



# Administrative Review Team Meeting

Agenda | 2:00 p.m. | Thursday, July 3, 2014

## ADMINISTRATIVE

Review of Minutes – June 26, 2014

## PRE-APPLICATION REVIEW

### 1. Bridge Park Mixed-Use Development

### Riverside Drive and State Route 161 Pre-Application Review

- Proposal:** A request for non-binding review of a potential application for a mixed-use development consisting of a mix of residential, commercial, office, restaurant, hotel and conference center uses on approximately 25 acres located on the east side of Riverside Drive, north of State Route 161.
- Request:** Pre-application review prior to submission of an application for Basic Plan Review in accordance with Zoning Code Section 153.066(C).
- Applicant:** Nelson Yoder, Principal, Crawford Hoying Development Partners.
- Planning Contact:** Rachel S. Ray, AICP, Planner II; (614) 410-4656; [rray@dublin.oh.us](mailto:r-ray@dublin.oh.us)
- Schedule:** Review deadlines will commence upon receipt of a complete application for Basic Plan Review.

## DETERMINATIONS

### 2. Verizon Wireless – AEP Transmission Tower Co-Location 14-060ARTW

### 8421 Glencree Place Administrative Review

- Proposal:** A request for Verizon to replace six panel antennas and install three remote radio heads on an existing pole within an AEP transmission tower on the east side of Glencree Place, north of the intersection with Summit View Road.
- Request:** Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.
- Applicant:** Rodney Lafferty (of SBA Network Services) for Verizon Wireless
- Planning Contact:** Devayani Puranik, Planner II; (614) 410-4662, [dpuranik@dublin.oh.us](mailto:dpuranik@dublin.oh.us)
- Case Information:** <http://dublinohiousa.gov/art/14-060/>
- Schedule:** Thursday, July 3, 2014 – target Administrative Review Team determination.

### 3. BSC Commercial District – Shoppes at River Ridge – FC Bank – Sign

### 4545 W. Dublin-Granville Road Minor Project Review

14-061MPR

- Proposal:** A request to construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin Granville Road at the intersection with Dale Drive.
- Request:** Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).
- Applicant:** Bruce Sommerfelt, Signcom Inc.
- Planning Contact:** Devayani Puranik, Planner II; (614) 410-4662, [dpuranik@dublin.oh.us](mailto:dpuranik@dublin.oh.us)
- Case Information:** <http://dublinohiousa.gov/art/14-061/>
- Schedule:** Thursday, July 3, 2014 – target Administrative Review Team determination.

**4. BSC Residential District – Tuller Flats Residential Development** **4313 Tuller Road**  
**14-008BPR** **Basic Development Plan/Basic Site Plan Review**

**Proposal:** A request for a multiple-family residential development consisting of 386 apartment units within 25 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 21.2 acres located on the south side of Tuller Road, east of intersection with Tuller Ridge Drive.

**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 Basic Development Plan and Basic Site Plan.

**Applicant:** Casto

**Representative:** Aaron Underhill, Underhill Law Office LLC

**Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**Case Information:** <http://dublinohiousa.gov/art/14-008/>

**Schedule:** Thursday, July 3, 2014 – target Administrative Review Team recommendation to the Planning and Zoning Commission.

**INTRODUCTIONS**

**5. BSC Sawmill Center Neighborhood District – Dublin Village Center – Partial Demolition** **6700 Village Parkway**  
**14-064MPR** **Minor Project Review**

**Proposal:** A request for demolition and removal of an approximately 68,920 square feet of an existing 126,410-square-foot commercial building and associated site improvements at the Dublin Village Center shopping center, west of Sawmill Road and Dublin Center Drive, east of Village Parkway, south of Tuller Road, and north of the existing movie theater.

**Request:** Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

**Applicant:** David Blair, Ford and Associates Architects

**Planning Contact:** Rachel S. Ray, AICP, Planner II; (614) 410-4656; [r-ray@dublin.oh.us](mailto:r-ray@dublin.oh.us)

**Schedule:** Thursday, July 17, 2014 – target Administrative Review Team determination.

**6. BSC Office Residential District – Vrable Healthcare** **4500 John Shields Parkway**  
**14-065MPR** **Minor Project Review**

**Proposal:** A request for review and approval of site modifications for a child daycare center located in the Vrable Healthcare building currently under construction in the BSC Office Residential District at the southwest corner of the intersection of Tuller Road and Tuller Ridge Drive.

**Request:** Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

**Applicant:** Jim Muckle, Vrable Healthcare

**Representative:** Linda Menerey, EMH&T

**Planning Contact:** Marie Downie, Planner; (614) 410-4679; [mdownie@dublin.oh.us](mailto:mdownie@dublin.oh.us)

**Schedule:** Thursday, July 17, 2014 – target Administrative Review Team determination.