



RECORD OF ACTION

Planning & Zoning Commission

Tuesday, November 16, 2021 | 6:30 pm

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

MOTION: Mr. Fishman moved, Mr. Way seconded, to accept the documents into the record.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

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Chase Ridge, Planner II, AICP Candidate





RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, November 16, 2021 | 6:30 pm

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

**1. Three Metro Center at PID: 273-010449
21-156INF**

Informal Review

Proposal: Informal review and feedback for construction of two, four-story, multi-family buildings containing 265 units, amenity spaces, and associated site improvements. The 12.75-acre site is zoned Office, Laboratory and Research District and Planned Unit Development District.

Location: Southwest of Metro Place South ±2,400 feet west of the intersection with Frantz Road.

Applicant: Lori Bongiorno, M+A Architects

Planning Contact: Chase Ridge, Planner II, AICP Candidate

Contact Information: 614.410.4656, cridge@dublin.oh.us

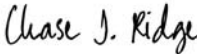
Case Information: www.dublinohiousa.gov/pzc/21-156

RESULT: The Commission provided non-binding feedback on the proposal to construct two, multi-family buildings on a 12.75-acre site on Metro Place South. Members expressed mixed opinions regarding the residential use along I-270. The Commission sited concerns with the site layout, primarily regarding public access to the proposed open space. Members expressed that the project should be taller and denser, if residential is to be built on the site. Members generally agreed that the exterior of the buildings needed more masonry, and that the architecture should be more unique.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

Chase Ridge, Planner II, AICP Candidate





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, November 16, 2021 | 6:30 pm

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

2. Towns on the Parkway at PID: 273-008811 **Amended Final Development Plan**
21-160AFDP

Proposal: Amendment to permit terraces on select front-facing, end units for a recently approved attached, single-family development. The 11.61-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.

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

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.055(B).

Applicant: Adam Pychewicz, Pulte Homes

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-160

MOTION: Mr. Supelak moved, Mr. Way seconded, to approve the Amended Final Development Plan without conditions.

VOTE: 5 – 0.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
Taylor Mullinax
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Taylor Mullinax, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, November 16, 2021 | 6:30 pm

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

**3. Jerome High School at 8320 Hyland Croy Road
21-162AFDP Amended Final Development Plan**

Proposal: Construction of a ±11,500-square-foot temporary modular classroom building. The 88.17-acre site is zoned Planned Unit Development District.
Location: Northeast of the roundabout of Hyland-Croy Road and Brand Road.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.
Applicant: Michael Roeder
Planning Contact: Tammy Noble, Senior Planner
Contact Information: 614.410.4649, tnoble@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/21-162

MOTION 1: Mr. Supelak moved, Mr. Way seconded, to approve the Amended Final Development Plan with three conditions:

- 1) That the applicant work with the City of Dublin, including Engineering, to ensure all submittal requirements are provided with a future application for the new addition proposed for construction in 2023; and
- 2) That the applicant work with Staff to ensure all landscape requirements associated with the new modular classroom system are met, subject to Staff approval.

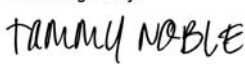
RECORDED VOTES:

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

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

STAFF CERTIFICATION

DocuSigned by:

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Tammy Noble, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, November 16, 2021 | 6:30 pm

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

4. **Ayrshire Farms at PID: 274-012321 21-114FPD**

Final Development Plan

Proposal: Development of a 30-lot, single-family subdivision with 2.43 acres of open space and associated site improvements. The 11.37-acre site is zoned Planned Unit Development District, Ayrshire Farms.

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

Applicant: Gordon Berkebile, POD Design

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/21-114

MOTION 1: Mr. Supelak moved, Mr. Way seconded approval of the following 14 Minor Text Modifications:

1. (I)(A), Density
Request: "Total site gross density shall not exceed 3 dwelling units per acre (2.65 du/ac) based on 11.326± acres for a total of 30 dwelling units."

2. (I)(C)(1), Open Space Reserves Table
Request:

Reserve	Acres	Ownership	Maintained By
A	1.157	City of Dublin	HOA
B	0.27	City of Dublin	HOA
C	0.96	City of Dublin	HOA

3. (I)(C)(2), Summary of Reserve Maintenance Acreage
Request: Homeowner's Association 2.387± acres
4. (I)(C)(5), Reserve A
Request: A green space of approximately 1.157 acres shall be provided in Subarea A.
5. (I)(C)(6), Reserve B
Request: A green space of approximately 0.27 acres shall be provided in Subarea B.
6. (I)(C)(7), Reserve C
Request: A green space of approximately 0.96 acres shall be provided in Subarea C.



**4. Arysthore Farms at PID: 274-012321
21-114FPD**

Final Development Plan

- 7. (II), Development Standards
Request: The site is comprised of approximately 11.326 acres of single family homes located at the intersection of Cosgray Road and Shier Rings Road.
- 8. (II)(C)(1), Setbacks
Request: The front building line shall be 20' from the right of way and shall not be required to be staggered.
- 9. (II)(C)(2), Setbacks
Request: Corner lots shall have a 20' front building line from both rights of way.
- 10. (II)(D), Lot Width
Request: Minimum 64' at the front building line.
- 11. (II)(F)(1), Traffic, Access, and Pedestrian Connectivity
Request: Open space and sidewalks shall be provided per the Final Development Plan.
- 12. (II)(G)(3)(b)(6), Exterior Materials
Request: Additional architectural elements for open/exposed façade treatment may include additional windows, shutters, and louvers.
- 13. (II)(G)(3)(e), Garages
Request: Decorative garage doors shall be provided on all units. Garage door opening widths (excluding any posts or areas between the garage doors) may make up to 48% of the linear distance of the front elevation as defined in Section 153.190(E)(f)(4)(c) or alternatively 64% of the front elevation when including the posts and all areas around the garage doors as shown on Exhibit SD3.02.
- 14. (II)(G)(3)(i)(3), Patios
Request: Permissible patio areas will be described on Exhibit "L4.00" and presented by the developer to each home purchaser to establish future parameters of rear yard patio areas.

VOTE: 5 – 0.

RESULT: The Minor Text Modifications were approved.

RECORDED VOTES:

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



**4. Aryshire Farms at PID: 274-012321
21-114FPD**

Final Development Plan

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

- 1) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 2) That the applicant continues to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening project associated with the westbound, left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way, prior to City Council submittal;
- 3) The applicant reserve half of the trees not being replaced on the site to be planted during development to enhance landscape buffers and screening in coordination with the City's Landscape Zoning Inspector; and
- 4) That the applicant continues to work with Staff to finalize the landscape plan around the retention basins, subject to Staff approval.

VOTE: 5 – 0.

RESULT: The Final Development Plan was conditionally approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

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 Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, November 16, 2021 | 6:30 pm

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

**5. Ayrshire Farms at PID: 274-012321
21-115FP**

Final Plat

Proposal: Subdivision of an 11.37-acre parcel to establish 30 single-family lots, three open space reserves, and three public rights-of-way. The site is zoned Planned Unit Development District, Ayrshire Farms.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code §153.050.

Applicant: Gordon Berkebile, POD Design

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/21-115

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to recommend approval to City Council for a 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.
- 2) That the applicant work with staff to provide additional right-of-way along Shier Rings Road in coordination with the Final Development Plan and update the plat prior to City Council submittal.

VOTE: 5 – 0.

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

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 Zach Hounshell, Planner I

