



RECORD OF ACTION

Planning & Zoning Commission

Thursday, November 4, 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 following three meeting minutes from September 23, October 7, and October 18, 2021.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and all three meeting minutes were 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

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

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

**1. Mount Carmel Hospital at 3865 Bright Road
21-158CP**

Concept Plan

Proposal: Conceptual development proposal to establish a Planned Unit Development for a 190,000-square-foot, 30-bed inpatient hospital and ambulatory center also providing out-patient services ±35-acres site.

Location: Southeast of the intersection of Bright Road with Emerald Parkway and zoned Restricted Suburban Residential District.

Request: Concept Plan seeking non-binding feedback under the provisions of Zoning Code §153.053(C).

Applicant: Jason Koma, Mount Carmel Health System; and Dan Livanec, Hplex Solutions

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

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

Case Information: www.dublinohiousa.gov/pzc/21-158

RESULT: The Commission offered non-binding feedback and expressed support for the proposed use including hospital and medical office. The Commission encouraged the applicant to explore a wellness campus concept with integrated green spaces and physical connections to the site surroundings. Additionally the Commission recommended further study of building placement and orientation to better leverage the important site, which fronts many prominent thoroughfares. The Commission also expressed a desire to understand the hospital within the context of the future buildout of the campus.

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

DocuSigned by:

 Nichole M. Martin, AICP, Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

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

2. Bright Road Senior Housing at Sawmill and Bright Roads 19-115CP **Concept Plan**

Proposal: Conceptual development proposal to establish a Planned Unit Development for a full service, 55 and over, healthcare and housing community on 22-acre and 18-acre sites.

Location: Northeast and southwest of the intersection of Bright Road with Emerald Parkway.

Request: Concept Plan seeking non-binding feedback under the provisions of Zoning Code §153.053 (C).

Applicant: Bright Road Senior Development Partnership

Planning Contact: Christopher Will, AICP, Planner II

Contact Information: 614.410.4498, cwill@dublin.oh.us

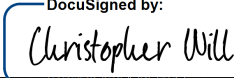
Case Information: www.dublinohiousa.gov/pzc/19-115

RESULT: The Commission offered non-binding feedback and discussed the need for more comprehensive senior living and care options in Dublin. However, the Commission expressed the proposed senior villas and flats were more residential than institutional in use and did not align with the Community Plan recommendations. The Commission discussed the opportunity of a health and wellness district with synergy between senior care and the proposed Mount Carmel Hospital, south of Bright Road. The Commission expressed the importance of preserving the Wright Run Stream Corridor as a community amenity. The Commission also expressed concern for traffic impacts along Bright Road and the potential downstream impacts of additional stormwater run-off to neighbors of Wright Run.

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

DocuSigned by:


 Christopher Will, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

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

3. DCAP Code Amendments, MUR-4 19-117ADM

Administrative Request

Proposal: Amendments to the Zoning Code for the MUR-4, Mixed Use Regional District – Llewellyn Farms Office District, which establishes associated development standards and procedures.

Request: Review and recommendation of approval to City Council for the MUR4 Code Amendments under the provisions of Zoning Code Section 153.234.

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

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

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

Case Information: www.dublinohiousa.gov/pzc/19-117

MOTION: Mr. Grimes moved, Mr. Way seconded, to recommend approval to City Council for the Administrative Request for an amendment to the Zoning Code to establish the Mixed-Use Regional 4 District development standards and procedures.

VOTE: 6 – 0

RESULT: The MUR-4 Zoning Code Amendment was recommended for approval and forwarded to City Council.

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:

 Jennifer M. Rauch, AICP, Director of Planning





RECORD OF ACTION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

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

**4. DCAP Area Rezoning, MUR-4
21-087Z**

Rezoning Request

Proposal:	Area rezoning of 27 parcels to MUR-4, Mixed-Use Regional 4 District in conjunction with Zoning Code amendments.
Request:	Review and recommendation of approval to City Council for Zoning under the provisions of Zoning Code Sections 153.234.
Applicant:	Dana L. McDaniel, City Manager, City of Dublin
Planning Contact:	Jennifer M. Rauch, AICP, Director of Planning
Contact Information:	614.410.4690, jrauch@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/21-087

MOTION: Mr. Grimes moved, Mr. Way seconded, to recommend approval to City Council for the Area Rezoning request from Community Commercial District (CC), Suburban Office and Institutional District (SO), and Planned Unit Development District (PUD) to the Mixed-Use Regional 4 District (MUR-4), as clarified.

VOTE: 6 – 0

RESULT: The Area Rezoning was recommended for approval and forwarded to City Council.

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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Jennifer Rauch

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Jennifer M. Rauch, AICP, Director of Planning





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

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

5. Residential Development Standards 21-152ADM

Administrative Request

Proposal: An introduction to consider updates to the residential development standards including the minimum requirements applicable to new residential development.

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

Planning Contacts: Sarah T. Holt, AICP, ASLA, Senior Planner and Jennifer M. Rauch, AICP, Planning Director

Contact Information: 614.410.4662, sholt@dublin.oh.us and 614.410.4690, jrauch@dublin.oh.us


Case Information: www.dublinohiousa.gov/pzc/21-152

RESULT: Introduction to updates to the Residential Development Standards regarding lot coverage, building coverage, setbacks, building materials, open space and connectivity. The overview identified the complexity of the standards, along with a proposed work schedule and next steps. A discussion of how this initiative fits with the upcoming Housing Study also ensued. Discussion included how many potential acres would really be affected by changed residential appearance standards, rather than Planned Unit District standards. Based on the answer being "very few", the Commission encouraged Staff to focus on infill and PUDs and not concentrate so much on the Residential Development Standards.

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

DocuSigned by:

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 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner

