,000 square feet.

**VOTE:** 6 - 0

**RESULT:** The Minor Text Modification was approved.

**RECORDED VOTES:**

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

**MOTION #2:** Ms. Fox moved, Ms. Kennedy seconded, to approve the Final Development Plan with five conditions:

- 1) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 2) That the applicant revise the window detail along the south elevation to add lintels and sills with material that matches the stone wing wall;



**2. Dublin Rehabilitation Hospital  
19-028FDP**

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- 3) That the applicant revise the site plan to relocate the proposed parking spaces along the western portion of the drive aisle, adjacent to the pond, to the north of the drive aisle to create a vista to the pond;
- 4) That the applicant add seating near the pond in a patio setting; and
- 5) That the applicant provide a direct sidewalk connection from the building to the pond area.

**VOTE:** 6 - 0

**RESULT:** The Final Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
Chase J. Ridge, Planner I







## RECORD OF ACTION

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Thursday, August 8, 2019 | 6:30 pm

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

### 3. Doubletree Hotel by Hilton 19-050AFDP

### 600 Metro Place North Amended Final Development Plan

Proposal: Demolition of an existing conference center and renovation of a three-story 124,000-square-foot hotel.

Location: On the west side of Metro Place North, approximately 900-feet west of the intersection with Upper Metro Place.

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

Applicant: Michael Lentz, Mannik Smith Group

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

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

Case Information: www.dublinohiousa.gov/pzc/19-050

**MOTION:** Ms. Kennedy moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with two conditions:

- 1) That the applicant selects the ACME brick in a Pikes Peak color; and
- 2) That the applicant repair the existing pavement to acceptable professional engineering standards, subject to the satisfaction of the City Engineer, and in coordination with the property owner, prior to issuance of occupancy.

**VOTE:** 5 - 1

**RESULT:** The Amended Final Development Plan was approved.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

Nichole M. Martin, AICP  
Planner II





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

**4. Vanatalash Salon  
19-058CU**

**6543 Commerce Parkway  
Conditional Use**

Proposal:	A personal service (beauty shop) use in an existing office building.
Location:	Northwest of the roundabout of Commerce Parkway and Perimeter Drive.
Request:	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant:	Isai Gallardo, KIY Lash Artistry LLC
Planning Contact:	Claudia D. Husak, AICP, Senior Planner
Contact Information:	614.410.4675, chusak@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-058

**MOTION:** Ms. Kennedy moved, Mr. Fishman seconded, to approve the Conditional Use.

**VOTE:** 6 - 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	Absent

**STAFF CERTIFICATION**

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

