



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**JULY 30, 2015**

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

**2. Tuller Flats – Windows 15-065MPR** **4313 Tuller Road**  
**Minor Project Review**

**Proposal:** Window material substitution from aluminum to composite for the previously approved Tuller Flats residential development, which consists of 420 units with windows of various sizes and shapes.

**Request:** Review and recommendation of approval to the Planning and Zoning Commission for a Minor Project Review under the provisions of Zoning Code Section 153.062 and 153.066.

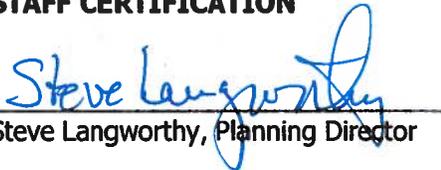
**Applicant:** Brent Sobczak, Casto Communities.

**Planning Contact:** Joanne Shelly, AICP, RLA, LEED BDF+C, Urban Designer/  
Landscape Architect; (614) 410-4677, jshelly@dublin.oh.us

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission of this request for Minor Project Review with no conditions.

**Determination:** This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

**STAFF CERTIFICATION**

  
Steve Langworthy, Planning Director



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**JULY 30, 2015**

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

**3. Home2 Hotel – Demolition and Mass Excavation 15-066MPR 5000 Upper Metro Place Minor Project Review**

Proposal: Site modifications including grading and excavation to prepare for future development.  
Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.  
Applicant: Nelson Yoder, Crawford Hoying Development Partners.  
Planning Contacts: Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us and Logan Stang, Planning Assistant; (614) 410-4652, lstang@dublin.oh.us

**REQUEST:** Approval of this request for Minor Project Review with three conditions:

- 1) That the applicant install signs on Upper Metro Place at the construction entrance, subject to approval by the City Engineer;
- 2) That the permit (Site-Only Permit) plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control; and
- 3) That the applicant will be responsible for any daily cleanup of any dirt on the surrounding streets if attributable to this work, as directed by City Staff.

**Determination:** This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.066(N)(6)(b).

**STAFF CERTIFICATION**

  
Steve Langworthy, Planning Director



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**JULY 30, 2015**

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

- 4. Home2 Hotel 15-059BSD-DP/BSD-SP/BSD-MSP 5000 Upper Metro Place Master Sign Plan**
- Proposal: A Master Sign Plan for a new four-story hotel with 129 suites on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
- Request: Review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Zoning Code Section 153.066(L).
- Applicant: Nelson Yoder, Crawford Hoying Development Partners.
- Representative: Melissa Spires, OHM Advisors.
- Planning Contact: Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission of this request for Master Sign Plan, to permit two wall signs with different locations - one of which has an additional color, one projecting sign, and one ground/directional sign with two conditions:

- 1) That sign type D (directional sign) is modified to meet the requirements of Zoning Code §153.157(L) for private traffic and on-site directional signs; and
- 2) That the technical details and additional information (height to the top of the signs, sign areas, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

**Determination:** This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

**STAFF CERTIFICATION**

  
Steve Langworthy, Planning Director