



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, March 5, 2020 | 6:30 pm

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

**MOTION:** Ms. Call moved, Mr. Supelak seconded, to accept the documents into the record.

**VOTE:** 4 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

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

**MOTION:** Mr. Supelak moved, Ms. Call seconded, to approve the meeting minutes from January 23, and February 6, 2020.


**VOTE:** 4 – 0.

**RESULT:** The minutes from both the January 23, and February 5, 2020, were approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, March 5, 2020 | 6:30 pm

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

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

Proposal: Rezoning of ±45.4 acres from R, Rural District to PUD, Planned Unit Development District to facilitate the future development of 90 single-family lots and up to 150 Adult Congregate Living Facility (ACLF) with ±12.5 acres of open space and five public streets.

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

Request: Review and approval of a Rezoning/Preliminary Development Plan under the provisions of Zoning Code Section 153.050.

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

Planning Contacts: Nichole M. Martin, AICP Planner II and Claudia D. Husak, AICP, Current Planning Manager

Contact Information: 614.410.4635, nmartin@dublin.oh.us and 614.410.4675, chusak@dublin.oh.us

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

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

Proposal: The subdivision of ±45.4 acres into a 150-unit Adult Congregate Living Facility (ACLF) and 90 single-family lots with eight open space reserves and five public streets.

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 Subdivision Regulations and Zoning Code Sections 152.085 – 152.092.

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

Planning Contacts: Nichole M. Martin, AICP Planner II and Claudia D. Husak, AICP, Current Planning Manager

Contact Information: 614.410.4635, nmartin@dublin.oh.us and 614.410.4675, chusak@dublin.oh.us

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

**MOTION:** Mr. Supelak motioned, Mr. Grimes seconded, to table the Rezoning/Preliminary Development Plan and the Preliminary Plat at the request of the applicant, prior to the meeting.



**1 & 2. Dublin Gateway (Gorden)  
17-061PDP**

**7270 & 7150 Hyland-Croy Road  
Rezoning with a Preliminary Development Plan  
Preliminary Plat**

**VOTE:** 4 - 0

**RESULT:** The request to table the Rezoning and Preliminary Development Plan (Case 1) and the Preliminary Plat (Case 2) was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, March 5, 2020 | 6:30 pm

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

**3. Tuller Road Townhomes 20-019CP** **6851 John Shields Parkway Concept Plan**

Proposal: The development of 168 attached single-family homes with .9-acre open space, three public streets, and associated site improvements on an 11.61-acre site.  
Location: At the intersection of John Shields Parkway and Village Parkway  
Request: Review and recommendation to City Council for a Concept Plan.  
Applicant: Matt Callahan, Pulte and Aaron Underhill, Underhill and Hodge LLC  
Planning Contacts: Nichole M. Martin, AICP Planner II  
Contact Information: 614.410.4635, nmartin@dublin.oh.us and  
Case Information: www.dublinohiousa.gov/pzc/20-019

**MOTION:** Mr. Supelak moved, Ms. Call seconded, to recommend approval to City Council for Concept Plan – Option A with eight conditions:

- 1) That the applicant clarify and update the plans accordingly if 168 or 171 units are proposed prior to City Council review;
- 2) That the applicant revise the site layout to minimize view of auto-oriented drive and the rear of units from Principal Frontage Streets;
- 3) That the applicant work with the City Engineer to establish dedicated parking lanes with bump-outs prior to the Preliminary Development Plan;
- 4) That the applicant update the plan to meet the maximum impervious lot coverage permitted by Code;
- 5) That the applicant revise the building elevations to have four-sided architecture with additional attention to the side and rear of the homes prior to the Preliminary Development Plan;
- 6) That the applicant revise the building elevation to limit the application of cementitious siding and panels prior to the Preliminary Development Plan;
- 7) That the applicant identify air conditioning unit locations and other utility locations with required screening prior to the Preliminary Development Plan; and
- 8) That the applicant update the plan to meet the open space diversity required by Code.



**3. Tuller Road Townhomes  
20-019CP**

**6851 John Shields Parkway  
Concept Plan**

**VOTE:** 4 - 0

**RESULT:** The Concept Plan was recommended for approval to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, March 5, 2020 | 6:30 pm

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

### 4. The Corners Blazer Parkway/Frantz Road/Rings Road **20-028FP** **Final Plat**

Proposal: The subdivision of ±24 acres into three lots for the future development of ±70,000 square feet of office and commercial space and a public park.

Location: Northwest of the intersection of Rings Road and Frantz Road, south of Blazer Parkway.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Subdivision Regulations.

Applicant: Paul G. Ghidotti, The Daimler Group

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

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

Case Information: www.dublinohiousa.gov/pzc/20-028

**MOTION:** Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for the Final Plat with two conditions:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and
- 2) That the City coordinates the vacation of the retention easement in the southeast portion of the site.

**VOTE:** 4 - 0

**RESULT:** The Final Plat was recommended for approval to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, March 5, 2020 | 6:30 pm

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

**5. University Boulevard, Phase 2 20-027FP 6600 Shier Rings Road Final Plat**

Proposal: A provision for a right-of-way for University Boulevard to extend from Shier-Rings Road west to intersect with Eiterman Road and the creation of five lots for development. The site is zoned ID-1, Research and Development District, ID-2 Research Flex District and PUD, Planned Unit Development District (OSU Wexner Medical Center Plan) in the West Innovation District.

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

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Subdivision Regulations.

Applicant: Dana McDaniel, City Manager, City of Dublin

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

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

Case Information: www.dublinohiousa.gov/pzc/20-027

**MOTION:** Mr. Grimes moved, Mr. Supelak 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:** 4 - 0

**RESULT:** The Final Plat was recommended for approval to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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

