



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, July 8, 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.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
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, July 8, 2021 | 6:30 pm

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

**1. Bridge Park, Block F – Residential  
21-093INF**

**Informal Review**

Proposal: Construction of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

Request: Informal review and non-binding feedback for a future development application under the provisions of Zoning Code §153.066.

Applicant: Don Brogan, Crawford Hoying Development Partners; James Peltier, EMH&T; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects

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

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

Case Information: www.dublinohiousa.gov/pzc/21-093

**RESULT:** The Commission conducted an informal review and provided non-binding feedback on a proposal to construct a six-story, podium apartment building with 87 residential units, 91 parking spaces, and 0.30 acres of open space. The Commission was generally supportive of the proposal, although expressed concern regarding the amount of open space provided. Some members of the Commission expressed reservations regarding a reduced number of parking spaces while other members of the Commission were supportive of shared parking within Block B. The Commission identified the intersection of Dale Drive and Banker Drive as a gateway to Bridge Park that warrants additional architecture, internal program, and open space design details. The Commission recommended the applicant consider opportunities to ensure a more pedestrian-friendly streetscape, particularly along Winder Drive.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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 Nichole M. Martin, AICP, Senior Planner





# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, July 8, 2021 | 6:30 pm

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

**2. 5055 Upper Metro Place  
21-094INF**

**Informal Review**

Proposal: Development of a four-story, mixed-use building consisting of 174 residential units, 13,500-square-feet of commercial space, and associated site improvements on a 1.84-acre site.

Location: Southwest of the intersection of Upper Metro Place with Frantz Road and zoned Bridge Street District, Commercial.

Request: Informal review and non-binding feedback for a future development application under the provisions of Zoning Code §153.066.

Applicant: Dwight McCabe, McCabe Companies

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-094

**RESULT:** The Commission conducted an informal review and provided non-binding feedback on a proposal to construct a four-story, mixed-use building with 174 residential units, 222 parking spaces, and 0.80 acres of open space. The Commission expressed support for the mix of commercial and residential uses. The Commission expressed concern regarding the mass and scale of the building on the site. The Commission recommended the mass be broken down into multiple buildings. Members of the Commission identified a desire for engaging architectural character with a future iteration of the design. Members of the Commission expressed differing direction regarding the total number of stories. The Commission recommended that the open space be more accessible and engaging. Some members of the Commission were supportive of on-street parking while other members of the Commission expressed reservations.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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 Tammy Noble, Senior Planner





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, July 8, 2021 | 6:30 pm

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

**3. The Country Club at Muirfield Village at 8715 Muirfield Drive  
21-085AFDP Amended Final Development Plan**

Proposal: Construction of platform tennis courts, a warming hut, pool patio expansion, and associated site improvements on a 79.66-acre site.  
Location: West of the intersection of Muirfield Drive with Whittingham Drive and zoned Planned Unit Development, Muirfield Village.  
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.  
Applicant: Matt Toddy, Design Collective  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/21-085

**MOTION 1:** Mr. Grimes moved, Mr. Way seconded, to approve the following Minor Text Modification:

1. The Country Club at Muirfield Village shall be required to provide a minimum of 253 parking spaces, unless otherwise approved by the Planning and Zoning Commission.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

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

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

- 1) That the applicant work with Staff to determine the final platform tennis decking material, subject to Staff approval;
- 2) That the applicant select a UV-resistant umbrella canvas, subject to Staff approval;



**3. The Country Club at Muirfield Village at 8715 Muirfield Drive  
21-085AFDP Amended Final Development Plan**

- 3) That the applicant verify that any new fencing matches the existing relocated fencing and meets all zoning code requirements for fencing, subject to Staff approval;
- 4) That the applicant work with Staff to provide a tree preservation plan for the platform tennis court project area;
- 5) That the applicant provide a landscape plan consistent with and complementary to the approved pickleball court landscaping previously approved for the site, subject to Staff approval;
- 6) That the applicant show on the building permits, and install tree protection fencing, around the two trees, adjacent to pool deck expansion, at the dripline, prior to commencement of construction activities;
- 7) That the applicant be required to perform preconstruction televising inspection of the existing 8-inch sanitary sewer line below the proposed improvements. This inspection should show that there are no functional issues or defects with the existing sewer and should be submitted at the time of building permit submission. Once construction is complete, post construction televising will be performed by the applicant and submitted as a part of the as-built plans for the site construction, showing that no damage to the existing sewer occurring during construction; to the satisfaction of the City Engineer; and
- 8) That the applicant submit and gain approval of an easement encroachment, including an easement encroachment agreement from the City Engineer, prior to beginning construction within the easement.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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*Zach Hounshell*

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Zach Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, July 8, 2021 | 6:30 pm

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

**4. Z21 Realty – Fence at 211 Bradenton Avenue  
21-089AFDP** **Amended Final Development Plan**

Proposal: Installation of a fence for an outdoor recreation area associated with a proposed learning center on a 0.90-acre site zoned Planned Unit Development District, Llewellyn Farms.

Location: South of Bradenton Avenue, ±700 feet east of the intersection with Frantz Road.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.

Applicant: Robert Bolongaita, Z21 Realty

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/21-089

**MOTION:** Mr. Way moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant work with Staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional.

**VOTE:** 6 – 0.

**RESULT:** The Amended Final Development Plan was conditionally approved by consent.

**RECORDED VOTES:**

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
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 DISCUSSION

## Planning & Zoning Commission

Thursday, July 8, 2021 | 6:30 pm

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

### Dublin Corporate Area Plan (DCAP), Mixed-Use Regional (MUR-4) - Informal Review

- 5. **19-117ADMC Code Amendments**
- 6. **21-086ADMC Design Guidelines**
- 7. **21-087ADMC Area Rezoning**

Proposal: Amendments to the City of Dublin Zoning Code to create the MUR-4, Mixed Use Regional – Llewellyn Farms Office District, which includes: creation of a new zoning district and associated development standards; design guidelines; and area rezoning.

Request: Informal review and non-binding feedback for a newly created district: MUR-4, Mixed Use Regional – Llewellyn Farms Office District.

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

Planning Contact: Jennifer M. Rauch, AICP, Planning Director

Contact Information: 614.410.4690, jrauch@dublin.oh.us

Information – 3 Cases: [www.dublinohiousa.gov/pzc/19-117](http://www.dublinohiousa.gov/pzc/19-117) and *21-086* and *21-087*

**RESULT:** The Commission conducted an informal review and provided non-binding feedback on the Zoning Code, Design Guidelines and Area Rezoning proposed to implement the MUR-4 District within the Dublin Corporate Area Plan. The Commission discussed the updated materials and graphics that included a detailed history, development standards of adjacent commercial properties that abut residential, potential development capacity studies for site 11, landscape buffering information, comparison of points of impasse, and a response to Llewellyn Farms Civic Association question. The members heard testimony from commercial and residential property owners. The Commission requested staff work with Llewellyn Farms Civic Association and the commercial property owner (NRI) to determine whether resolution of the outstanding items could be resolved. The Commission also requested a dedicated meeting to review the proposed Code and Guideline documents in detail.

#### MEMBERS PRESENT:

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

#### STAFF CERTIFICATION

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 Jennifer M. Rauch, AICP, Planning Director

