



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 7, 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 meeting held on June 9, 2022.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the June 9 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

C68579E6958D44D...

Jennifer M. Rauch, AICP, Planning Director





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, July 7, 2022 | 6:30 pm

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

**1. 4444 Tuller Road
22-070INF**

Informal Review

Proposal: A multi-family development consisting of 142 units with 192 parking spaces. The ±3.18-acre site is zoned Bridge Street District, Office Residential.

Location: Northeast of the intersection of Riverside Drive with Tuller Road

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

Applicants: Dan Gore, Pizzuti; and Lori Bongiorno, MA Design

Planning Contact: Nichole Martin, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/22-070

RESULT: The Commission provided informal feedback on the proposal and shared with the applicant appreciation for bringing the project forward. The members expressed concerns with several components of the proposal including the location of residential along I-270, the amount of surface parking on the site, the lack of usable and connected open space on the site, and proximity and height of the building along I-270. The Commission shared the opportunity for this development to set the tone as an entry to Bridge Street and were concerned that the layout and site design needed additional refinement to meet the vision for the area.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

 Jennifer M. Rauch, AICP, Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 7, 2022 | 6:30 pm

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

**2. First Watch at 6505 Dublin Center Drive
22-069AFDP Amended Final Development Plan**

Proposal: Exterior modifications for a building on ±2.13-acre site zoned Bridge Street District, Sawmill Center Neighborhood.
Location: Northwest of the intersection of Dublin Center Drive with W. Dublin-Granville Road
Request: Review and approval of a Waiver and Amended Final Development Plan under the provisions of Zoning Code §153.055.
Applicants: Kerriane Cannon, CDS Development; Bobby Stuart, First Watch; and Nicole Barber, IMG
Planning Contact: Nichole Martin, AICP, Senior Planner
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-069

MOTION 1: Mr. Way moved, Mr. Schneier seconded, to approve the following Waiver:

1. §153.060(C)(2)(a) Transparency Required: 65% Minimum storefront transparency on any ground story, street-facing façade.
Request: To allow 16% storefront transparency on the east façade.

VOTE: 6 – 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	Absent
Kathy Harter	Yes

MOTION 2: Mr. Way moved, Mr. Schneier seconded, to approve the Amended Final Development Plan with five (5) conditions:

- 1) That the applicant work with Staff to replace dead/dying/missing plantings on site in accordance with the approved 2003 Landscape Plan, subject to Staff approval;



**2. First Watch at 6505 Dublin Center Drive
22-069AFDP**

Amended Final Development Plan

- 2) That the applicant select an alternate outdoor waiting bench design that is more appropriate for the building architecture and color palette, subject to Staff approval;
- 3) That the applicant submit cut-sheet specifications for the proposed door on the west façade and the two proposed windows on the east façade, prior to building permitting, subject to Staff approval;
- 4) That the applicant remove all sconces from the parapet and relocate to the ground level, subject to Staff approval; and
- 5) That the applicant with Staff to provide an awning over the west elevation seating area.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

C68B79E6958D44D...

Jennifer M. Rauch, AICP, Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 7, 2022 | 6:30 pm

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

3. First Watch at 6505 Dublin Center Drive 22-091MSP

Master Sign Plan

Proposal: Two wall signs for an existing building on ±2.13-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northwest of the intersection of Dublin Center Drive with W. Dublin-Granville Road

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code §153.066 and BSD Sign Design Guidelines.

Applicants: Kerriane Cannon, CDS Development; Bobby Stuart, First Watch; and Nicole Barber, IMG

Planning Contact: Nichole Martin, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/22-091

MOTION: Mr. Schneier moved, Mr. Way seconded, to approve a Master Sign Plan with two (2) conditions:

- 1) That the applicant provides the full height of the secondary copy text and spacing for both wall signs to ensure the 20% maximum permitted area of the sign face is met, finalized at building permitting, subject to Staff approval; and
- 2) That the applicant submit permanent sign permits for both wall signs at building permitting through Building Standards.

VOTE: 6 – 0.

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

 C68B79E6958D44D...
 Jennifer M. Rauch, AICP, Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 7, 2022 | 6:30 pm

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

**4. 5055 Upper Metro Place
22-062CP**

Concept Plan

Proposal: Conceptual plan for construction of a four-story, mixed-use building consisting of 175 residential units, 8,400-square-feet of commercial space with 211 parking spaces. The ±2.55-acre site is zoned Bridge Street District, Commercial.

Location: Southwest of the intersection of Upper Metro Place with Frantz Road

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

Applicant: Dwight McCabe, McCabe Companies

Planning Contact: Tammy Noble, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/22-062

MOTION: Mr. Way moved, Mr. Schneier seconded, to approve a Concept Plan with two (2) conditions:

- 1) That the applicant continues to work with Staff to define open space requirements permitted in the Bridge Street District; and
- 2) That the applicant continues to work with Engineering to ensure on-street parking meets the Bridge Street District requirements.


VOTE: 6 – 0.

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	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

802DEF02B0D24C7...
 Tammy Noble, Senior Planner

