



City of Dublin

Land Use and Long
Range Planning
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 6, 2014

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

- | | |
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| 1. Llewellyn Farms - MathWizard
14-004AFDP/CI | 211 Bradenton Avenue
Amended Final Development Plan/Conditional Use |
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Proposal:	Text modification to add tutoring services as a conditional use within the existing development text and a conditional use application to permit tutoring services to operate within an existing office building within the Llewellyn Farms Planned Unit Development. The site is located on the south side of Bradenton Avenue, 200 west of its intersection with Chatterfield Drive.
Request:	Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050 and review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Applicant:	Parag Singhal
Planning Contact:	Jordan Fromm, Planning Assistant or Jennifer M. Rauch, AICP, Planner II
Contact Information:	(614) 410-4600, jfromm@dublin.oh.us or jrauch@dublin.oh.us

Motion#1: Richard Taylor made a motion, Victoria Newell seconded to approve modifications of the development text to include a provision to allow tutoring services as a conditional use for the office building existing at the time of this application on the south side of Bradenton Avenue, 200 feet west of the intersection with Chatterfield Drive in the Llewellyn Farms PUD, because as proposed the use is compatible with existing uses in the area.

VOTE: 6 - 0.

RESULT: This Minor Text modification was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 6, 2014

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

- Llewellyn Farms - MathWizard** **211 Bradenton Avenue**
14-004AFDP/CU **Amended Final Development Plan/Conditional Use**

MOTION #2: Richard Taylor moved, Victoria Newell seconded, to approve this Amended Final Development plan because it complies with applicable review criteria.

VOTE: 6 – 0.

RESULT: This Amended Final Development Plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 6, 2014

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

- 1. Llewellyn Farms - MathWizard 211 Bradenton Avenue
14-004AFDP/CU Amended Final Development Plan/Conditional Use**

MOTION #3: Richard Taylor moved, Warren Fishman seconded, to approve this Conditional Use application because it complies with the applicable review criteria, with two conditions:

- 1) That the applicant work with Planning to address the Commission's and the adjacent property owner's concerns regarding traffic management on site and the adjacent site using appropriately worded and located signs; and
- 2) That the applicant provide Planning with a traffic management plan demonstrating the efforts made to manage onsite flow of traffic.

*Parag Singhal agreed to the above conditions.

VOTE: 6 - 0.

RESULT: This Conditional Use application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Planner II



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PLANNING AND ZONING COMMISSION

MEETING MINUTES

FEBRUARY 6, 2014

AGENDA

1. **Llewellyn Farms - MathWizard** **211 Bradenton Avenue**
14-004AFDP/CU **Amended Final Development Plan/Conditional Use**
(Approved 6 – 0) (Minor Text Modification)
(Approved 6 – 0) (Amended Final Development Plan)
(Approved 6 – 0) (Conditional Use)
2. **Everhart Advisors** **6900 Perimeter Drive**
14-005CP **Concept Plan**
(Discussion only)
3. **Zoning Code Amendment – Amendments**
14-006ADMC **Administrative Request – Zoning Code Modification**
(Postponed prior to the meeting)

Chris Amorose Groomes called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Richard Taylor, Amy Kramb, Warren Fishman, Joe Budde and Victoria Newell. John Hardt was absent. City Council Woman Marilee Chinnici-Zuercher was present. City representatives were Steve Langworthy, Claudia Husak, Jennifer Rauch, Jennifer Readler, Andrew Crozier, Kristin Yorke, Jordan Fromm and Flora Rogers.

Mr. Fishman moved to accept the documents into the record as presented. Mr. Taylor seconded. The vote was as follows: Ms. Kramb, yes; Mr. Budde, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Ms. Amorose Groomes said there was a case eligible for consent and asked if anyone would like to pull the case from the consent agenda. Mr. Taylor said he had questions.

Ms. Amorose Groomes determined the order of the cases heard would be the order of the published agenda. She briefly explained the rules and procedures of the Planning and Zoning Commission.

1. **Llewellyn Farms - MathWizard** **211 Bradenton Avenue**
14-004AFDP/CU **Amended Final Development Plan/Conditional Use**

Ms. Amorose Groomes said the following application is a request for a minor text modification as part of an amended final development plan to add tutoring services as a conditional use within the existing development text for Llewellyn Farms. She stated the application is also a conditional use to permit tutoring services to operate within an existing office building for a site located on the south side of Bradenton Avenue, 200 feet west of its intersection with Chatterfield Drive. She explained that the Commission will need to make 3 motions.

Ms. Amorose Groomes asked that anyone intending to address the Commission on this case please stand and she swore in the applicant and staff.

Jennifer Rauch presented this application and said the site has one access point that serves the applicants building and an existing office building and the owner of that building had provided the correspondence that was received. She said parking is to the south behind the building, she said the two different components to this application are the addition of tutoring services within the development text and a conditional use portion of that to approve them using it as that service. She said they are not making any modifications to the exterior of the site or the parking.

Ms. Rauch said the conditional use details of this is a tutoring services so the hours are after school and on the weekends. She said there are an average of 25 students at a time and 5 to 8 employees and the parking does meet Code and there is adequate access. She said Planning is recommending approval of the text modification through the amended final development with no conditions and approval of the conditional use with no conditions.

Ms. Amorose Groomes asked the applicant to step forward and state their name for the record.

Parag Singhal, 211 Bradenton Avenue, Dublin, Ohio said he was the owner of the business.

Ms. Amorose Groomes asked if there were anyone from the general public that would to make comment with respect to this case. [There were none.]

Mr. Taylor said the letter that came in is exactly the concern he had before he saw the letter because he knows the area and is concerned about the traffic impacts given the residential neighborhood next door and has visited the other building that shares the driveway in the past and he tends to come in through the neighborhood and he wondered if that is something they will see a lot more of. He said he was surprised that he did not realize in reading the packet that this use already existed in this building.

Ms. Rauch said that this case came about through a sign permit request and Planning determined that the use is not actually permitted, but there is tutoring services located near other residential and office areas and it seems compatible.

Mr. Taylor said the traffic and parking was exactly what his concern.

Ms. Kramb said she can understand cars pulling up to the front door and dropping people off and two or three cars waiting it could back up into the street quickly. Ms. Kramb suggested some type of signage that prohibits stopping or parking at any time and that indicate that there is no drop off, so those people will have to go into the parking lot and park and make their kid walk on the sidewalk to the entrance. She said that would eliminate the concerns of the adjacent building blocking the access and they will not have cars waiting in the street waiting to get in because someone is dropping off.

Mr. Singhal said their concerns are right and based on the concerns of the neighbor they have made changes. He said they moved in this building in August of 2013 and in the beginning they did not know there were issues until the neighbor brought them to their attention. He said they have installed a "no drop off" sign in the front and made the entrance to their parking lot a "no right turn" and the traffic flow goes straight down and enters the parking lot. He said in the proposed changes to the building they are proposing to move the backdoor to the side to allow students to access the building and that should completely remove that situation of the dropping off in front.

Mr. Taylor asked that there be a condition to provide a comprehensive parking and traffic plan and signage that indicates what is going to be done and what has been done to make this work.

Ms. Kramb asked that they record on the plan what signs they have added to eliminate the traffic issues.

Mr. Taylor said he wants to make sure that staff verifies that the signage is going to provide a solution and if they are located in the correct place or say the correct thing and this is a significant issue that impacts his business and he not want to sign off on something when the solution is not adequate.

Ms. Rauch read the two conditions into the record:

- 1) That the applicant work with Planning to address the Commissions and the adjacent property owners concerns regarding traffic management on-site and on the adjacent site using appropriately worded and located signs; and,
- 2) That the applicant provide Planning with a traffic management plan demonstrating the efforts made to management onsite flow of traffic.

Ms. Amorose Groomes asked if Mr. Singhal agreed to the two conditions.

Mr. Singhal asked for clarification on the details of the traffic management plan.

Ms. Amorose Groomes said staff will contact him and will want to know what signs they are putting where and why they are being placed in that location and the two will work together to determine whether or not it is effective and they will come to an agreement.

Mr. Singhal agreed to the conditions.

Motion #1 and Vote

Richard Taylor made a motion, Victoria Newell seconded to approve modifications of the development text to include a provision to allow tutoring services as a conditional use for the office building existing at the time of this application on the south side of Bradenton Avenue, 200 feet west of the intersection with Chatterfield Drive in the Llewellyn Farms PUD, because as proposed the use is compatible with existing uses in the area. The vote was as follows: Mr. Fishman, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Budde, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Motion #2 and Vote

Richard Taylor moved, Victoria Newell seconded, to approve this Amended Final Development plan because it complies with applicable review criteria. The vote was as follows: Mr. Budde, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Motion #3 and Vote

Richard Taylor moved, Warren Fishman seconded, to approve this Conditional Use application because it complies with the applicable review criteria, with two conditions:

- 1) That the applicant work with Planning to address the Commissions and the adjacent property owners concerns regarding traffic management on site and the adjacent site using appropriately worded and located signs; and
- 2) That the applicant provide Planning with a traffic management plan demonstrating the efforts made to management onsite flow of traffic.

*Parag Singhal agreed to the above conditions.

The vote was as follows: Ms. Kramb, yes; Ms. Newell, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)