

## Planning & Zoning Commission

Thursday, October 7, 2021 | 6:30 pm

City Hall – Council Chamber  
5555 Perimeter Drive, Dublin, OH 43017  
and Live-Streaming on YouTube

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. ACCEPTANCE OF DOCUMENTS and APPROVAL OF MINUTES**

**IV. TABLED CASE**

**1. Baltimore Corner Restaurant (Valentina's) at 4595 Bridge Park Avenue  
21-017MPR**

**Minor Project Review**

<https://dublinohiousa.gov/pzc/21-017>

Exterior and site modifications to accommodate a restaurant tenant including storefront alterations, an enclosed and covered patio, and associated design details located within Bridge Park, Block B zoned Bridge Street District, Scioto River Neighborhood District. The site is southeast of the intersection of Bridge Park Avenue with Riverside Drive.

**V. NEW CASES**

**2. 4000 W. Dublin-Granville Road  
21-128CP**

**Concept Plan**

<https://dublinohiousa.gov/pzc/21-128>

Construction of a ±6,900-square-foot, one-story, multi-tenant commercial building with drive-thru restaurant. The 1.98-acres site is zoned Bridge Street District, Sawmill Center Neighborhood and is ±500 feet northwest of the intersection of W. Dublin-Granville Road with Dublin Center Drive.

**3. 4012 W. Dublin-Granville Road  
21-129CP**

**Concept Plan**

<https://dublinohiousa.gov/pzc/21-129>

Construction of a 14,600-square-foot, two-story, mixed-use building. The 1.08-acres site is zoned Bridge Street District, Office and is located northeast of the intersection of W. Dublin-Granville Road with David Road.

**4. Wright Way at 4420 Emerald Parkway  
21-101Z**

**Rezoning**

<https://dublinohiousa.gov/pzc/21-101>

Rezoning of two parcels from Restricted Suburban Residential District to Suburban Office and Institutional District. The 9.01-acres site is northwest of the intersection of Emerald Parkway with Riverside Drive.



**5. Wright Way at 4420 Emerald Parkway  
21-102PP/21-103FP**

**Preliminary/Final Plat**

<https://dublinohiousa.gov/pzc/21-102>  
<https://dublinohiousa.gov/pzc/21-103>

Subdivision to establish a ±7.35-acres lot with two open space reserves and one public right-of-way. The site is northwest of the intersection of Emerald Parkway with Riverside Drive.

**6. Residential Development Standards  
21-152ADM**

**Administrative Request**

<https://dublinohiousa.gov/pzc/21-152>

Introduction to consider updates to the residential development standards including the minimum requirements applicable to new residential development.

**VI. COMMUNICATIONS**

**VII. ADJOURNMENT**

**NOTE:** Public comments are accepted before and during the meeting at <https://dublinohiousa.gov/boards-commissions/planning-zoning-commission/>.

