



Administrative Review Team Meeting

Agenda | 2:00 p.m. | Thursday, March 5, 2015

ADMINISTRATIVE

Review of Minutes – February 26, 2015

CASE REVIEWS

- 1. **BSD Historic Transition – Bridge Park West** **94-100 North High Street**
15-014ARB-SP **Site Plan Review**

Proposal: A two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. The site is on the east side of High Street approximately 280 feet north of the intersection with North Street.

Request: Review and recommendation of approval to the Architectural Review Board for this application for Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

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

Case Information: <http://dublinohiousa.gov/arb/15-014>

Schedule: Thursday, March 19, 2015 – target Administrative Review Team recommendation to the Architectural Review Board for the March 25, 2015 meeting.

- 2. **BSD Commercial District – Home-2 Hotel** **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Review**

Proposal: Construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066(C).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Michael Burmeister, OHM Advisors.

Planning Contact: Devayani Puranik, Planner II; (614) 410-4662; dpuranik@dublin.oh.us and Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690; jrauch@dublin.oh.us

Case Information: <http://dublinohiousa.gov/art/15-017>

Schedule: Thursday, March 19, 2015 – target Administrative Review Team recommendation to the Planning and Zoning Commission.

- 3. **BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)** **Riverside Drive and Dale Drive**
15-018 DP-BSD/SP-BSD **Development Plan/Site Plan Reviews**

Proposal: The first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. The proposal includes four new public streets and two blocks of development. The site is on the east side of Riverside Drive, north of the intersection with Dale Drive.

(Continued on Next Page)

Request: Review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).
Applicant: Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656; r-ray@dublin.oh.us
Schedule: Thursday, March 26, 2015 – target Administrative Review Team recommendation to the Planning and Zoning Commission for the April 9, 2015 meeting.

DETERMINATIONS

4. **Sycamore Ridge Park Rezoning** **6720 Riverside Drive
Rezoning**
15-011Z
- Proposal:** Rezoning a 3.5-acre parcel from BSC Public District to BSD Residential District. The site is on the east side of Tuller Ridge Drive between Tuller Road and Sycamore Ridge Boulevard.
- Request:** Review and recommendation of approval to the Planning and Zoning Commission and City Council of a standard district rezoning under the provisions of Zoning Code Section 153.234.
- Applicant:** Dana McDaniel, City Manager, City of Dublin
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner, (614) 410-4690; j-rauch@dublin.oh.us
Case Information: <http://dublinohiousa.gov/pzc/15-011>
Schedule: Thursday, March 5, 2015 – target Administrative Review Team recommendation to the Planning and Zoning Commission for the March 12, 2015 meeting.
5. **BSD Residential – Tuller Flats** **4313 Tuller Road
Development Plan/Site Plan Reviews**
15-012DP-BSD/SP-BSD
- Proposal:** A multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 20.44 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive.
- Request:** Review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).
- Applicant:** Brent Sobczak, Casto Communities.
Representative: Aaron Underhill, Underhill Yaross.
Planning Contact: Joanne Shelly, Urban Designer/Landscape Architect; (614) 410-4677; jshelly@dublin.oh.us
Case Information: <http://dublinohiousa.gov/pzc/15-012>
Schedule: Thursday, March 5, 2015 – target Administrative Review Team recommendation to the Planning and Zoning Commission for the March 12, 2015 meeting.