



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 9, 2020 | 6:30 pm

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

**1. Dublin Gateway (Gorden Development) 7270 & 7150 Hyland-Croy Road
17-061Z-PDP Rezoning with Preliminary Development Plan**

Proposal: Rezoning ±45.4 acres from Rural District to Planned Unit Development District to facilitate the future development of 91 single-family homes and up to 200 living units for seniors with varying levels of care in one or more buildings and approximately 12.7 acres of open space.

Location: Northeast of the intersection of Hyland-Croy Road and Post Road.

Request: Review and recommendation of approval to City Council under the provisions of Zoning Code Sections 153.050-153.056.

Applicant: Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC

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

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

Case Information: www.dublinohiousa.gov/pzc/17-061

MOTION: Ms. Fox moved, Mr. Fishman seconded, to table the request for Rezoning with a Preliminary Development Plan.

VOTE: 6 - 0

RESULT: The Rezoning with a Preliminary Development Plan was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner II





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

**2. Dublin Gateway (Gorden Development) 7270 & 7150 Hyland-Croy Road
17-061PP Preliminary Plat**

Proposal: Subdivide ±45.4 acres into one lot for a senior care facility and 91 single-family lots, rights-of-way for five public streets, and six open space reserves.

Location: Northeast of the intersection of Hyland-Croy Road and Post Road.

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Sections 153.050-153.056.

Applicant: Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC

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

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

Case Information: www.dublinohiousa.gov/pzc/17-061

MOTION: Ms. Fox moved, Mr. Fishman seconded, to table the request for a Preliminary Plat.

VOTE: 6 - 0

RESULT: The Preliminary Plat was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

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Thursday, January 9, 2020 | 6:30 pm

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

3. Bright Road Senior Housing & Healthcare Residences 7315 & 7379 Sawmill Road; 3870, 3876, 3888, 3900, 3950, 3960, 4000, 4030, & 4052 Bright Road; PID: 273-012155 19-115CP

Concept Plan

Proposal: Potential future development of ±22 acres for a variety of residential and healthcare uses geared toward the senior population.

Location: North of Bright Road, east of Emerald Parkway and west of Sawmill Road.

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

Applicant: Bright Road Senior Development Partnership

Planning Contacts: Zachary Hounshell, Planner I; and
Claudia D. Husak, AICP, Senior Planner/Current Planning Manager

Contact Information: 614.410.4652, zhounshell@dublin.oh.us; and
614.410.4675 chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-115

RESULT: The Commission reviewed and provided non-binding comments on an application for a Concept Plan for the Bright Road Senior Housing and Healthcare Residences. The Commission welcomed the proposed senior housing and healthcare use to the site but shared concerns of building height and architectural style. The Commission suggested the proposed density of the site should be reduced between the different buildings on the site. The Commission suggested that the northwest corner of the site be considered for open space preservation and suggested that taller buildings would be most appropriately located closer to Sawmill Road rather than Emerald Parkway. Members of the public provided comments and feedback on the Concept Plan as well and also expressed concerns regarding the height and size of the buildings, modern architecture, and potential traffic impacts to the area. The public was concerned over the scale of the proposed development in regard to the neighborhood located to the west of the site and requested that the buildings be reduced in height and the architecture modified to avoid replicating Bridge Park buildings.

RECORDED VOTES:

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

STAFF CERTIFICATION

Zachary Hounshell, Planner I





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

**4. Brutus Custom Coatings
19-107CU**

**6355 Old Avery Road
Conditional Use**

Proposal: To allow for a personal service use within an existing ±1,500-square-foot tenant space.
Location: West of Old Avery Road, ±750 northwest of the intersection with Shier-Rings Road.
Request: Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant: Jason Johnson
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/19-107

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

VOTE: 6 - 0

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Chase J. Ridge, AICP Candidate, Planner I

