



RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 20, 2021 | 6:30 pm

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

MOTION: Mr. Grimes moved, Mr. Fishman seconded, to accept the documents into the record and approve the minutes from April 15, 2021.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the April 15, 2021 minutes were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, May 20, 2021 | 6:30 pm

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

**1. Hyland Glen at 7270 Hyland-Croy Road
21-058INF**

Informal Review

Proposal: Development of a residential Planned Unit Development neighborhood consisting of 102 single-family lots with 12.8 acres of open space on a 42.2-acre site.

Location: Northeast of the intersection of Hyland-Croy Road with Post Road and zoned Rural District.

Request: Informal review and non-binding feedback for a future development application under the provisions of Zoning Code Sections 153.050 – 153.056.

Applicant: The Paragon Building Group DBA Virginia Homes

Planning Contact: Nichole Martin, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/21-058

RESULT: The Commission conducted an informal review and provided non-binding feedback on a proposal to develop a new single-family neighborhood. The Commission expressed appreciation to the applicant for incorporating previous feedback from the neighborhood regarding a desire for all single-family lots. The Commission acknowledged the street layout remains largely the same and the traffic study will need to be finalized with a formal application. The Commission discussed preservation of the historic farmstead site along Post Road. Members of the Commission identified that the Community Plan recommends the farmstead be preserved. Members discussed they would look to Staff for a recommendation regarding which structures should be preserved. The Commission expressed a desire for usable open spaces as an amenity to complement the single-family development.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

Nichole Martin, AICP, Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, May 20, 2021 | 6:30 pm

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

2. Flex/Industrial Building at 6777 Crosby Court 21-061INF

Informal Review

Proposal: Construction of an approximately 140,000-square-foot flex/industrial building located within the West Innovation District on a 9.3-acre site.

Location: Southwest of the intersection of Crosby Court with Dublin Plain City Road zoned ID-3 Research Assembly District.

Request: Informal review and non-binding feedback for a future development application under the provisions of Zoning Code Section 153.050.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-061

RESULT: The Commission conducted an informal review and provided non-binding feedback on the construction of an approximately 140,000-square-foot flex/industrial building located in the West Innovation District. The applicant requested specific feedback on the increased number of parking spaces and parking location forward of the building. The Commission expressed their appreciation for this type of project filling a need within the community for flex/industrial space. The Commission was generally supportive of the proposed increase in parking spaces, as long as the use of the building warrants the increased parking counts. The Commission expressed concern that the decrease in pavement setbacks would eliminate the potential for landscaping and screening along the Houchard Road and Dublin-Plain City Road frontages and emphasized the need for additional landscaping given the proposed use and parking location. The Commission recommended that the stormwater basin, south of the building, be reduced or eliminated in favor of underground detention to accommodate a larger landscape buffer and maintain the streetscape desired along Dublin-Plain City Road.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 20, 2021 | 6:30 pm

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

3. All R Friends at PID 273012214 21-024FDP

Final Development Plan

Proposal: Construction of an approximately 8,000-square-foot building with associated site improvements on a 3.3-acre site.

Location: Northwest of the intersection of Parkwood Place with Emerald Parkway and zoned Planned Unit Development District, Thomas Kohler, Subarea B-1.

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

Applicant: Chris Jolley, Architect; and Ken Cook, All R Friends

Planning Contact: Nichole Martin, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/21-024

MOTION 1: Mr. Grimes moved, Mr. Way seconded, to approve three Minor Text Modifications:

1. To permit a roof pitch of 5:12, where 6:12 is required;
2. To remove the requirement for a landscape mound on the west portion of the site; and
3. To permit LED site lighting, where high pressure sodium lighting is required.

VOTE: 7 – 0.

RESULT: The Minor Text Modifications were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 2: Mr. Grimes moved, Mr. Way seconded, to approve the Final Development Plan with eight conditions:

- 1) That the architectural elevations be revised, reducing the height of the stone accent walls to be even with the roof eaves, prior to building permitting and subject to Staff approval:



**3. All R Friends at PID 273012214
21-024FDP**

Final Development Plan

- 2) That the applicant apply for and receive approval of an Amended Final Development Plan for signs before applying for Permanent Sign Permits through Building Standards;
- 3) That the plans be revised to remove the landscape mound, subject to Staff approval;
- 4) That the applicant work with Staff to address outstanding landscape concerns prior to building permitting, subject to Staff approval;
- 5) That the applicant obtain approval from the City of Columbus and City of Dublin of the proposed fire hydrant location to the satisfaction of the Washington Township Fire Department;
- 6) That the applicant work with staff to ensure proper navigation area for building ingress and egress, taking into consideration increased accessibility, subject to staff approval;
- 7) That the applicant work with staff to provide additional architectural detail on the front elevation of the building, including lintels and sills, subject to staff approval; and
- 8) That the applicant work with staff to reduce the blacktop area forward of the building while still accommodating a Washington Township Fire Department fire apparatus, subject to staff approval.

VOTE: 7 – 0.

RESULT: The Final Development Plan was conditionally approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

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 Nichole Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 20, 2021 | 6:30 pm

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

4. **Towns on the Parkway at PIDs 273-008811 & 273-012991** **21-033FDP** **Final Development Plan**

Proposal:	Development of 154 attached, single-family residential units with 0.71 acres of open space on an 11-acre site.
Location:	Northwest of the intersection of John Shields Parkway with Village Parkway and zoned Bridge Street District, Sawmill Center Neighborhood.
Request:	Review and approve a Final Development Plan under the provisions of Zoning Code Sections 153.057 - 153.066.
Applicant:	Matt Callahan, Pulte Group/Aaron Underhill, Underhill and Hodge LLC
Planning Contact:	Nichole M. Martin, AICP, Senior Planner
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/21-033

MOTION 1: M r. Grimes moved, Mr. Supelak seconded, to approve four Administrative Departures:

- §153.062(E)(1)(a) *General Building Types*** — Primary Materials, Minimum Primary Materials
Requirement: A minimum of 80 percent of each building façade visible from a street or adjacent property, exclusive of windows and doors shall be constructed of primary materials.
Request: Permit reductions in primary materials percentages on the following facades of these Elevation Models:

 - Elevation Models 1, 4 and 7; Side Façade (High Impact Option) – 76 percent
 - Elevation Models 3, 5 and 6; Side Façade (High Impact Option) – 79 percent
 - Elevation Models 5 and 6; Front Elevation – 79 percent
- §153.062(O)(2)(a) *2 Single-Family Attached Building Type*** — Lot Coverage
Requirement: Maximum impervious lot coverage shall not exceed 70 percent.
Request: Lot coverage for Blocks A, B, and C shall not exceed 77 percent.
- §153.062(O)(2)(b) *Single-Family Attached Building Type*** — Height
Requirement: That the story heights shall be a minimum of 10 feet and a maximum of 12 feet in height.
Request: To permit the 3rd story of the proposed townhouse units to vary from a minimum height of 9.69 feet, and a maximum height of 12.17 feet.
- §153.062(O)(2)(d)(2) *Single-Family Attached Building Type*** — Non-Street Facing Transparency
Requirement: A minimum 15 percent transparency be provided on all stories of non-street facing facades.



**4. Towns on the Parkway at PIDs 273-008811 & 273-012991
21-033FDP Final Development Plan**

Request: Reduction in the percentage of non-street facing transparency required for the side facades of the following Elevation Models to the following percentage:

- Elevation Models 1, 2, 3 and 7; Side Façade; 3rd Story — 12 percent minimum

VOTE: 7 – 0.

RESULT: The four Administrative Departures were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 2: Mr. Grimes moved, Mr. Way seconded, to approve 12 Waivers:

1. **§153.062(E)(1)(a) *General Building Types*** — Primary Materials, Minimum Primary Materials
Requirement: A minimum of 80 percent of each building façade visible from a street or adjacent property, exclusive of windows and doors shall be constructed of primary materials.
Request: Permit Elevation Models 2 and 3 to provide a minimum of 70 percent primary materials at the front façade, and for all Elevation Models to provide a minimum of 66 percent primary materials with the non-High Impact Option.
2. **§153.062(E)(1)(d)(h) *General Building Types*** — Permitted Secondary Materials
Requirement: Permitted secondary materials are limited to details and accents and include glass fiber reinforced gypsum, glass fiber reinforced gypsum, wood siding, fiber-cement siding, metal, and exterior architectural metal panels and cladding. Other high quality synthetic materials may be approved as permitted primary or secondary materials by the required reviewing body with examples of successful, high quality installations in comparable climates.
Request: Permit architectural details, trim and shutters to be constructed of polyurethane.
3. **§153.062(H)(1)(h) *General Building Types*** — Windows, shutters, awnings and canopies, Window Proportions
Requirement: Windows in single-family detached, single-family attached, apartment building, podium apartment building, historic mixed-use, and historic cottage commercial building types shall have vertical proportions with architecturally or historically appropriate window divisions. Horizontally-oriented windows are permitted for these building types only on non-street facing building façades.
Request: Permit windows with a horizontal orientation on street-facing side elevations.
4. **§153.062(O)(2)(a) *Single-Family Attached Building Types*** — Lot Coverage
Requirement: Maximum impervious lot coverage for Single-Family Attached Buildings shall not exceed 70 percent.



4. **Towns on the Parkway at PIDs 273-008811 & 273-012991** **21-033FDP** **Final Development Plan**

Request: Lot coverage for Block D shall not exceed 85 percent.

5. **§153.062(O)(2)(b)** *Single-Family Attached Building Types* — Height, Minimum Finished Floor Elevation (FFE)
Requirement: That the FFE for the ground story be a minimum of 2.5 feet above the height of the adjacent sidewalk elevation.
Request: To permit the majority of the townhouse units to not meet the minimum 2.5-foot difference in elevation between the FFE and the adjacent sidewalk elevation.
6. **§153.062(O)(2)(d)(1)** *Single-Family Attached Building Types* — Street Facing Transparency
Requirement: A minimum 20 percent transparency be provided on all stories of street facing facades.
Request: Reduction in the percentage of street facing transparency required for all side facades of all Elevation Models to the following percentages at street facing side facades:
 - Ground Story — 17 percent minimum
 - Third Story — 11 percent
7. **§153.062(O)(2)(d)(1-2)** *Single-Family Attached Building Types* — Blank Wall Limitations, Street Facing and Non-Street Facing
Requirement: Blank walls are not permitted. A blank wall is an elevation with 15 foot or greater stretch of façade by windows or other architectural elements.
Request: Permit a maximum 19 foot blank wall along the side facades of all seven Elevation Models at the ground story and 2nd story.
8. **§153.062(O)(2)(d)(2)** *Single-Family Attached Building Types* — Non-Street Facing Transparency
Requirement: A minimum 15 percent transparency be provided on all stories of non-street facing facades.
Request: Reduction in the percentage of non-street facing transparency required for all rear and side facades of the following Elevation Models to the following percentages:
 - All Elevation Models; Rear Façade--Ground Story — 6 percent minimum
 - Elevation Models 4, 5 and 6; Side Façade--3rd Story — 11 percent minimum
9. **§153.062(O)(2)(d)(3)** *Single-Family Attached Building Types* — Building Entrance, Number Required on Street Façade
Requirement: A minimum of one principal building entrance must be located along the street facing building façade.
Request: Permit Buildings 14 and 16 to not provide a principal building entrance along the street facing façade.
10. **§153.064(C)(1)** *Open Space Types* — Provision of Open Space, Residential
Requirement: There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Based on 154 dwelling units, 30,800 square feet of publicly accessible open space is required.
Request: To provide approximately 27,808 square feet of publicly accessible open space.



**4. Towns on the Parkway at PIDs 273-008811 & 273-012991
21-033FDP Final Development Plan**

- 11. **§153.064(G)(1)** *Open Space Types* — General Requirements, Size
Requirement: Pocket Plazas shall be a minimum of 300 square feet and a maximum of 1,200 square feet in size and Pocket Parks shall be a minimum of 0.10 and a maximum of 0.50 acre in size.
Request: To permit Pocket Plaza area to expand up to a maximum of 2,778 square feet and Pocket Park area to reduce to a minimum of 2,778 square feet.
- 12. **§153.064(G)(4)(h)(1-2)** *Open Space Types* — Improvements, Fencing and Walls, Height, Opacity
Requirement: Fencing shall not exceed 42 inches, unless otherwise approved by the required reviewing body for special circumstances. Fence opacity shall not exceed 60 percent.
Request: To permit a 7-foot high, solid wood fence in the northwest corner of Pocket Park 'C1', the gateway location.

VOTE: 7 – 0.

RESULT: The 12 Waivers were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 3: Mr. Grimes moved, Mr. Supelak seconded, to approve the Final Development Plan with 16 conditions:

- 1) That the applicant work with the City Engineer to finalize the public street sections, including tree lawn and sidewalk widths, and adjustments to the on-street parking layout, as necessary, prior to submitting Final Plat to City Council;
- 2) That the site staking plan and Final Plat be updated to reflect Corner Side RBZ distances along Holcomb Street and Seville Street;
- 3) That polyurethane trim not be permitted for use on porch or entry details, including columns, balustrades, brackets, pilasters entry pediments, crossheads, and arches;
- 4) That proposed roof penetration locations be located on the non-street side of the roof ridge lines, and that vents and other utility elements be located on the rear façade of the building and painted to match the color of the adjacent exterior cladding material;
- 5) That the optional roof terraces be prohibited from location at the end units of any building;
- 6) That the Juliet balconies, open porches and stoops comply with all dimensional requirements for installation and size;



**4. Towns on the Parkway at PIDs 273-008811 & 273-012991
21-033FDP Final Development Plan**

- 7) That the applicant work with Staff to create a terminal vista along John Shields Parkway in the area of the mid-block pedestrianway through the specification of Elevation Models that can provide strong vertical architectural elements flanking the pedestrianway;
- 8) That the applicant work with Staff to develop a cohesive building to building variety concept that provides more balance in the amount of diversity proposed within each building through the measured repetition of Elevation Models and Color Schemes within each building;
- 9) That the applicant work with Staff to resolve the discrepancies in proposed amount of open space provided;
- 10) That the applicant provide supplemental information regarding the underground stormwater management chambers to ensure no conflicts exist with the proposed landscape plans in these areas, subject to Staff approval and prior to submitting for building permits;
- 11) That planting plans for all areas of the site to receive landscaping be updated to include plant specifications, locations and quantities, subject to Staff approval, prior to submitting for building permits;
- 12) That the applicant work with Staff to preserve the maximum number of existing street trees along Tuller Road/Village Parkway, utilizing similar tree protection methods employed during the construction of Tuller Flats along Tuller Road to the west;
- 13) That the applicant submit a final detail for space between vehicular driveways, not utilizing gravel mulch between the driveways, subject to Staff approval;
- 14) That the applicant work with Staff to refine the planting plan and street wall details to screen the vehicular use areas located within 20 feet of any right-of-way, as required by code;
- 15) That the applicant revise the layout of the proposed bollard lighting along the mid-block pedestrianways to a staggered pattern, and provide photometric site data for the areas of the proposed bollard lighting; and
- 16) That the applicant submit a final phasing, subject to Staff approval, prior to submittal of the Final Plat to City Council.

VOTE: 7 – 0.

RESULT: The Final Development Plan was conditionally approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

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Nichole M. Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 20, 2021 | 6:30 pm

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

5. Towns on the Parkway at PIDs 273-008811 & 273-012991 **Final Plat**
21-034FP

Proposal: Subdivision of 11 acres to establish four lots, three public rights-of-way, and associated easements. The site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northwest of the intersection of John Shields Parkway with Village Parkway.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code Sections 153.057 - 153.066.

Applicant: Matt Callahan, Pulte Group/Aaron Underhill, Underhill and Hodge LLC

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

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

Case Information: www.dublinohiousa.gov/pzc/21-034

MOTION: Mr. Grimes, moved, Mr. Supelak seconded, to recommend approval to City Council for a Final Plat with four conditions:

- 1) That the applicant remove all RBZ information from the Final Plat;
- 2) That the applicant make any minor technical adjustments to the plat, prior to submission for acceptance to City Council;
- 3) That the applicant update the open space provisions to align with the Final Development Plan; and
- 4) That the applicant add public access easements in any areas where publicly accessible open space is proposed.

VOTE: 7 – 0.

RESULT: The Final Plat was recommended for approval with conditions to City Council and forwarded for their review.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:
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Nichole M. Martin, AICP, Senior Planner

