



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

Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 5, 2009

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

- 1. National Church Residences at Avondale Woods 5215 Avery Road**
09-007Z Rezoning/Preliminary Development Plan

Proposal: Rezoning of a parcel from R, Rural District, to PUD, Planned Unit Development District to allow for a senior housing development consisting of 200 residential units with a community center and associated site improvements, located on the west side of Avery Road approximately 4,000 feet south of Rings Road.

Request: Review and approval of a rezoning/preliminary development plan under the Planned District provisions of Code Section 153.050.

Applicant: George Berardi, Berardi & Partners, Inc; represented by Michelle Norris, National Church Residences.

Planning Contact: Rachel E. Swisher, Planner I.

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

MOTION: To recommend approval to City Council of this Rezoning/Preliminary Development Plan to change the zoning from R, Rural District to PUD, Planned Unit Development District because it complies with the Community Plan Future Land Use Map and because it adequately addresses the recommendations of the Southwest Area Plan and meets the Rezoning/Preliminary Development Plan criteria, with the following five conditions:


- 1) That the traffic study be approved by the City of Dublin and the City of Columbus prior to approval of the final development plan;
- 2) That the bikepath and mounding be removed from the future Avery Road right-of-way;
- 3) That the group of five parking spaces south of the outdoor recreation area be removed;
- 4) That the applicant obtain an easement encroachment agreement for the walking path shown within the waterline easement along the southern property line; and
- 5) That the text be modified to require minimum 30-year dimensional shingles as roofing materials.

*George Berardi agreed to the above conditions.

VOTE: 7 - 0.

RESULT: This Rezoning/Preliminary Development Plan was approved.

STAFF CERTIFICATION


 Rachel E. Swisher, Planner I



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

**2. 54 South High Street
08-019Z**

Rezoning

Proposal: Rezoning of a parcel from CB, Central Business District to HB, Historic Business District. The site is located on the east side of South High Street, approximately 75 feet south of Spring Hill.

Request: Review and recommendation of approval of a rezoning under the provisions of Code Section 153.234.

Applicant: Lawrence Paglioni; represented by Robert Kortsen.

Planning Contact: Claudia D. Husak, AICP, Planner II.


Contact Information: (614) 410-4675, chusak@dublin.oh.us.

MOTION: To recommend approval to City Council of this Rezoning application to change the zoning from CB, Central Business District to HB, Historic Business District because it is in keeping with the objectives and goals of both the residents and businesses of the Historic District and the City of Dublin and meets the Community Plan.

VOTE: 7 – 0.

RESULT: This Rezoning application was approved.

STAFF CERTIFICATION



Claudia D. Husak, AICP
Planner II



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

**4. Shoppes at River Ridge – The Wine Loft 4415 West Dublin-Granville Road
09-020CDD/CU Corridor Development District/ Conditional Use**

- Proposal: A 250-square-foot outdoor dining patio for a restaurant within the Shoppes at River Ridge development. The site is located on the south side of West Dublin-Granville Road, approximately 750 feet east of the intersection of Riverside Drive.
- Request: Review and approval of a conditional use under the provisions of Code Section 153.236 and for modifications within the Corridor Development District under the provisions of Code Section 153.115.
- Applicant: Kevin North, The Wine Loft; represented by Allen S. Bornstein, Williams-Shepherd Architects.
- Planning Contact: Jennifer M. Rauch, AICP, Planner II.
- Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: To approve this Corridor Development District/Conditional Use application because it meets the applicable review criteria and development standards of the Community Commercial District, with three conditions:

- 1) The fence, patio furniture, and umbrellas be removed by the tenant or shopping center owner if the tenant vacates this space and is not replaced with another use that would utilize the same patio space;
- 2) The proposed furniture and umbrellas be stored inside the tenant space or in an appropriate off-site location when the patio is not in regular use; and
- 3) That any performances be limited to normal noise levels no greater than the typical traffic noise levels, subject to the requirements of the Noise Ordinance, and that the hours of operation for outdoor entertainment be limited to no later than 10:00 p.m., no amplification of live music, and that no general announcements be made over the outdoor speaker system.

*Allen S. Bornstein, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Corridor Development District/Conditional Use application was approved.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II



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RECORD OF ACTION

MARCH 5, 2009

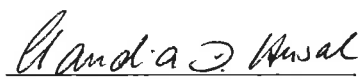
The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 7 – 0.

RESULT: The documents were unanimously accepted into the record.

STAFF CERTIFICATION



Claudia D. Husak, AICP
Planner II



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MARCH 5, 2009

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

MOTION: To approve the February 19, 2009 meeting minutes as presented.

VOTE: 6 – 0 – 1.

RESULT: The February 19, 2009 meeting minutes were approved.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II