



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Victoria Newell moved, Amy Salay seconded, to accept the documents into the record.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Chris Brown moved, Cathy De Rosa seconded, to approve the May 7, 2015 meeting minutes.

VOTE: 7 – 0.

RESULT: The May 7, 2015 meeting minutes were approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

**1. The Glens at Ballantrae 5638 Cosgray Road
 15-001AFDP Amended Final Development Plan**

- Proposal:** A modification to a previously approved final development plan for 63 detached, empty-nester condominium units and all associated site improvements. The 17.5-acre site is located on the east side of Cosgray Road, north of Marmion Drive within Subarea R of the Ballantrae Planned Unit Development.
- Request:** Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
- Applicant:** Charles Driscoll, VP, Edwards Golf Communities, LLC and Ryan Homes; represented by Randall Woodings, Kontogiannis & Associates.
- Planning Contact:** Tammy Noble-Flading, Senior Planner
- Contact Information:** (614) 410-4649, tflading@dublin.oh.us

MOTION #1: Victoria Newell moved, Chris Brown seconded, to approve this Minor Text Modification to the Residential Appearance Standards allowing front loaded garage door openings to comprise not more than 40% of the linear distance of the front elevation of the home.

VOTE: 7 – 0.

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

- | | |
|------------------|-----|
| Victoria Newell | Yes |
| Amy Salay | Yes |
| Chris Brown | Yes |
| Cathy De Rosa | Yes |
| Bob Miller | Yes |
| Deborah Mitchell | Yes |
| Steve Stidhem | Yes |

Motion #2: Victoria Newell moved, Chris Brown seconded, to approve the Amended Final Development Plan because this proposal complies with all applicable review criteria and the existing development standards, with two conditions:

- 1) That grading activities be restricted to the internal portions of the site and eliminated from public right-of-way, subject to approval by Engineering' and;
- 2) That Unit #63 be omitted based to create a better viewshed into the entrance of the community.

*Randall Woodings agreed to the above conditions.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

- The Glens at Ballantrae
15-001AFDP**

**5638 Cosgray Road
Amended Final Development Plan**

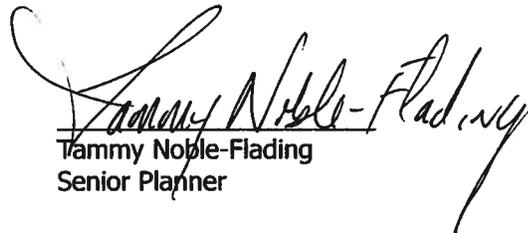
VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION



Tammy Noble-Flading
Senior Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

- 2. BSD Sawmill Center Neighborhood District – Park and Ride Conditional Use
15-049CU 6801 & 6851 Village Parkway**

Proposal: A temporary public Park and Ride for a parcel on the west side of Village Parkway, north of the intersection with Cooperstone Drive.
Request: Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Applicant: Dana L. McDaniel, City Manager, City of Dublin.
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Victoria Newell moved, Bob Miller seconded, to approve this Conditional Use application because it complies with all the applicable review criteria.

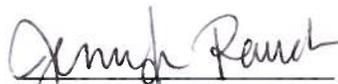
VOTE: 7 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Senior Planner



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

**3. BSD Scioto River Neighborhood District – Park and Ride
15-050CU** **Conditional Use
Dale Drive**

Proposal: A public Park and Ride for a vacant parcel on the east side of Dale Drive, north of the intersection with West Dublin Granville Road.
Request: Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Applicant: Dana L. McDaniel, City Manager, City of Dublin.
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION #1: Victoria Newell moved, Amy Salay seconded, to approve the two Waivers to permit the proposed shelter to encroach into the 5-foot setback, and to permit the proposed sign to encroach into the 8-foot required setback.

VOTE: 7 – 0.

RESULT: The Waivers were approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

Motion #2: Victoria Newell moved, Amy Salay seconded, to Approve this Conditional Use application because it complies with all applicable review criteria.

VOTE: 7 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Senior Planner



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

**4. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU
Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews
Conditional Use**

Proposal: The first phase of a new mixed-use development, including four buildings containing 153 dwelling units, approximately 81,500 square feet of office uses, approximately 47,500 square feet of commercial (retail, restaurant, personal services) uses, and an 869-space parking structure on a 3.47-acre site. The proposal includes four new public streets and two blocks of development. The site is on the east side of Riverside Drive, north of the intersection with Dale Drive.

Request: Review and approval of a Development Plan for the first phase of the Bridge Park development and a Site Plan for the building and site details in accordance with Zoning Code Sections 153.066(E)-(F). This is also a request for review and approval for Site Plan Waivers under the provisions of Zoning Code Section 153.066(I), a request for an Open Space Fee-in-Lieu in accordance with Zoning Code Section 153.064(D)-(E), and a request for review and approval of a Conditional Use for the parking structures under the provisions of Zoning Code Section 153.236.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us

MOTION #1: Victoria Newell moved, Steve Stidhem seconded, to approve Site Plan Waivers with conditions of the following 18 Site Plan Waivers:

1. Parapet Height & Façade Wrapping – Code Section 153.062(D)(1)(a)-(b)
2. Visible Vents/AC Units/Other Utility Elements – Code Section 153.062(N)(4)(a)5
3. Right-of-Way Encroachment – Building Type Table (Code Section 153.062(O)(6)(a)1)
4. Maximum Impervious Lot Coverage – Building Type Table (Code Section 153.062(O)(5)-(6)(a)1)
5. Transparency – Building Type Table (Code Section 153.062(O)(5)-(6)(d)1-2)
6. Principal Entrance Location – Building Type Table (Code Section 153.062(O)(5)-(6)(d)3)
7. Vertical Façade Divisions – Building Type Table (Code Section 153.062(O)(5)-(6)(d)4)
8. Primary Façade Materials – Building Type Table (Code Section 153.062(O)(5)-(6)(d)5)
9. Upper Story Height – Building Type Table (Code Section 153.062(O)(5)(b))
10. Occupation of Corner – Building Type Table (Code Section 153.062(O)(5)(a)1)
11. Ground Story Height – Building Type Table (Code Section 153.062(O)(5)(b))
12. Blank Wall Limitations – Building Type Table (Code Section 153.062(O)(5)(d)2)
13. Number of Street Façade Entrances – Building Type Table (Code Section 153.062(O)(5)(d)3 and 153.062(O)(12)(d)3)
14. Horizontal Façade Divisions – Building Type Table (Code Section 153.062(O)(5)(d)4)
15. Horizontal Façade Divisions – Building Type Table (153.062(O)(12)(d)4)
16. Open Space Types – Pocket Plazas – Code Section 153.064(G)(1)/Table 153.064-A
17. Parking Structure Design - Pedestrian Circulation – Code Section 153.065(B)(5)(d)
18. Mid-Block Pedestrianways – Code Section 153.065(I)(2)(a)

VOTE: 7 – 0.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

- 4. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU
Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews
Conditional Use**

RESULT: The Site Plan Waivers were approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

MOTION #2: Chris Brown moved, Amy Salay seconded, to approve the Open Space Fee-in-lieu of open space dedication for 0.39-acres of the required 0.77-acres of open space for this phase of the Bridge Park mixed-use development.

VOTE: 7 – 0.

RESULT: The Open Space Fee-in-Lieu Determination was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

MOTION #3: Victoria Newell moved, Cathy De Rosa seconded, to approve the Development Plan because the proposal meets all applicable review criteria, with three conditions:

- 1) That a Development and Infrastructure Agreement (as applicable) be approved by City Council and all impacted property owners prior to issuance of building permit (buildings C1 – C4/C5) and recording of the Final Plat for Bridge Park, Section 1;
- 2) That the streetscape exhibits are modified to show the 12 feet of clear area along the entire length of the designated Bridge Park Avenue and Riverside Drive shopping corridor, and each patio space, when installed, should provide the minimum 12 feet of clear area; and
- 3) That a Master Sign Plan is approved by the Planning and Zoning Commission prior to occupancy of any of the buildings (C1 – C4/C5).

*Russ Hunter agreed to the above conditions.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

- 4. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU
Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews
Conditional Use**

VOTE: 7 – 0.

RESULT: The Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

MOTION #4: Chris Brown moved, Amy Salay seconded, to approve the Parking Plan allowing for a combined total of 921 parking spaces (garage and on-street) for Lots 4 and 5 where 964 spaces are required by Code.

VOTE: 7 – 0.

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

MOTION #5: Chris Brown moved, Amy Salay seconded, to approve the Second Tower element on building C5 in accordance with the provisions of §153.062(D)(4)(a).

VOTE: 7 – 0.

RESULT: The Second Tower was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

- 4. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU
Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews
Conditional Use**

MOTION #6: Victoria Newell moved, Cathy De Rosa seconded, to approve the Site Plan because the proposal meets all applicable review criteria, with 13 conditions:

- 1) That a Development Agreement be approved by City Council and approval is obtained from all impacted property owners prior to issuance of building permits for any of the buildings (C1 – C4/C5);
- 2) That the applicant obtains Minor Project approval for any ground floor tenant that elects to install a patio and/or modify the exterior tenant storefronts, prior to tenant occupancy;
- 3) Building Type Conditions
 - a. That the applicant give additional consideration to the design of the resident/pedestrian bridges to address the ART's safety concerns and to incorporate greater architectural interest, and that they be modified subject to ART approval prior to building permitting;
 - b. That an aerial easement over the Longshore Street right-of-way for the resident/pedestrian bridge is approved by City Council prior to building permitting;
 - c. That the balconies at the southwest corner of building C2 are modified to provide the appropriate material transitions on the interior of the north walls of the balconies;
 - d. That the balconies are modified to provide a minimum depth of 5 ft. as measured from the façade to the inside of the railing;
 - e. That the windows installed within fiber cement panels are detailed with projecting sills to provide articulation along these portions of the building façades;
 - f. That the applicant selects vents that are coordinated with the color of the adjacent exterior building finish materials, or that they are painted a coordinating color, subject to Planning approval;
 - g. That the applicant modify the north and west elevations of the uppermost story of residential units facing the top open deck of the parking structure (building C4) to be clad with a permitted primary or secondary building material, subject to ART approval; and
 - h. That the applicant provide additional details for the canopies at the building entrances, including material, illumination, and mounting details, prior to building permitting and to be reviewed and approved by the Planning and Zoning Commission with the Master Sign Plan;
- 4) Open Space Conditions
 - a. That the applicant continue to work with the City (Planning, Parks, and Engineering) on the design details of the Pocket Plazas based on the discussion at the April 30, 2015 ART meeting; and
 - b. That the building permit plans and Final Plat include notes that state that the Pocket Parks and Pocket Plazas will be owned and maintained by the property owner, with public access easements.
 - c. That public access easements for the Pocket Plazas are dedicated to the City prior to the issuance of building permits.
- 5) Parking & Loading Conditions
 - a. That the Planning and Zoning Commission approve a parking plan for this phase of the development, allowing for a combined total of 921 parking spaces (garage and on-street) for Lots 4 and 5 where 964 spaces are required by Code;



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

**4. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU
Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews
Conditional Use**

- b. That, as part of the parking plan, the applicant provides information about how the parking spaces within the garage are to be controlled and/or designated for resident use, valet use, etc. at building permitting;
 - c. That the applicant provide the cut sheets for the bicycle parking facilities (on-street and in the garages) at building permitting, subject to Planning approval; and
 - d. That the applicant provide stairs to a doorway at the tower in the northwest corner of the building and emphasize the main pedestrian entrance on Longshore Street through additional architectural detailing, at building permitting, subject to Planning approval; and
 - e. That loading spaces meeting the requirements of Zoning Code Section 153.065(B)(7) are identified on the plans at building permitting.
- 6) That the plans demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer;
 - 7) That the applicant addresses the Washington Township Fire comments in the attached report at building permitting;
 - 8) That the applicant addresses Engineering comments in the attached report, subject to approval by the City Engineer;
 - 9) Screening Conditions
 - a. That the parapets that exceed the maximum height of 6 feet are coordinated with the location of rooftop mechanical equipment to limit the need for additional rooftop mechanical screens; and
 - b. That the rooftop and parking garage mechanical units are screened in an architecturally appropriate manner and meeting the requirements of Zoning Code Section 153.065(E)(3), subject to ART approval.
 - 10) That the applicant provide fixture power and efficiency information at building permitting to verify that the exterior lighting requirements of Zoning Code Section 153.065(F) are met, subject to Planning approval;
 - 11) That a Master Sign Plan be approved by the Planning and Zoning Commission prior to occupancy of any of the buildings (C1 – C4/C5);
 - 12) That the applicant continue to coordinate with the City on the public improvement plans and construction details, and that the City's comments are incorporated into the plans prior to issuance of permits; and
 - 13) That building C3 include a green screen on the south and west elevations of the penthouse.

*Russ Hunter agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Site Plan was approved.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

- 4. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU
Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews
Conditional Use**

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

MOTION #7: Cathy De Rosa moved, Deborah Mitchell seconded, to approve the Conditional Use because the proposal meets all applicable review criteria, with three conditions:

- 1) That the parking structure design and interior circulation is modified to limit the entrance/exit on Tuller Ridge Drive to not more than 24 feet wide;
- 2) That the interior circulation plans are revised at building permitting to allow for adequate stacking space at each entry to the garage (building C4/C5); and
- 3) That the applicant verify whether cameras will monitor pedestrian activity in the parking garage from a remote location, or if other security measures will be taken, at building permitting.

*Russ Hunter agreed with the above conditions.

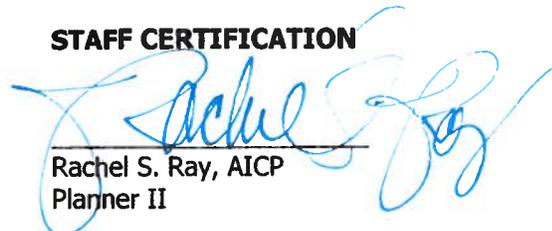
VOTE: 7 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION



Rachel S. Ray, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

**5. BSD Scioto River Neighborhood District – Bridge Park East – Section 1
15-019FP Riverside Drive and Dale Drive
Final Plat**

Proposal: To subdivide an approximately 6.75-acre site into two blocks for development and associated public rights-of-way for a mixed-use development on the east side of Riverside Drive, north of the intersection with Dale Drive.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Brian Quackenbush, EMH&T.

Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us

MOTION: Victoria Newell moved, Chris Brown seconded, to recommend approval to City Council for the Final Plat because the proposal meets the requirements of the Subdivision Regulations, with seven conditions:

- 1) That the applicant modifies the plat notes regarding right-of-way encroachments, public access easements, and stormwater easements, subject to approval by the Law Director and the City Engineer;
- 2) That this final plat not be recorded until a Development Agreement between the applicant/developer and the City of Dublin is approved by City Council;
- 3) That this final plat not be recorded until approved by all impacted owners encompassed within the final plat boundaries;
- 4) That construction on the public improvements does not commence until an Infrastructure Agreement is approved by City Council;
- 5) That construction on the public improvements does not commence until the existing east/west segment of Dale Drive is vacated through City Council action;
- 6) That construction on the public improvements does not commence until the applicant submits a construction phasing and sequencing plan to the satisfaction of the City Engineer; and
- 7) That the applicant ensures any minor technical adjustments and other adjustments are made prior to final review by City Council.

*Russ Hunter, Crawford Hoying Development Partners, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: A recommendation of approval for the Final Plat will be forwarded to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION



 Rachel S. Ray, AICP

 Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

**6. BSD Commercial District – Home2 Hotel Architecture 5000 Upper Metro Place
15-045INF Informal Review**

Proposal: Construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

Request: Informal review and non-binding feedback on the architectural concepts for the proposed hotel.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Melissa Spires, OHM Advisors.

Planning Contacts: Devayani Puranik, Planner II

Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

RESULT: The Commission reviewed and informally commented on a request for feedback on the architecture of the proposed construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. The Commission complimented on the improved architecture, but was not yet convinced that the proposal is the true gateway desired in this prominent location. The Commission felt that the vertical elements are competing with each other and the porte cochere is a missed opportunity. The Commission told the applicant to consider revising the logo-centric element on the tower as this element may not stand the test of time. While the Commission thought the architecture was improved but not quite there, they suggested the applicant push the envelope more. The Commission also suggested the applicant investigate architectural louvers to screen the HVAC units from each room on the exterior.

STAFF CERTIFICATION

Devayani Puranik
Planner II