

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 15, 2014 (Time Extension Requested)

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.

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 a single driveway from a shared access drive off of Post Road. 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, although the proposed canopy is not connected to the building.





The aluminum structure is approximately 10 feet, six inches at its highest point. An angled roof (comparable to the angle of the existing building) is supported by four posts. A panel along the west side of the canopy roof is proposed to be “Rookwood Red,” which is a darker shade of red intended to coordinate with the color of the building roof. The posts and side panel are “Turkish Coffee,” which is intended to coordinate with the color of the balconies and other elements of the building’s 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

While the applicant has modified the proposal since the initial submittal, including modifying the roof pitch, enhancing the posts supporting the roof, and selecting colors that coordinate with the hotel building, it is Planning’s opinion that the canopy is still poorly integrated with the architecture of the existing building. Additions to Existing Structures should be designed in such a manner that the proposal does not appear to be an afterthought, and is instead well-integrated into the building’s design. At present, the structure appears undersized and insubstantial and will do little for protection from the elements.

Incorporating a stone wall in lieu of the aluminum panel to match the existing, adjacent stone wall would be an option that could help integrate the structure with the architectural character of the Existing Structure.

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 proposal is a definite improvement over the original design. The concern is the visual impact if the entire soffit lights up with bright white light. The light should be muted to keep it from causing too much glare and glow around the canopy. With the angle of the canopy the illuminated soffit is not a “cut off” design and will be seen from quite some distance in the parking lot and beyond. The soffit design should have a louver effect to direct the light downward.

Additionally, Building Standards would prefer to see the canopy extend over the building entrance. It should not be a free-standing object that has no context to the existing architecture. It looks like there are several feet between the end of the canopy and the building entry door. Extending the canopy to the building would make it look more like a part of the design instead of an afterthought.

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, a condition is recommended that a stone wall matching the existing stone wall be used in lieu of the aluminum panel. In addition, the design should be resubmitted to provide a connection to the principal building.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

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

1. That a stone wall matching the existing stone wall be used in lieu of the aluminum panel;
2. The design should be resubmitted to provide a connection to the principal building, subject to Planning approval; and
3. That the change in imperviousness (if any) is noted on the site plans submitted for building permits.