



Minor Project Review

14-037MPR – BSC Commercial District

Red Roof Inn – Entry Modifications (Existing Structure)

5125 Post Road

This is a proposal to add a canopy near the front entrance to an existing hotel building located on the south side of Post Road, approximately 1,100 feet west of the intersection with Frantz Road. This is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

Thursday, April 24, 2014

Date of ART Determination

Thursday, May 22, 2014 (Time Extension Submitted)

Case Manager

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Commercial District
<i>Development Proposal</i>	Modifications to an Existing Structure
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	5125 Post Road
<i>Property Owner</i>	Buckeye Lodging LLC
<i>Applicant</i>	John Gavin, Custom Sign Center
<i>Case Managers</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us

Application Review Procedure: Minor Project Review/Existing Structure Modification

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code. The Administrative Review Team may also approve extensions, alterations, or other modifications to Existing Structures provided that the criteria of §153.062(B)(2)(b) are satisfied.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted, unless a time extension is mutually agreed upon.

Zoning Code Analysis

§153.062(B) (2) – Building Types – Existing Structures

This building is considered an Existing Structure as defined by §153.062(B)(2). Criteria for the modification of Existing Structures are listed in Part III of this report. The building meets these criteria and the proposed modifications are not required to meet the building type requirements of the Bridge Street District zoning regulations. The proposed modifications have been reviewed for appropriateness with the existing character of the building.

The site has two, two-story hotel buildings with rooms accessed from walkways along the outside of the building. The hotel lobby is on the north side of the north building facing Post Road. The applicant is proposing to install an illuminated canopy structure over a portion of the sidewalk leading to the hotel lobby. The canopy is intended to assist with identifying the entrance and provide limited protection from the elements.





The aluminum structure is approximately 11 feet, 6 inches at its highest point. An angled roof (comparable to the angle of the existing building) is supported by four posts. The canopy roof is to be "Rookwood Red," which is a darker shade of red intended to coordinate with the color of the building roof. The posts are "Turkish Coffee," which is intended to coordinate with the color of the balconies and other elements of the building.

Since the May 15, 2014 Administrative Review Team meeting, the applicant has connected the canopy cabinet to the building and provided a masonry sidewall, in lieu of the previously proposed aluminum wall, to better coordinate with the existing architecture.

The roof portion of the canopy is a cabinet with LED light fixtures casting downward illumination. The light fixtures will be diffused by approximately 30 percent through the use of a diffuser lens to shade the lights.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The masonry wall and the canopy's connection to the building gives the structure a more substantial appearance that is better integrated with the architecture of the Existing Structure. The applicant should provide a sample of the proposed stone material to ensure that it is consistent with the existing masonry wall, subject to Planning approval.

Engineering

Engineering would like to have the change in imperviousness noted on the site plans submitted for building permits. At this time, it appears that there will be no change. If there is, the project will have to be in compliance with the City's Stormwater Regulations.

Building Standards

The modified canopy design with the modified posts and the addition of the stone wall demonstrates a reasonable attempt to give the structure a more substantial appearance.

It is Building Standards' opinion that the light fixtures will still be very bright, with the potential for two "hotspots" where the lamps are adjacent to each other. At minimum, the lamps should be evenly spaced along the fixtures. If there are to be three fixtures per three-foot wide assembly, then the first lamp should be in six inches from the frame, the next two fixtures should be spaced 12 inches apart. The applicant should provide a photometric plan of the assembly with a point by point indication of the footcandle levels to be expected at ground level. The applicant should also install a dimmer switch to ensure that the lighting remains consistent with the approved photometric plan.

Parks & Open Space, Fire, Police, Economic Development

No comments

PART III: APPLICABLE REVIEW STANDARDS

Review Criteria for Exterior Modifications to an Existing Structure

The Administrative Review Team may approve extensions, alterations, or other modifications to Existing Structures provided that the following criteria are met:

1. *Met.* The Existing Structure continues to meet all parking, height and area provisions that were applicable immediately prior to the rezoning of the property into a BSC district.
2. *Met.* The expansion is limited to the same parcel as the Existing Structure.
3. *Met.* The improvement will not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.
4. *Met.* The proposed canopy is not enclosed and therefore does not change the gross floor area of the Existing Structure.

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the applicable review criteria for Minor Projects, which include the following:

- (c) Meets Applicable Zoning Regulations
Met. The proposed building modification meets the criteria for the modification of an Existing Structure.
- (j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents
Met with Conditions. To ensure that the proposed canopy is consistent with the architectural character of the Existing Structure and meet the intent for development in the Bridge Street District, conditions are recommended that the applicant provide a material sample to ensure that the proposed masonry wall will match the existing masonry wall, that the applicant should provide a photometric plan to show the footcandle lighting levels, and that the applicant install a dimmer switch to ensure that no "hot spots" are created.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review with the following conditions:

1. That the applicant provide a sample of the proposed stone material to ensure that it is consistent with the existing masonry wall, subject to Planning approval;
2. That the applicant provide a photometric plan of the assembly with a point by point indication of the footcandle levels to be expected at ground level, subject to Planning and Building Standards approval;
3. That the light be controlled with a dimmer switch to ensure that future lighting levels remain consistent with the approved photometric plan; and
4. That the change in imperviousness (if any) is noted on the site plans submitted for building permits.