



RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 17, 2022 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from the February 17, 2022, meeting.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record and the meeting minutes from February 17, 2022, were approved.

RECORDED VOTES:

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
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 ACTION

Planning & Zoning Commission

Thursday, March 17, 2022 | 6:30 pm

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

- 1. Bridge Park, Block F – The Bailey at 4351 Mooney Street 21-193CU** **Conditional Use**
- Proposal: Construction of a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood.
- Location: Northwest of the intersection of Dale Drive with Banker Drive.
- Request: Review and approval of a Conditional Use under the provisions of Zoning Code §153.066.
- Applicant: Don Brogan, Crawford Hoying Development Partners; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects
- Planning Contacts: Nichole M. Martin, AICP, Senior Planner
- Contact Information: 614.410.4635, nmartin@dublin.oh.us
- Case Information: www.dublinohiousa.gov/pzc/21-193

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to approve the Conditional Use.

VOTE: 5 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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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 Nichole M. Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 17, 2022 | 6:30 pm

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

**2. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans**

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: Review and approve Preliminary and Final Development Plans under the provisions of Zoning Code §153.236.

Applicant: Don Brogan, Crawford Hoying Development Partners; 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/21-182

MOTION 1: Mr. Supelak moved, Mr. Way seconded approval of the following 15 Waivers:

1. §153.062(O)(12)(a)(3) — Parking Location and Loading
Requirement: Loading areas are required to be located on side or rear elevations.
Request: To permit a loading facility location on Mooney Street, a front elevation.
2. §153.065(B)(5)(b) — Site Development Standards – Stacking Spaces
Requirement: Two vehicle lengths of 20 feet be provided between the street and the garage entry gate.
Request: To permit a stacking area 13 feet in length.
3. §153.062(O)(12)(d)(3) — Principal Entrance Location
Requirement: Principal entrances must be located on a primary street façade.
Request: To permit a principal entrance on a non-primary, street facade.
4. §153.062(O)(12)(a)(1) — Building Siting
Requirement: A Required Build Zone of 5-20 feet.
Request: To permit an encroachment of ±2 feet beyond the RBZ along Dale Drive.
5. §153.062(O)(12)(a)(1) — Building Siting
Requirement: Permitted lot coverage not to exceed 70% impervious with an additional 20% semi-pervious.
Request: To permit 81% pervious lot coverage and no additional semi-pervious coverage.



- 2. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans**
6. §153.062(O)(12)(d)(3) — Building Entrances
Requirement: 1 entrance per 75 feet of façade width.
Request: To permit a reduction in the required number of entrances for each elevation.
 7. §153.062(E)(1) — Façade Materials
Requirement: A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials.
Request: To permit a reduction in the percentage of primary materials for each façade.
 8. §153.062(O)(12)(d)(5) — Façade Materials—Exposed Podium
Requirement: Masonry shall be used as the primary building material for ground story or exposed basement facades.
Request: To permit a reduced amount of primary materials on the exposed basement podium of the building. Whereas a minimum of $\geq 50\%$ masonry is incorporated in all exposed podium facades above grade. The requirement for 80% primary materials overall in these locations is not met on the east, west or north elevations.
 9. §153.062(E)(2) — Façade Material Transitions
Requirement: When more than one façade material is proposed vertically, the 'heavier' material shall be incorporated below the 'lighter' material.
Request: To permit a deviation from this requirement based on the architectural style proposed that is highlighted by an overall vertical orientation of the exterior materials.
 10. §153.065(B)(c)(3) — Parking Structure Design - Internal Circulation
Requirement: Clear ceiling height of 12 feet where a parking structure has street frontage.
Request: To permit a clear ceiling height of 9.67 feet.
 11. §153.064(G)(1) — General Open Space Requirements - Proportion
Requirement: Open space types shall be sized at a ratio of not more than 3:1, length to width.
Request: To permit a ratio of 5.68:1 for the southernmost and largest open space, and a ratio of 3.16:1 for the northwest pocket plaza.
 12. §153.064(G)(A) — General Open Space Requirements – Ground Plane Materials
Requirement: Pocket parks consist of 30% impervious surface maximum, plus an additional 10% semi-pervious surface.
Request: To permit up to 34% of the southern pocket park to consist of impervious surfaces.
 13. §153.064(G)(A) — General Open Space Requirements - Ground Plane Materials
Requirement: Pocket plazas consist of a minimum of 40% impervious surface.
Request: To permit 24% of the north-central pocket plaza to consist of impervious surfaces.
 14. §153.064(G)(A) — General Open Space Type Requirements - Size
Requirement: Pocket parks are to be a minimum of 0.10 acres in size.
Request: To permit a pocket park of ± 0.061 acres in size at the northeast corner of the site.
 15. §153.064(G)(A) — General Open Space Type Requirements - Size
Requirement: Pocket parks are to be between 300 and 1200 square feet in size.
Request: To permit two pocket plazas of $\pm 1,800$ square feet and 2,060 square feet in size on the north side of the building.



**2. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans**

VOTE: 5 – 0.

RESULT: The 15 Waivers were approved.

RECORDED VOTES:

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

MOTION 2: Mr. Supelak moved, Mr. Fishman seconded, to approve the Parking Plan consisting of 87 structured parking spaces at a minimum that include:

1. 12 on-street spaces; and
2. 142 available parking spaces in Block B, previously approved for Springhill Suites in 2019 of which are not needed by the hotel.

VOTE: 5 – 0.

RESULT: The Parking Plan was approved.

RECORDED VOTES:

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

MOTION 3: Mr. Supelak moved, Mr. Schneier seconded, to approve the combined Preliminary and Final Development Plans with 15 conditions:

- 1) That the applicant provide material specifications for all proposed windows, subject to Staff approval and prior to submitting for building permits;
- 2) That the window sills and lintels be provided where appropriate, subject to Staff approval and prior to submitting for building permits;
- 3) That the posts connecting balconies above and below are to be eliminated from the design of the balconies, if they are not structurally required; and the underside of the balconies are to be finished, subject to Staff approval and prior to submitting for building permits;
- 4) That all roof-mounted mechanical equipment be screened per Code, subject to Staff approval;



**2. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans**

- 5) That the applicant confirm all required bicycle parking spaces are provided with building permit submittal;
- 6) That the applicant update the plans to provide columnar trees along the east building façade and to install street trees 30-foot on center along Dale Drive, subject to review and approval by the City Forester;
- 7) That all street tree wells be at least 5 feet wide per Dublin City Code and that the applicant work with the City to identify an expandable tree grate design consistent with the existing grates, subject to Staff approval;
- 8) That the applicant notify City of Dublin Staff when installing street trees, and that Staff be present when installation occurs to verify proper installation;
- 9) That all final open space furnishing details be provided to Planning for review, prior to submittal for building permits, and subject to Staff approval;
- 10) That the applicant continue to work with Engineering Staff to better align the access into the Bailey garage with the Block B garage access, subject to Staff approval;
- 11) That the applicant continue to work with Engineering to install curb ramps designed and installed to the satisfaction of the City Engineer;
- 12) That the applicant update the plans to provide a bicycle rack within the southeast open space, and that the applicant update tree species in alignment with the Commission’s discussion;
- 13) That the applicant work with staff to finalize design details of the gabion wall consistent with the Commission’s discussion, subject to staff approval;
- 14) That the applicant work with staff to provide additional architectural detail, whether by use of brick coursing, lighting, or otherwise, to the two stair towers to enhance the Banker Drive (south) façade; and
- 15) That the applicant update the PDP/FDP to shift the building west to be sited along Mooney Street, providing an additional landscape area along Dale Drive, to the greatest extent possible; and that the applicant continue to work with staff to ensure all Engineering requirements are met.

VOTE: 5 – 0.

RESULT: Both the Preliminary and Final Development Plans were approved.

RECORDED VOTES:

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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 Nichole M. Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 17, 2022 | 6:30 pm

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

3. **Dublin Jerome High School at 8300 Hyland-Croy Road** **22-005AFDP** **Amended Final Development Plan**

Proposal: Construction of a ±58,000-square-foot building addition and associated site improvements. The 88.17-acre parcel is zoned Planned Unit Development District, Dublin Jerome High School.

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 §153.055.

Applicant: Steven Turckes, Perkins and Will

Planning Contacts: Tammy Noble, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/22-005

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with four (4) conditions:

- 1) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances;
- 2) That the applicant provide two additional parking spaces to meet the minimum parking requirements of the development text;
- 3) That the applicant continue to work with the City of Dublin to finalize lighting fixtures for the proposed additions; and
- 4) That the applicant work with staff to continue a lighter color material, complementary to the detail on the existing building, to the proposed addition.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:


 Tammy Noble, Senior Planner

