



# Administrative Review Team Meeting

**Agenda | Thursday, October 25, 2012**

## CASES

### *Determinations*

**1. 12-074CU – Tesla Motors Inc. – Vehicle Service Facility – 4140 Tuller Road**

This is a request to operate a two-car electric vehicle service and repair facility within an existing flex office space on the north side of Tuller Road west of the intersection with Village Parkway. This is a request for review and recommendation of approval to the Planning and Zoning Commission of a Conditional Use under the provisions of Zoning Code Section 153.236, and a request for Minor Project Review in accordance with Zoning Code Section 153.066(G).

**Applicant:** James Lambrecht, property owner; represented by Kirthi Narasimhan, Tesla Motors, Inc.

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

**DEADLINES:**

- Thursday, October 25 – Target ART recommendation
- Thursday, November 1 – Target Planning and Zoning Commission determination

**2. 12-078MPR – BSC Commercial District – Shoppes at River Ridge – The Pint Room – Site & Architectural Modifications – 4415 West Dublin-Granville Road**

This is a request to replace an existing window for a service door and reconfigure an existing patio area for a new eating and drinking facility in the Shoppes at River Ridge shopping center. This is a request for Minor Project Review in accordance with Zoning Code Section 153.066(G).

**Applicant:** MR/TSARR Owners, LLC, property owner, represented by Keith Moreland, The Pint Room

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

**DEADLINES:**

- Thursday, October 25 – Target ART recommendation

### *Introductions*

**3. 12-077ARB-MPR – BSC Historic Core District – Temptations Yarn – Site & Architectural Modifications – 35 South High Street**

This is a request for architectural modifications to an Existing Structure including a 450-square-foot addition to a retail establishment at the northwest corner of the intersection of High Street and Spring Hill in the BSC Historic Core District. 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*.

**Applicant:** Thomas Bassett, property owner, represented by Heidi Bolyard  
**Planning Contact:** Jeannie Martin, ASLA, Landscape Architect; (614) 410-4650;  
jmartin@dublin.oh.us

**DEADLINES:**

- Thursday, November 1 – Target ART recommendation
- Thursday, November 15 – Target Architectural Review Board determination

**4. 12-079ARB-MPR – BSC Historic Core District – ReMax – Signs – 106 South High Street**

This is a request to install a 4-square-foot projecting sign and a 3.7-square-foot window sign for an office located at the southeast corner of the intersection of South High Street and Pinney Hill Lane in the BSC Historic Core District. 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*.

**Applicant:** ODIG, LLC, property owner; represented by Kurt Novak, ReMax

**Planning Contact:** Jeannie Martin, ASLA, Landscape Architect; (614) 410-4650;  
jmartin@dublin.oh.us; and Jonathan Lee, Planning Assistant; (614) 410-4635;  
jlee@dublin.oh.us

**DEADLINES:**

- Thursday, November 1 – Target ART recommendation
- Thursday, November 15 – Target Architectural Review Board determination

**Case Review**

**5. 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

**ADMINISTRATIVE**

- a. Upcoming Applications
- b. Review of Minutes – October 18, 2012