

November 2022 – ACCEPTED DEVELOPMENT PROJECT (DP) APPLICATIONS

Project Name	Applicant Name	Property Owner Name	Address and Council Ward	Application Type	Description	Date Accepted
Bristol Office Plaza	Frank Kashkouli	Shayan Safai	1400 W. St Gertrude Place Ward 4	Development Project Review	The applicant is proposing to construct a new commercial development on a vacant site. The project consists of one single-story commercial building totaling 7,000 square feet, surface parking, and landscape/open space area. The commercial building would be used for professional/medical offices and include a pharmacy. Review and approval of the project is ministerial.	11/16/22
Better Buzz Coffee	Amir Houriani	Bristol Center Properties LLC	1601 N. Bristol Street Ward 5	Development Project for a Lot Line Adjustment and a Conditional Use Permit	The applicant is proposing to construct a new 1,625-square foot building for a café business with a drive-through lane and outdoor dining. The project is discretionary and requires approval of a conditional use permit for the proposed drive-through lane, as well as administrative approval of a lot merger to join both properties into one.	11/09/22
Campus Green – OCSA	Steve Phillips	The Legacy Fund	1000 N. Main Street Ward 5	Development Project Review	The applicant is proposing to repurpose an existing parking lot into a “Campus Green” and enclose the ground level area (1,372 sq. ft.). Parking lot repurposing will include replacing existing surface with artificial turf, decomposed granite, 5 retrofitted shipping containers for seating area, 1 shipping container for a coffee shop, 1 grand staircase, 1 large sculptural shade structure, 6 sculptural shade discs, assorted trees, assorted benches, concrete pathways, and a new perimeter fence. Review and approval of the project is ministerial.	11/07/22
MainPlace Billboard	Dana Privitt	Oliver Robinson	2800 N. Main Street Ward 3	Development Project for a Conditional Use Permit	The applicant is proposing to remove two existing free-standing static illuminated pylon signs, 70' height by 48' display width and 80' height by display width 48' utilized for on-site identification and tenant identification. They will be replaced with two free-standing digital LED display pylon signs, 70' height by display width 48' and 80' height by display 48' to be utilized to include off-site	11/08/22

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					identification. The proposed project will require design review and a conditional use permit.	
Adaptive Reuse – Live Work	Yukyin Li	Darrel Hebenstreit	1415 N. Main Street Ward 6	Development Project Review	The applicant is proposing an Adaptive Reuse project to convert an existing 2,049 commercial building into a live-work building, with 1,247 sq. ft. of commercial along the front first floor area and 802 sq. ft. of residential along the rear of the first floor and along the second floor. Review and approval of the project is ministerial.	11/14/22