



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, February 10, 2022

The Administrative Review Team made the following determination at this meeting:

**1. 3800 Tuller Road, 21-192MPR, Minor Project Review**

Proposal:	Exterior modifications to an existing building on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood.
Location:	Northeast of the intersection of Tuller Road with Dublin Center Drive.
Request:	Review and approval of a Minor Project under the provisions of Zoning Code §153.066.
Applicant:	Kerry La Prees, Thomas English Retail Real Estate
Planning Contacts:	Christopher Will, AICP, Planner II; and Zachary Hounshell, Planner I
Contact Information:	614.410.4498, cwill@dublin.oh.us; and 614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/21-192

**Request:** Approval for the Minor Project with two conditions:

- 1) That the applicant work with Staff to match the existing brick on the building, subject to Staff approval; and
- 2) That the applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet on the north side of the building as required by Code, subject to Staff approval.

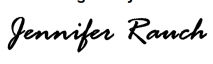
**Vote:** 6 - 0

**Determination:** This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code 153.066(O)(5)(e).

**RECORDED VOTES:**

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Heidi Rose	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

**STAFF CERTIFICATION**

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 Jennifer M. Rauch, AICP  
 Planning Director





# RECORD OF DISCUSSION

## Administrative Review Team

Thursday, February 10, 2022

The Administrative Review Team made the following determination at this meeting:

**2. Flex/Industrial Building at 6777 Crosby Court, 22-013WID-DP, Introduction to a Development Plan Review**

Proposal: Construction of ±140,000-square-foot, flex/industrial building located within the West Innovation District. The 9.34-acre site is zoned ID-3, Research Assembly District and is located southwest of the intersection of Crosby Court with Dublin Plain City Road.

Location: Southeast of the intersection of Dublin-Plain City Road and Houchard Road.

Request: Introduction of a Development Plan.

Applicant: Brice Harrison, VanTrust Real Estate.

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

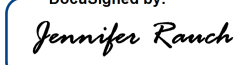
Case Information: www.dublinohiousa.gov/art/21-013

**Result:** The ART was introduced to a Development Plan application for the construction of a ±140,000-square-foot flex industrial building and a parking lot consisting of 171 spaces. The ART discussed how development standards such as the location of parking; building and pavement setbacks; and lot coverage were being met. Additionally, the ART made comments regarding the design and layout of the proposed stormwater retention basin in the southern portion of the site. The ART encouraged the applicant to continue to work with Staff regarding the preservation and removal of trees on the site.

**MEMBERS PRESENT:**

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Heidi Rose	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
C68B79E6958D44D  
 Jennifer M. Rauch, AICP  
 Planning Director

