



Date: Friday, January 29, 2021

To: Mr. Donald Plank, Plank Law Firm

From: Justin Milam, AICP, Senior Planner

RE: Golden Bear Shopping Center redevelopment – 3700 Riverside Drive (DEV-03-21)

Dear Mr. Plank-

Thank you for submitting Final Development Plan application DEV-03-21. Unfortunately, because the application is substantially similar to the one (DEV-03-20) previously denied by the Board of Zoning and Planning (BZAP) on June 15, 2020, public review of the application cannot be scheduled until the June 16, 2021 BZAP meeting at the earliest. Per BZAP's Rules and Regulations, which were noted in Staff's report and presentation on DEV-03-20 and provided to you on November 12, 2020 via records request, substantially similar applications cannot be reviewed by the Board for a period of one year unless there are significant changes or new, consequential information is provided.

The submitted application includes an identical site plan, tract boundaries, floor plans, elevations, stormwater plan, landscape plan, outdoor lighting plan, neighbor proximity plan, and the traffic impact study and engineering plans were not updated with the revised uses. The first floor plan lacks a legend to indicate what the highlighted suites are. In totality, the proposed change of some first floor retail/restaurant suites to an office use as noted in the application text is not a substantial revision to warrant public review by BZAP as it would be against their rules and regulations. It's also important to note that concerns raised by BZAP last summer when the previous application was denied have not been adequately addressed.

Please let us know if you have any questions. Thank you.

A handwritten signature in black ink that reads "Justin A. Milam".

Justin Milam, AICP
Senior Planner
614-583-5083
jmilam@uaoh.net

C: Steve Schoeny, City Manager
Darren Shulman, City Attorney
Jackie Thiel, PE, Public Services Director/City Engineer

Joe Henderson, Economic Development Director
Chad Gibson, AICP, Community Development Director
Alyssa Kelly, AICP, Planning Officer