



City of Dublin

Administrative Review Team Meeting

Agenda | 2:00 p.m. | Thursday, December 5, 2013

ADMINISTRATIVE

Review of Minutes – November 21, 2013

PRE-APPLICATION CASE REVIEW

1. **Pre-Application Review (Bridge Street District) – BSC Office Residential District & BSC Commercial District – Bridge Park Mixed-Use Development – Riverside Drive and State Route 161**

This is a request for non-binding review of a potential application for a mixed-use development consisting of 1,057 residential units, 151,000 square feet of office space, a 156-room hotel with an attached conference center, 42,825 square feet of retail space, and 31,275 square feet of restaurant space on approximately 25 acres located on the east side of Riverside Drive, north of State Route 161. This is a request for pre-application review prior to submission of an application for Basic Plan Review in accordance with Zoning Code Section 153.066(C). The purpose of the pre-application review meeting is to provide the applicant with a non-binding and informal review of the development proposal, and information on the procedures and policies of the city, including application review procedures that may be used.

Applicant: Nelson Yoder, Principal, Crawford Hoying Development Partners.

Planning Contacts: Dan Phillabaum, AICP, RLA, Senior Planner, (614) 410-4662 or dphillabaum@dublin.oh.us

Deadline: Consolidated comments from the Administrative Review Team will be forwarded to the applicant within 10 days of the December 5th Pre-Application Review.

INTRODUCTIONS

2. **13-117BP – BSC Historic Core – Dublin Riverview Mixed Use Development – North Riverview Street**

This is a request for a Basic Plan Review to construct two mixed use buildings with retail, restaurant, office and 27 residential units with a lower level, one-story parking platform located along North Riverview Street at the intersection with Blacksmith Lane. This Basic Plan Review is proposed in accordance with Zoning Code Section 153.057-153.066.

Applicant: Gerry Bird

Planning Contact: Jennifer M. Rauch, AICP, Planner II at (614) 410-4690

Deadline: Thursday, December 26 – target Administrative Review Team recommendation to the Architectural Review Board

3. **13-118MPR – BSC Commercial District – Red Rooster Quilt Shop – Building Expansion – 48 Corbins Mill Drive**

This is a request for a 1,258-square-foot building addition to an Existing Structure for an existing retail use, located to the east side of Corbins Mill Drive approximately 200 feet south of the intersection with West Bridge Street. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Property Owner: Kevin O'Connor, Red Rooster Quilts, Inc.

Applicant: Michael McCoskey, Bass Studio Architects.

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

Deadline: Thursday, December 12, 2013 – target ART determination

DETERMINATIONS

4. 13-107MPR – BSC Sawmill Center Neighborhood District – Christoff Retail Center – 6465 Sawmill Road

This is a request for review and approval of a new 3,064-square-foot Commercial Center Building and associated site improvements at 6465 Sawmill Road within the BSC Sawmill Center Neighborhood District. The site is located west of Sawmill Road and approximately 450 feet north of West Dublin-Granville Road. This Minor Project Review Application is proposed in accordance with Zoning Code Section 153.065(G).

Applicant: Chris Christoff; represented by Thomas Beery, Beery Architects Inc.

Planning Contact: Justin Goodwin, AICP, Planner II at (614) 410-4677

Deadline: Thursday, December 5 – target Administrative Review Team determination

5. 13-113MPR-ARB – BSC Historic Residential – Schmitt Residence – 97 South Riverview Street

This is a request for a Minor Project Review for the construction of a new single-family dwelling located at the northwest corner of the intersection with South Riverview Street and Pinney Hill. This is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170.

Property Owner: Kurt Schmitt

Applicant: Dan Morgan, Behal Sampson Dietz.

Planning Contact: Jennifer M. Rauch, AICP, Planner II at (614) 410-4690

Deadline: Thursday, December 5 – target Administrative Review Team recommendation to the Architectural Review Board

CASE REVIEWS

NONE