



Administrative Review Team Meeting

Agenda | Thursday, September 27, 2012

CASES

Introductions

- 1. 12-067MPR – BSC Commercial District – Shoppes at River Ridge – Bruegger’s Bagels Signs – 4425 West Dublin-Granville Road**
This is a request to install two new signs, including a 27-square-foot internally illuminated wall sign and a 6-square-foot projecting sign, in accordance with Code Section 153.066(H) for an eating and drinking facility in the Shoppes at River Ridge.
Property Owner: MR/TSARR owner LLC, a DE limited liability company
Applicant: Michael Salcone, Bruegger’s Bagels; represented by Jerry Archer, Archer Signs
Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656; rray@dublin.oh.us
DEADLINE: Thursday, October 4 – Target ART determination
- 2. 12-068ARB-MPR – BSC Historic Core District – The Scioto Room – Site and Architectural Modifications and Parking Plan – 38 West Bridge Street**
This is a request for a new eating and drinking facility located at 38 West Bridge Street in the BSC Historic Core District including architectural modifications to an Existing Structure. The request also includes improvements to the existing parking lot, a new ground sign, a pocket plaza, and approval of a parking plan. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.
Property Owner: Jason Liu, Shanghi Enterprises, LLC
Applicant: Timothy A. Bass, Bass Studio Architects
Planning Contact: Jeannie Martin at 410-4650
DEADLINES:
 - Thursday, October 4 – Target ART recommendation
 - Wednesday, October 17 – Target Architectural Review Board determination
- 3. 12-069MPR – BSC Commercial District – Bridge Pointe Shopping Center – Architectural Modifications – 6400-6550 Riverside Drive**
This is a request for architectural modifications to an existing shopping center, including façade modifications and modified building materials and color palette. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).
Property Owner: 6490 Riverside Drive, LLC
Applicant: Andreas Larisch, Triad Architects
Planning Contact: Jennifer Rauch, AICP, Planner II at (614) 410-4690; jrauch@dublin.oh.us
DEADLINE: Thursday, October 4 – Target ART determination



Determinations

4. 12-064MPR – BSC Sawmill Center Neighborhood District – Kentucky Fried Chicken – Modifications to Existing Structure, Signs, and Site Related Improvements – 6611 Sawmill Road

This is a request for exterior modifications to an existing building, including signs and site related improvements for an existing restaurant located at 6611 Sawmill Road in the BSC Sawmill Center Neighborhood District. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Property Owner: David Zimmerman, KFC US Properties

Applicant: Adam Macke, GPD Group

Planning Contact: Dan Phillabaum, AICP, ASLA, Senior Planner at (614) 410-4662; dphillabaum@dublin.oh.us

DEADLINE: Thursday, September 27 – Target ART determination

5. 12-061ARTW – Avery Park Water Tower – AT&T Antenna Co-Location – 7699 Avery Road

This is a request to co-locate three new antennas on the Avery Park water tower. The site is located on the west side of Avery Road approximately 530 feet south of the intersection with Brand Road. 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.

Property Owner: Marsha Grigsby, City Manager, City of Dublin, Ohio

Applicant: Cynthia Rafalski, AT&T; represented by Edward Block, GPD Group

Planning Contact: Rachel S. Ray, AICP, Planner II (614) 410-4656; rray@dublin.oh.us

DEADLINE: Thursday, September 27 – Target ART determination

Case Review

6. 12-063ARB-BPR – BSC Historic Core District – North Riverview Street Mixed-Use Redevelopment – Demolition and Basic Plan Review – 40 Blacksmith Lane – 53 North Riverview Street

This is a request for approval of the demolition of six existing residential structures located on the west side of North Riverview Street between Bridge Street and North Street on six parcels zoned BSC Historic Core District. As part of the request for demolition, the applicant is requesting review of a mixed-use development proposal including restaurant, retail, office, and residential uses. This is a request for demolition under the provisions of Zoning Code Section 153.176 and for review of a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D).

Property Owner: BET Investments LLC and Coffman Company Limited

Applicant: Gerry N. Bird, Bird Houk Collaborative, a Division of OHM

Planning Contact: Dan Phillabaum, AICP, ASLA, Senior Planner at (614) 410-4662; dphillabaum@dublin.oh.us

DEADLINES:

- Thursday, October 4 – Target ART recommendation
- Wednesday, October 17 – Target Architectural Review Board determination



ADMINISTRATIVE

1. Upcoming Applications
2. Review of Minutes – September 20, 2012