



CITY OF DUBLIN,

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JANUARY 15, 2009

The Planning and Zoning Commission informally reviewed the following at this meeting:

1. Arfy's Doggy Daycare **5200 Post Road**
08-113CU **Informal Review**

Proposal: Pet care services, including daycare, grooming, training and veterinary, in an existing building within the SO, Suburban Office and Institutional District, located on the north side of Post Road, approximately 1,300 feet west of the intersection with Kilgour Place.

Request: Informal review of a conditional use under the provisions of Code Section 153.236.


Applicant: Jeffrey A. Roby, Roby Holding Company.

Planning Contact: Rachel E. Swisher, Planner I

Contact Information: (614) 410-4656, rswisher@dublin.oh.us

RESULT: The Commission commented informally on this conditional use proposal to permit several pet related services including pet daycare, grooming, training, and veterinary offices within two existing buildings located on a site zoned SO, Suburban Office and Institutional District. Some of the Commissioners agreed that the proposed uses may be appropriate in this location based on the Community Plan because some of the proposed uses do not currently exist within the city and because the site has challenges associated with visibility, changes in elevation, and its location adjacent to a freeway. The Commissioners encouraged the applicant to consider an alternative facility design that would orient the main building entrance toward Post Road and to return to the Commission with specific noise, odor, and waste mitigation plans for this proposal. The Commissioners agreed that the site layout should be revised to relocate the outdoor recreation area out of the floodplain and that excess parking should be eliminated to provide additional green space on this environmentally sensitive site.

STAFF CERTIFICATION


Rachel E. Swisher
Planner I



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RECORD OF ACTION

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

2. Perimeter Center, Subarea C – Cabin in the Woods Office Building
08-112AFDP **5815 Wall Street**
Amended Final Development Plan

Proposal: Minor building modifications, including architectural and material changes for an existing office building within Subarea C of the Perimeter Center Planned Commerce District, located on the south side of Wall Street, approximately 700 feet east of the intersection with Discovery Boulevard.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Gary Heinze, Cabin in the Woods; represented by J. Carter Bean, Ford & Associates Architects.

Planning Contact: Rachel E. Swisher, Planner I

Contact Information: (614) 410-4656, rswisher@dublin.oh.us

MOTION: To approve this application because the proposed sign meets the design intent of the approved development text and the proposal meets the review criteria with the two conditions as listed in the Planning Report and one additional condition:

- 1) That the applicant submit a landscape plan that complies with Code requirements for vehicular use area perimeter landscaping, vehicular use area interior landscaping, screening for service structures, and street trees prior to obtaining a building permit;
- 2) That the tree protection fence detail and the information regarding the size of the proposed plantings be provided prior to obtaining a building permit; and
- 3) That the applicant utilize a sea green juniper hedge on the south side of the existing mound along Wall Street to meet the vehicular use area screening requirements in lieu of increasing the height of the mound.

VOTE: 7 – 0.

RESULT: This Final Development Plan was approved.

STAFF CERTIFICATION

Rachel E. Swisher, Planner I



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The Planning and Zoning Commission took no action on the following case at this meeting:

**4. Architectural Review Board
07-096ADM**

**Administrative Request
Zoning Code Amendment**

Proposal: Code modifications to Code Sections 153.170 through 153.187 to amend the review standards and processes for the Architectural Review Board.

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

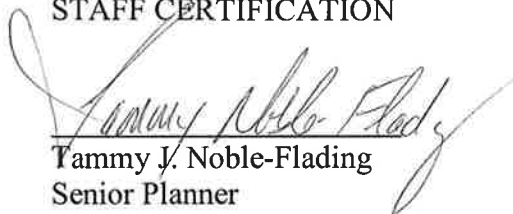
Applicant: Marsha I. Grigsby, Interim City Manager, City of Dublin.

Planning Contact: Gary P. Gunderman, Planning Manager

Contact Information: (614) 410-4682, ggunderman@dublin.oh.us

RESULT: This case was postponed prior to the meeting.

STAFF CERTIFICATION



Tammy J. Noble-Flading
Senior Planner



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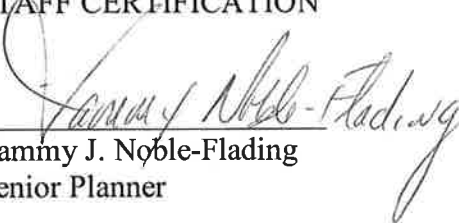
The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record as presented.

STAFF CERTIFICATION



Tammy J. Noble-Flading
Senior Planner



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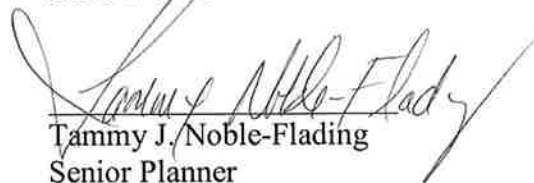
The Planning and Zoning Commission took the following action at this meeting:

MOTION: To approve the November 6, 2008 meeting minutes as presented.

VOTE: 7 – 0.

RESULT: The November 6, 2008 meeting minutes were approved.

STAFF CERTIFICATION


Tammy J. Noble-Flading
Senior Planner