



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 20, 2022 | 6:30 pm

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

- 3. Shoppes at River Ridge at PIDs: 273-008269, 273-012910 & 273-012909 21-189Z** **Rezoning**
- Proposal: Rezone three parcels from Bridge Street District, Commercial to Bridge Street District, Scioto River Neighborhood.
- Location: Southeast of the roundabout of Riverside Drive and W. Dublin-Granville Road.
- Request: Review and recommendation of approval to City Council for a Rezoning under the provisions of Zoning Code §153.232.
- Applicant: Don Brogan, Crawford Hoying Development Partners
- Planning Contact: Nichole M. Martin, AICP, Senior Planner
- Contact Information: 614.410.4635, nmartin@dublin.oh.us
- Case Information: www.dublinohiousa.gov/pzc/21-189

**MOTION:** Mr. Grimes moved, Mr. Supelak seconded, to recommend approval of the requested rezoning to City Council.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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Nichole M. Martin, AICP, Senior Planner



appropriate. My biggest issue with this are the two little office buildings. They have the wrong architecture entirely. Once the Mt. Carmel site is developed, they will be out of place.”

**Commission Discussion continued:**

Mr. Supelak stated that he concurs with fellow Commissioners’ comments. The applicant now has a very good plan. The proposed campus feels generous and rich. The mass has been sensitively broken up. He recognizes that has been difficult with all of the mature trees on the site, and applauds their efforts to weave the buildings and landscaping into the site. Initially, he would have anticipated more building heights along Sawmill Road, but the applicant has explained the efforts made to achieve the right balance between the building heights and the surface parking. He recognizes that they have done that. His only concern is the architecture, but additional work will occur on that component to ensure it works with everything, particularly the gateway architecture. He would caution them to remind mindful of the site circulation and the potential redevelopment of the corner parcel.

Ms. Call stated that this has been an iterative process, and the contributions of all who have participated have benefited the project. The Bright Road connection is obviously a concern, more so for the City than the applicant. That issue is being studied and the Commission is sensitive to that. She requested that staff reach out to Mr. Gleditsch. We are always looking for opportunities for community members to become involved and to improve our Code. If we can consider native species of trees and shrubs that would be more fitting for the area, in addition to providing more variety and beautification, not only this application, but other applications could benefit. The applicant indicated that they have communicated with Mr. Gleditsch regarding his suggestions.

Ms. Call stated that she also is supportive of the revised Concept Plan. The focus on the view corridors, the articulation of the building fronts along those corridors, underground major parking and minor parking areas adjacent to the building are appreciated. It has helped in visualizing the development. The Commission must look at the whole area, not just the pocket of development; therefore, they would encourage the applicant to be mindful of the corner parcel in advancing the proposed development. The Commission anticipates the future discussion on the project and looks forward to welcoming this type of use to the community.

**NEW CASE**

**3. Shoppes at River Ridge at PIDs: 273-008269, 273-012910 & 273-012909, 21-189Z, Rezoning**

Ms. Call stated that this is a request to rezone three parcels from Bridge Street District, Commercial to Bridge Street District, Scioto River Neighborhood. The 14.02-acre site is located southeast of the roundabout of Riverside Drive and W. Dublin-Granville Road.

**Staff Presentation**

Ms. Martin stated that this is a request for a recommendation to City Council for a standard district rezoning. The site is located within the Bridge Street District. It is presently developed with a single-story shopping center with two undeveloped parcels located southeast of the roundabout of Riverside Drive and West Dublin-Granville Road. The applicant is requesting to rezone those parcels, which were zoned Bridge Street Corridor Commercial in 2012. In 2014, the developer worked with the City on the rezoning of a significant portion of that area to what is now Bridge Street District (BSD) Scioto River Neighborhood. That district was customized to facilitate high quality, mixed-use development. This proposal is a request to rezone two parcels and zone a remnant right-of-way parcel to BSD Scioto River Neighborhood District to be consistent with the zoning to the north. This request aligns with the

Community Plan. The entirety of the Bridge Street District Future Land Use is recommended as Mixed-Use Urban Core. [Proposed zoning map was displayed.]

Staff recommends that the Commission make a recommendation of approval to City Council.

### **Applicant Presentation**

Don Brogan, Crawford Hoying, 6640 Riverside Drive - Suite 500, Dublin, OH 43017 stated that the purpose of their request is to ensure that the zoning of this property aligns with that of Bridge Park. The future programming of this property will be similar to that in Bridge Park. The anticipated quality of that development would give investors confidence in investing in future projects. He noted that the City's updated Stormwater Code no longer requires the detention pond that is presently located below the Wendy's site, making that site available for new development.

Russ Hunter, 6640 Riverside Drive - Suite 500, Dublin, OH 43017 stated that he has no additional comments, but is available for questions.

### **Commission Questions**

Mr. Supelak requested clarification of the anticipated adjacencies and how the opportunity for additional building heights with the rezoning would impact those adjacencies.

Ms. Martin responded that the most beneficial component of the rezoning to BSD Scioto River Neighborhood is that the uses will be further restricted, and the height, quality and character of future development will be elevated. The intent of the existing BSD Commercial zoning was to preserve existing property owners' property rights. Many of the properties along W. Dublin Granville Road were zoned Community Commercial District, which the Wendy's Drive-Thru continues to retain. The Community Commercial zoning permits a gamut of uses, which BSD Commercial zoning preserved in a more limited manner. Those uses include auto vehicle sales, gas stations as a Conditional Use and car washes. Because this site is already part of the BSD, it currently is eligible to be redeveloped with BSD building types.

Mr. Fishman inquired if the request is to rezone the entire shopping center.

Ms. Martin responded affirmatively.

Mr. Fishman inquired if the rezoning would permit the same type of buildings as exist in Bridge Park.

Ms. Martin responded that is correct, as well as permit more compatible uses.

Mr. Fishman inquired if the rezoning would change the type of the buildings to potentially three-story buildings, similar to those in Bridge Park.

Ms. Martin responded that at this point, no development is proposed; the existing shopping center will be retained. The requested change to the zoning district would ensure higher quality development, should there be sufficient development pressure in the future to warrant development in this area. It would be advantageous to both the City and the property owner to have a more robust zoning district. The current Bridge District Commercial zoning is the least restrictive and creative, which would permit structures of lesser quality than those that have been developed to the north; the rezoning would encourage higher quality development.

Mr. Supelak stated that the existing zoning and the requested zoning would permit the same building heights. The rezoning would permit the current development on the site to remain, but any future redevelopment of the site would eliminate some of the existing uses and require higher quality standards.

Mr. Fishman inquired if the density would change.

Ms. Call responded that the site currently is eligible for greater density. Without any changes in the zoning, the site now could be redeveloped with a greater density. The rezoning, however, would require that any redevelopment meet higher quality standards.

Ms. Martin clarified that different zonings also permit different building types. The permitted mass, scale and siting of those building types would be more consistent with the Bridge Park development pattern.

### **Public Comments**

No public comments were received on the case.

Mr. Supelak stated that the West Dublin-Granville Road/Riverside Drive intersection is problematic. Any future redevelopment must be mindful of that factor, so that the potential vehicle conflict is not further increased.

Mr. Boggs stated that this type of rezoning request – from one BSD neighborhood type to another - is received infrequently. Typically, more development-specific detail is provided with those applications. If this site is rezoned, any future redevelopment will be required to submit a Concept Plan, Preliminary Development Plan and Final Development Plan for review. The requested rezoning would provide the developer and the City enhanced ability for creating higher-quality development on the site.

Ms. Call noted that the request is in alignment with the Community Plan.

Mr. Grimes moved, Mr. Supelak moved to recommend approval of the requested rezoning to City Council.

Vote: Mr. Schneier, yes; Ms. Call, yes; Mr. Grimes, yes; Mr. Fishman, yes; Mr. Supelak, yes.  
[Motion approved 5-0.]

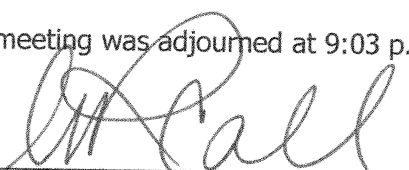
### **COMMUNICATIONS**

Ms. Rauch reported that:

- Per Council action at their January 10, 2022 meeting, Council Member Fox was elected Mayor and, consequently, will no longer serve as the Council liaison to PZC.
- The regular PZC meeting scheduled for Thursday, February 3, 2022 has been cancelled due to insufficient caseload for that agenda. The next Commission meeting is scheduled for Thursday, February 17, 2022.

Mr. Fishman shared that due to a schedule conflict, he would be unable to attend the February 3, 2022 meeting.

The meeting was adjourned at 9:03 p.m.

  
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Chair, Planning and Zoning Commission

  
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Assistant Clerk of Council

~~Ms. Shelly illustrated that the view from the east side of the river to the west side at the pedestrian level will show primarily trees and not the building.~~

~~Mr. Langworthy asked if there were any further comments or questions. [There were none.] He thanked the applicant for their presentation. DETERMINATIONS~~

~~2. Verizon Wireless — AEP Transmission Tower Co-Location — 8421 Glencree Place  
14-060ARTW Administrative Review~~

~~Devayani Puranik said this is a request for Verizon to replace six panel antennas and install three remote radio heads on an existing pole within an AEP transmission tower on the east side of Glencree Place, north of the intersection with Summit View Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.~~

~~Ms. Puranik said this application was introduced last week and there have been no changes. She said an Administrative Departure to Code Section 99.05(C)(3)(f) is requested for maximum height, allowing antenna panels on an existing tower to be installed approximately 110 feet from grade, which falls within the existing tower height.~~

~~Ms. Puranik explained that replacing the panel antennas and installing the remote radio heads requires no other changes or ground modifications. She said approval with three conditions is recommended:~~

- ~~1) That any future installation and/or replacement of the antennas should not exceed 110 feet measured from the grade; 2) That the new equipment should be unobtrusive and maintain similar color; and 3) That any associated cables are trimmed to fit closely to the panels.~~

~~Mr. Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this application with three conditions.~~

~~3. BSC Commercial District – Shoppes at River Ridge – FC Bank – Sign 4545 W. Dublin-Granville Road  
14-061MPR Minor Project Review~~

~~Devayani Puranik said this is a request to construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G). Ms. Puranik said the proposed wall sign, which includes internally illuminated channel letters, meets the height and square footage requirements. She said the letters would be individually flush-mounted to the brick façade. She said the applicant is also proposing vinyl window graphics that show the store hours. She explained that the proposed window sign would be adhered to the right glass panel of the door and that she is working with the applicant to modify the store hour details so that it meets the Code requirements for size and not requiring a sign permit.~~

~~Ms. Puranik said approval with one condition is recommended:~~

1) That the existing exterior light fixtures above the proposed wall sign should be covered and resurfaced to camouflage with the background wall prior to sign permitting.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this application for Minor Project Review with one condition.

4. ~~BSC Residential District—Tuller Flats Residential Development~~ 4313 Tuller Road 14-008BPR Basic Development Plan/Basic Site Plan Review

~~Jennifer Rauch said this is a request for a multiple-family residential development with 386 apartment units in 25 three-story apartment buildings, a community clubhouse, and associated streets and open spaces, on approximately 21.2 acres on the south side of Tuller Road, east of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan. Ms. Rauch said this proposal provides more density and less detail than the previous submission of this application, and as part of the Basic Development Plan, includes the proposed street network, block~~

~~framework, and street types. She said the project will involve the dedication of John Shields Parkway and additional public streets, and dedication for open space and the adjacent greenway, which requires review and approval of Preliminary and Final Plats by the Planning and Zoning Commission and City Council. She indicated the continuation of the street network south of John Shields Parkway with the connections of Watson and Deardorff Streets and Hobbs Landing West. She explained that as the plan moves forward toward a Development Plan, the applicant will need to investigate how shared access with the properties to the south could be ensured for connectivity through the development. She stated that 3.5 acres of the site at the southern end are currently zoned BSC Public District that will need to be rezoned to BSC Residential District to accommodate the proposed residential development if the Basic Plan is approved with this land included.~~

~~Steve Langworthy said the City had requested that the applicant provide a concept for development on the adjacent site to the east that is intended to include mixed-use elements to complement the proposed development and other residential uses in the vicinity and Planning has encouraged the applicant to continue exploring the potential for mixed-use components at this more economically viable location. He added that providing commercial and service destinations for residents within a comfortable walking distance to the Tuller Flats neighborhood would be a desirable amenity consistent with the plan for the Bridge Street District.~~

~~Ms. Rauch said the applicant has made minor revisions to the overall site plan. She stated that Planning is generally satisfied with the proposed street network and overall contemporary architectural style emphasizing geometric forms, with parapet roofs emulating a flat roof appearance. She indicated the applicant has provided a more varied architectural palette with the revised submission.~~

~~Ms. Rauch said this proposal has been modified from the previous submission and incorporates a variable-width greenway along the south side of John Shields Parkway and includes a significant open space area (Village Green North) in the middle of a planned, dense urban environment. She pointed out that Parks and Open Space, as well as other members of the ART, have expressed significant concerns with the size and scale of Village Green North and its potential programming. She reported the ART has~~