



Administrative Review Team Meeting

Agenda | 2:00 p.m. | Thursday, October 16, 2014

ADMINISTRATIVE

Review of Minutes – October 9, 2014

DETERMINATION

- 1. BSC Historic Transition – Bridge Park West** **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**
- Proposal:** A development consisting of mixed use commercial and office, and 42 condominium units with associated structured parking and site improvements along the east side of North High Street approximately 280 feet north of the intersection of North Street.
- Request:** Review and recommendation of approval to the Architectural Review Board for a Basic Development Plan in accordance with Zoning Code Section 153.066(D).
- Applicants:** Crawford Hoying, Nelson Yoder; and Gerry Bird, OHM Advisors.
- Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690, jrauch@dublinoh.us and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer; (614) 410-4677, jshelly@dublin.oh.us
- Case Information:** <http://dublinohiousa.gov/art/14-099/>
- Schedule:** Thursday, October 16, 2014 – target Administrative Review Team recommendation to the Architectural Review Board.

INTRODUCTIONS

- 2. BSC Historic Core – Chelsea Borough Home** **54 South High Street**
14-101ARB-MPR **Minor Project Review**
- Proposal:** A request for a new 3.8-square-foot panel sign and associated wooden post for an existing building on the east side of South High Street, between Spring Hill and Eberly Hill.
- Request:** Review and recommendation of approval to the Architectural Review Board of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.
- Applicant:** Bruce Sommerfelt, Signcom, Inc.
- Planning Contact:** Andrew Crozier, Planning Assistant; (614) 410-4663, acrozier@dublin.oh.us
- Case Information:** <http://dublinohiousa.gov/art/14-101/>
- Schedule:** Thursday, October 23, 2014 – target Administrative Review Team recommendation to the Architectural Review Board.
- 3. Bridge Park East – Mixed-Use Development Project, Phase 1** **Riverside Drive and Dale Drive**
14-071BPR/PP **Basic Development Plan Review /Preliminary Plat**
- Proposal:** A request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road.

(CONTINUED ON FOLLOWING PAGE)

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a future Development Plan Review. This is also a request for review and recommendation of approval to City Council for a preliminary plat under the provisions of the Subdivision Regulations.

Applicant: Nelson Yoder, Principal, Crawford Hoying Development Partners

Planning Contact: Claudia D. Husak, AICP, Planner II; (614) 410-4675, chusak@dublin.oh.us; and Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us

Case Information: <http://dublinohiousa.gov/pzc/14-071/>

Schedule: Thursday, November 6, 2014 – target Administrative Review Team recommendation to the Planning and Zoning Commission for Basic Development Plan Review and Preliminary Plat.

**4. BSC Scioto River Neighborhood District – Bridge Park East Mixed-Use Development –
Blocks B and C
14-095BPR** **Riverside Drive and Dale Drive
Basic Site Plan Review**

Proposal: A request for the first phase of a mixed-use development consisting of approximately 440 residential units, 110,691 square feet of retail and restaurant uses, 127,129 square feet of office, and structured parking (approximately 1,347,261 square feet total) in eight buildings, and associated streets and open spaces on approximately 7.71 acres located on the east side of Riverside Drive, west of Dale Drive, and north of West Dublin-Granville Road.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a future Site Plan Review.

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

Planning Contact: Claudia D. Husak, AICP, Planner II; (614) 410-4675, chusak@dublin.oh.us; and Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us

Case Information: <http://dublinohiousa.gov/pzc/14-095/>

Schedule: Thursday, November 6, 2014 – target Administrative Review Team recommendation to the Planning and Zoning Commission for Basic Site Plan Review.

**5. Zoning Code Amendment – Bridge Street District
13-095ADMC** **Zoning Code Amendment**

Proposal: Amendments to the Bridge Street District Zoning Code focusing on Code Sections 153.062 through 153.066.

Request: Review and recommendation of approval to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

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

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

Case Information: <http://dublinohiousa.gov/pzc/13-095/>

Schedule: Thursday, October 23, 2014 – target Administrative Review Team recommendation to the Planning and Zoning Commission.