



RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 16, 2022 | 6:30 pm

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

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

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP, Planning Director
On behalf of Nichole M. Martin, AICP
Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 16, 2022 | 6:30 pm

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

**1. Veterinary Emergency Group at 3800 Tuller Road
22-056WR**

Waiver Review

Proposal: Waiver to reduce required street-facing transparency along Tuller Road. The 1.87-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.
Location: Northeast of the intersection of Tuller Road with Dublin Center Drive
Request: Review and approval of a Waiver under the provisions of Zoning Code §153.066.
Applicants: Graham Tait and Ashley Shoults, Veterinary Emergency Group
Planning Contact: Taylor Mullinax, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-056

MOTION: Mr. Supelak moved, Mr. Way seconded, to approve a Waiver with a condition:

Waiver

1. §153.062(O)(7)(d)(1) Street Façade Transparency. Required: Storefront with minimum 65% transparency for ground story, street-facing buildings.
Request: Reduce the street-facing transparency to 29%.

Condition of Approval:

- 1) Upon the Veterinary Emergency Group tenant vacating the premise, the window film shall be removed and the Waiver to storefront transparency shall not extend to any future tenant.

VOTE: 7 – 0.

RESULT: The Waiver was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:
Taylor Mullinax
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Taylor Mullinax, Planner I





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 16, 2022 | 6:30 pm

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

2. Stoneridge Lane Apartments at PIDs: 273-012289 & 273-012288 22-068INF Informal Review

Proposal: Informal review for a multi-family development consisting of 69 units with 137 parking spaces. The ±3.11-acre site is zoned Planned Unit Development District, Stoneridge Village.

Location: Southwest of the intersection of Stoneridge Lane with Braelinn Drive.

Request: Review with non-binding feedback prior to the submission of a Concept Plan under the provisions of Zoning Code §153.066.

Applicant: RJ Sabatino, T&R Properties

Planning Contact: Nichole Martin, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/22-068

RESULT: The Commission reviewed and provided informal feedback on a 69-unit, multi-family development noting the transitional nature of the site. The Commission emphasized a need for the development to be compatible with surrounding developments including density, height, mass, and architectural character and quality. The Commission encouraged open space and tree preservation on the site and recommended the buildings be sited along street frontages with parking to the rear. Some members of the Commission recommended the project include covered parking. The Commission generally supported the residential use and noted other uses like office may also be appropriate.

MEMBERS PRESENT:

Lance Schneier Yes
Rebecca Call Yes
Mark Supelak Yes
Kim Way Yes
Warren Fishman Yes
Jamey Chinnock Yes
Kathy Harter Yes

STAFF CERTIFICATION

DocuSigned by:
Jennifer Rauch
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Jennifer M. Rauch, AICP, Planning Director
On behalf of Nichole M. Martin, AICP
Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 16, 2022 | 6:30 pm

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

3. Vista Church at 5626 Frantz Road 22-082CP

Concept Plan

Proposal: Request to permit Religious or Public Assembly and associated uses within an existing commercial building. The 6.67-acre site is zoned Mixed Use Regional 4 – Llewellyn Farms Office District.

Location: Northeast of the intersection of Parkcenter Avenue with Frantz Road

Request: Informal review and non-binding feedback of a Concept Plan under the provisions of Zoning Code §153.050.

Applicant: Aaron Underhill, Underhill and Hodge LLC

Planning Contact: Tammy Noble, Senior Planner

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

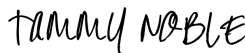
Case Information: www.dublinohiousa.gov/pzc/22-082

RESULT: The Commission reviewed the Concept Plan and provided non-binding feedback on the proposed religious, daycare, and counseling uses. The Commission discussed the amount of paving, stormwater, and traffic requirements. It was discussed that a Traffic Impact Study or Traffic Generation Analysis would be needed, prior to final occupancy. Llewellyn Farms HOA Board did not express support for the rezoning of the site, as presented by the Board president. The Commission concluded general support for the rezoning with some guidance for removal of any extra paving, increase of green space, and the need for sign approval.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

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 Tammy Noble, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 16, 2022 | 6:30 pm

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

**4. 6801 Village Parkway
22-041CP**

Concept Plan

Proposal: Conceptual plan for a multi-family development consisting of 184 units with a combination of podium and surface parking. The 3.71-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Southwest of the intersection of John Shields Parkway with Village Parkway

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

Applicants: Griffin Caldwell, CASTO

Planning Contact: Christopher Will, AICP, Planner II

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

Case Information: www.dublinohiousa.gov/pzc/22-041

MOTION 1: Mr. Supelak moved, Mr. Way seconded, to approve two Waivers:

1. §153.060(C)(2)(a) Maximum Block Dimensions Required: The maximum block size within BSD-SCN is 500 feet in length and 1,750 feet in perimeter.
Request: To exceed the maximum length (± 1,008 feet) and perimeter (±2,590 feet) for the modified block.
2. §153.061(D)(2)(a) Vehicular Access - Required: Vehicular access shall not be permitted from a principal frontage street, unless determined that access from any other street is impracticable.
Request: To permit a drive from John Shields Parkway, a principal frontage street.

VOTE: 4 – 3.

RESULT: Both Waivers were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	No
Warren Fishman	Yes
Jamey Chinnock	No
Kathy Harter	No

MOTION 2: Mr. Supelak moved, Mr. Way seconded, to approve the Concept Plan with six (6) conditions:

- 1) That the applicant revise the plan to provide a mid-block pedestrianway through Building A, between Village Parkway and the proposed access drive;



**4. 6801 Village Parkway
22-041CP**

Concept Plan

- 2) That the applicant work with Staff to refine building architecture and massing to respond to the surrounding context and building character;
- 3) That the applicant revise the plan to eliminate buildings and site circulation within the John Shields Parkway Greenway;
- 4) That the applicant work with Staff to refine all terminal vistas within the development; and
- 5) That the applicant work with Staff to revise the gateway at the intersection of John Shields Parkway and Village Parkway; and
- 6) That the applicant work with Staff to revise the design to provide meaningful public open space on-site in addition to the off-site open space.

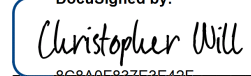
VOTE: 6 – 1.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	No
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

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Christopher Will, AICP, Planner II

