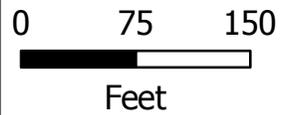


15-045INF
 Informal Review
 Home 2 Hotel
 5000 Upper Metro Place



Joanne Shelly inquired about the parking lot islands. She asked if there had been a Waiver requested for the widths.

Ms. Ray inquired about the shelter design. Ms. Rauch indicated the shelter would be designed the same as the others, similar to what was proposed for the Bright Road location but would obtain an elevation to illustrate.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Planning and Zoning Commission is next week.

**6. BSD Commercial District – Home-2 Hotel
15-045INF**

**5000 Upper Metro Place
Informal Review**

Devayani Puranik said this is a request for 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. She said this is a request for an informal review and non-binding feedback on the architectural concepts for the proposed hotel building.

Ms. Puranik reported the Basic Development and Basic Site Plans were approved by the Planning and Zoning Commission on May 7, 2015, but they had a lot of comments on the architecture; the Commission was not supportive of the proposed materials.

Melissa Spires, OHM Advisors, said the applicant has replaced the fiber cement panel material with thin brick as a result of the PZC comments. She said they have kept the character of the building but are now using more traditional materials. She explained the beige fiber cement panels previously proposed for the façade have been replaced with a cream color brick veneer and the darker fiber cement bands at the top are replaced with a dark colored brick veneer. She presented sample material boards, which also included the stone that will be used at the base of the hotel. She said EIFS will be used as a cornice at the top of the building. She explained that the previously proposed dark fiber cement panels for the tower are also replaced with a cultured stone veneer. She concluded that a lot of comments were expressed at the PZC and asked the ART if the applicant was now headed in the right direction.

Gary Gunderman asked if any comments have been made by the PZC about thin brick.

Rachel Ray asked if the thin brick veneer will appear as regular brick and if any regular brick would be used. Ms. Spires said the thin brick would be used from the second story on up, which is all of the brick proposed on the building.

Devayani Puranik asked if the band at the top would be metal. Ms. Spires responded it could be EIFS.

Ms. Puranik inquired about the stone base color. Ms. Spires answered the color is grayish.

Jeff Tyler inquired about the windows and how the thin brick would be detailed. He said if they are not detailed appropriately, that is where the brick veneer can look too thin or flimsy. Ms. Spires said the windows will be set back in the elevations, and the brick veneer is designed to return so that it looks like full depth brick.

Rachel Ray asked if seams would be visible. Ms. Spires described the brick veneer stating it was a brick product that would not be in the form of panels that could have seams but would appear just like bricks with mortar.

Vern Hoying, Crawford Hoying Development Partners, said they do not like the look of the brick panels.

Ms. Spires said the building will appear as if it is made entirely of traditional brick. Mr. Hoying added the pattern of stone for the tower will be an ashier color.

Mr. Gunderman asked if that would lighten up the appearance of the tower. Ms. Spires said the tower would not appear as dark as before.

Joanne Shelly asked if trim panels would be used for the dark band at the bottom and the top. Ms. Spires answered affirmatively.

Ms. Shelly asked if the Home 2 logo presented today was different from the original. Ms. Spires said the ART was presented with a name/logo that was just text but the PZC was shown the actual logo.

Ms. Shelly inquired about the size of the sign as it appeared to be squished into the space. Ms. Spires explained the logo was just randomly placed on there and not representative of the true size.

Ms. Puranik said there is still the issue of the blank wall as it appears larger on the graphic but will need to meet the Code requirements. Ms. Spires agreed that the width of the blank wall would not be an issue.

Ms. Puranik referred to the elevation renderings and suggested the applicant add landscaping and lighten the shadows, as those details will help the PZC visualize the proposal as it will actually appear. She suggested at least one angle with added detail was needed.

Ms. Shelly asked if more attractive bike racks could be selected and represented rather than the "wave" version. Ms. Spires said alternative bike racks would be selected; these were just placeholders.

Mr. Hoying affirmed that an elevation or two could be rendered as the ART has requested.

Ms. Spires again asked if the applicant was heading in the right direction.

Mr. Gunderman said he is uncertain how the PZC will react to this proposal.

Mr. Tyler said he did not attend the May 7 PZC meeting and therefore could not comment on how this proposal will or will not address the Commission's concerns. He indicated that if the plans were detailed correctly, he could be supportive.

Gary Gunderman asked the ART if there were any further questions or comments regarding this application. [There were none.] He affirmed that since this is an Informal Review, no determination is expected of the ART and will be forwarded directly to the Planning and Zoning Commission for their Informal Review.

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Gunderman adjourned the meeting at 2:47 pm.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

**2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews**

Proposal: A new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

Request: Review and approval of a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Melissa Spires, OHM Advisors.

Planning Contacts: Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us and Jennifer M. Rauch, AICP, Senior Planner; 614-410-4690, jrauch@dublin.oh.us

MOTION #1: Cathy De Rosa moved, Amy Salay seconded, to approve the Basic Development Plan because the proposed meet the applicable review criteria with six conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
- 2) Determine Bridge Street and Frantz Road ROW change details and reflect on the drawings prior to the Development Plan Review;
- 3) Provide details for the bikepath connections from the site and proposed outdoor spaces by taking overlapping ROW and property lines into consideration;
- 4) Resolve phasing, demolition, and interim site conditions plans for the Development Plan Review;
- 5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
- 6) Coordinate the Upper Metro Plat update application process with the future applications.

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

VOTE: 5 – 0.

RESULT: The Basic Development Plan was approved.

RECORDED VOTES:

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



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

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

**2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews**

MOTION #2: Chris Brown moved, Bob Miller seconded, to approve the Site Plan Waivers because the proposal meets the applicable review criteria:

Waivers

1. Building Type - Corridor Building.
2. Ground Story Transparency - Corridor Building.

VOTE: 5 – 0.

RESULT: The Site Plan Waivers were approved.

RECORDED VOTES:

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

MOTION #3: Amy Salay moved, Bob Miller seconded, to disapprove the Site Plan Waiver because the proposal does not meet the applicable review criteria:

Waiver

3. Blank Wall Limitations - Corridor Building.

VOTE: 5 – 0.

RESULT: The Site Plan Waiver was disapproved.

RECORDED VOTES:

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

MOTION #4: Amy Salay moved, Bob Miller seconded, to approve the Second Tower because the proposal meets the applicable review criteria.

VOTE: 5 – 0.



RECORD OF ACTION

MAY 7, 2015

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

- 2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place**
15-017BPR Basic Development Plan/Basic Site Plan Reviews

RECORDED VOTES:

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

MOTION #5: Chris Brown moved, **Amy Salay** seconded, to approve the Basic Site Plan because the proposal meets the applicable review criteria, with 14 Conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review;
- 2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node;
- 3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance;
- 4) Provide additional dimensions for the Tower height to determine Code compliance;
- 5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review taking the concerns and suggestions expressed by the Planning and Zoning Commission on May 7, 2015 into account;
- 6) Provide public access easements for all publicly accessible open spaces and pedestrian connections;
- 7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review;
- 8) Coordinate and finalize loading spaces and building access zones for Site Plan Review;
- 9) Provide landscaping and tree preservation details and designs for Site Plan Review;
- 10) Provide Parking Plan at Site Plan Review;
- 11) Finalize details for the screening and wall for Site Plan Review;
- 12) Provide exterior lighting details to be finalized for Site Plan Review;
- 13) Finalize stormwater and utility details for Site Plan Review; and
- 14) Provide sign designs and locations for Site Plan Review.

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

VOTE: 5 – 0.

RESULT: The Basic Site Plan was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes

STAFF CERTIFICATION

Deborah Mitchell
Steve Stidhem

Absent
Yes

Devayani Puranik
Planner II

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DRAFT

Mr. Brown said the **Conditional Use for the Patios** has three conditions and asked if there is agreement to all the conditions.

- 1) That all site furnishings be black;
- 2) That the patio furniture be stored off-site during the off season; and
- 3) That the applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.

Mr. Reynolds agreed.

Motion and Vote

Ms. Salay moved, Ms. DeRosa seconded, to approve the Conditional Use for Patios with three conditions. The vote was as follows: Mr. Stidhem, yes; Mr. Brown, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said there are no conditions for the Conditional Use for Personal Service.

Motion and Vote

Ms. Salay moved, Mr. Miller seconded, to approve the **Conditional Use for Personal Service**. The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Mr. Stidhem, yes; Mr. Miller, yes; Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said the **Preliminary and Final Plat** has one condition and asked if there was agreement to the condition.

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Mr. Reynolds agreed.

Motion and Vote

Ms. Salay moved, Ms. De Rosa seconded, to recommend approval of the Preliminary and Final Plat with one condition. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; Ms. De Rosa, yes; Ms. Salay, yes. (Approved 5 – 0)

**2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews**

Vice Chair Brown said the following application is a request for review and approval of a basic development plan and a basic site plan for a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. This is the first formal step for this Bridge Street District application and there is no development agreement contemplated, so the Commission is the final authority on this entire application and we will need to swear-in. He swore in anyone that had intended to address the Commission.

Devayani Puranik said this is a request for 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. She said this is a request a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review). She said this is the first stage for reviewing this application with two components to this application- basic development plan and basic site plan. She said the basic development plan review is required when there are more than one principle buildings being proposed on a block and basic site plan is to conduct the conceptual analysis for arrangement of the proposed uses, buildings, open spaces, and provide initial feedback on conceptual architecture. She said future

applications for this case will be final plan review which will be development plan and site plan review with detailed review of all the components of the case. She said this site is also part of the upper metro plat that was done in 2001 and the plat will have to be updated to include the lots, right-of-way changes, setbacks and development standards.

Ms. Puranik said the development review process does not require a development agreement because there are no new roads or public infrastructure proposed for this site hence the Planning Commission is the required reviewing body in this case.

Ms. Puranik presented the proposed site plan saying that the site is located on the southwest corner of SR 161 and Frantz Road with the rest of the site being Embassy Suites and south is a vacant site. She said the site is zoned BSD Commercial which permits both hotel and office uses. She said the proposed layout with Frantz Road being designated as principle frontage street per BSD Code and Upper Metro Place is designated neighborhood connector street and West Bridge Street stops being the principle frontage street because it is ODOT territory west of Frantz Road. She said there are limitations to what can happen because of the right-of-way limitations and also because of the interchange improvements. The right-of-way lines, temporary permanent right-of-way takes along the corner and landscaping may change through the process which is being finalized with ODOT. The street trees and landscaping along SR 161 will be finalized by the Final Development Plan.

Ms. Puranik said the proposal is for a hotel building and includes subdividing the block into two lots with a future phase being a two-story 14,000- square-foot office building. The hotel building is a four-story corridor building that is about 80,500-square-foot with 129 units. She said this plan will require 133 parking spaces of shared parking for the hotel and office. She said the applicant is proposing 122 spaces considering the overlap of hours of operation for hotel and office.

Ms. Puranik stated that 0.043 acres of open space is required for the hotel and office buildings and the applicant is proposing the 0.044 acres which is over 1,900 square-feet of open space be distributed within two pocket plazas, one of which is toward the northeast corner and the other along Frantz Road. She said the initial concepts for this project showed the main entrance lobby for the hotel and fitness center mirrored with all the public spaces fronting on SR 161 but with the limitations as to what can happen on SR 161 with how much they can activate that street, the layout was not meeting the intent of the Code. The ART suggestion the building was flipped so that all the public spaces, lobby areas, and fitness fronts on the principle frontage street that is Frantz Road. She said the extra patio space connecting landscaping is also provided along Frantz Road to enhance the pedestrian experience. She said there is an existing bike path running along the eastern property line. She said the open spaces and patio areas are connected to the bike path. She said there is a pedestrian connection provided near the main entrance to the building.

Ms. Puranik said a tower feature is proposed along the intersection of SR 161 and Frantz Road and a second tower is proposed along the staircase near the main entrance lobby.

Ms. Puranik presented the facades on the proposed elevations. She said the applicant has proposed materials of brick, stone, fiber cement panels, and glass. She presented the southeast, southwest, and northeast perspectives.

Gary Sebach, OHM Advisors, 161 Mill Street, Gahanna, said they started with the most ideal way to layout the site which was to maximize the parking and get the building to fit. He said they agree with the engagement to Frantz Road and to get the pedestrian activity onto the road, but knew in doing that, they would lose the efficiency of the layout of the site. He said when they flipped the building they lost seven or eight parking spaces to the original layout. He described the entrance to the hotel with a lobby, public space with breakfast snack light service for food, and an outdoor living room as part of the hotel brand, which includes some seating and a fire pit that is attractive and a way to energize Frantz Road. He said

the second floor have rooms with a lounge area in the tower. He said they were trying to balance the Brand identity, image and look, so that it is recognized by the brand and the BSD Code requirements.

Mr. Sebach said they looked at 80 percent brick, stone and glass and felt the brick and stone made the building look heavy. He said they were considering a 21st century product that is available in the mid-west which is fiber cement panels. He said they are willing develop a mock up to get everyone comfortable with the material. He said the brand uses a lot of EIFS and siding for a very specific look. They have modified this building to meet with the Code. He showed examples of the fiber cement panel being used in other areas. He said it is a panel system available in up to 4 x 10 sizes with a reveal system and a rain screen providing the ability to remove the water properly.

Mr. Miller asked if the patio setup is primarily for the use of the hotel guests.

Mr. Sebach said there is light food available but is intended for the guests.

Mr. Miller asked how the hotel is being heated and cooled.

Mr. Sebach said the PTAC system will be in the room with louvers below the window and wall vents.

Mr. Brown asked if there were anyone from the public that wanted to speak on this project. [There were none.]

Ms. Puranik said she and the ART recommended approval of the Basic Development Plan with the following six conditions and the applicant has agreed to the conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
- 2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
- 3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;
- 4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
- 5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
- 6) Coordinate the Upper Metro Plat update application process with the future applications.

Ms. Puranik said they need feedback regarding the materials being proposed and the future review will depend upon the feedback.

Ms. Salay asked about the tower on the south side which looks as though there is a patio with glass.

Ms. Puranik said the tower will be lit at night but there will not be a patio.

Ms. Salay asked about the northern tower.

Ms. Puranik said they had indicated the glass will be slightly dark in color and lit at night.

Ms. Salay said she is not ready for fiber cement material and had not seen a building where it has worked well for the total building and being that this is a community that wants a product that looks really great forever. She said a hotel never looks better than the day it opens and as it changes hands she wants to make sure it looks good for the next use. She is also concerned with the green element on the building and said it looks like signage and should be placed inside the building with the exterior being neutral in color. She is favorable on the brick, stone and glass as materials and is supportive of the tall glass tower.

Ms. Salay said the louvers under the windows would not be a preference and would like to explore other options of high quality.

Russ Hunter, 555 Metro Place, Crawford Hoying Design Director, said at the City Council meeting there was some discussion regarding metal panels and they thought fiber cement might be a great alternative to get the contemporary look. He said this design is the white portion of the building protrudes from the darker pieces and has an 18 inch overhang and is impossible to do with brick and the fiber cement gives them design flexibility and if they use the right installers and materials the product has a 15 year color warranty and a 30 year product warranty. He said the reason it does because it is ordered with color which is painted twice and it is warranty the color. He said the Embassy Suites has really old EIFS which has a bad name and developers are going away from that product. He said the louvers is part of the window frame so it is one color and is a seamless solution.

Ms. Puranik said they recommend approval for two Basic Site Plan Waivers:

1. Building Type – Corridor Building
2. Ground Story Transparency – Corridor Building

Ms. Puranik said they are recommending disapproval of the third Basic Site Plan Waiver the applicant requested:

1. Blank Wall Limitations – Corridor Building

Ms. Puranik explained that the blank wall limitations are 15 feet horizontally and the staircase tower exceeds that requirement.

Ms. Puranik said one tower is permitted by Code and if more than one is proposed it can be approved the required reviewing body, which is the Planning Commission. She said if there are two towers it would have to be approved by a separate motion.

Ms. Puranik said they recommend approval of the Basic Site Plan with 14 conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review;
- 2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node;
- 3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance;
- 4) Provide additional dimensions for the Tower height to determine Code compliance;
- 5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review;
- 6) Provide public access easements for the all publicly accessible open spaces (pocket plazas) for Site Plan Review;
- 7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review;
- 8) Coordinate and finalize loading spaces and building access zones for Site Plan Review;
- 9) Provide landscaping and tree preservation details and designs for Site Plan Review;
- 10) Provide Parking Plan at Site Plan Review;
- 11) Finalize details for the screening and wall for Site Plan Review;
- 12) Provide exterior lighting details to be finalized for Site Plan Review;
- 13) Finalize stormwater and utility details for Site Plan Review; and
- 14) Provide sign designs and locations for Site Plan Review.

Ms. De Rosa asked whose responsibility is the landscaping along SR 161 with the plantings as it is a nice example of the area.

Ms. Puranik said it is part of the SR 161 right-of-way and it is controlled by ODOT but they will decide through a maintenance agreement as the road work project is completed.

Ms. De Rosa said there are examples of mixed use branding of the hotel such as Cranberry, PA that could be interesting.

Mr. Miller asked about the materials of tower 2.

Mr. Sebach said the medium grey is actually brick. He said that the tower element that is 17 feet has been moved to meet the requirement of 15 feet for a blank wall and have resolved the issue.

Mr. Miller said he agrees with the use of brick, glass, and stone. He said the statement of this building and the setback is essential for this impact building and should be sexy and jazzy. He said the lower room's transparency can be handled with landscaping and has no problem with louvers with integration into the window frame. He said the tower has to have an architectural detail.

Mr. Stidhem said he is worried about the setbacks along SR 161 and Frantz Road with the public events that take place at that location. He liked the fire pit on the patios.

Mr. Brown said he likes how the building engages the street and parking behind the building. He agrees with the landscaping along SR 161 but knows that is a staff and ODOT issue to resolve. He appreciates the rhythm and scale of the building and likes the two towers. He said the element as a singular monolithic piece itself is unique and dynamic. He said is big objection comes to fiber cement which he does know about.

Mr. Langworthy said the ART discussion had more to do with the limitation on primary materials and ultimately they have concern that it will lead to monotony buildings and the inability to get nice accents beyond the 20 percent limitation. He said with some really good creative architecture it can be overcome but that was their basic concern that they are narrowing down this pallet of materials. He suggested looking at other materials to add to the permitted materials palette that could expand their primary materials to use.

Ms. De Rosa asked what other materials that were discussed.

Mr. Brown said there are a ton of other materials that are available and is not opposed to fiber cement as a product in itself and it is a good material with longevity but it is how it is integrated into the building and what system is it being attached and mentioned a rain screen and how is it attached.

Mr. Sebach said they have spent a lot of time researching the details and they are using a extruded aluminum frame to create a crisp line on all the panel joints and all the corner joints and in this case it will be a wood frame with wood furring strips and the panel is nailed into that with the panel system with a pre-finish and gets a second top coat finish that paints all the reveals to look like one continues system. He said they will be doing a mock up for this and other projects because it is a worthy discussion to look at the product, the corner and joint details.

Mr. Langworthy said their discussion was regarding the installation manner and durability.

Ms. Salay asked about their project in Worthington if it is a good installation.

Mr. Hunter said the Worthington Heights project it is a good installation with a different installation method the way the panels are seemed together with a board and batten installation. The proposed project is just a different style. He said there is a Volunteers Of America is being built on Van Buren Drive south of Downtown and they are doing the installation wall by wall and offered that this project be watched to see how it comes together and look at the reveal and fastener details and evaluate if it is an appropriate material.

Mr. Brown asked what air barrier being used.

Mr. Sebach said a basic Tyvek or Homewrap.

Mr. Brown said Tyvek scares him because every person installs it improperly.

Mr. Sebach said the alternative is the Green Guard.

Mr. Langworthy said the ART discussed having a third party inspector to verify the installation is done as specified with separate reporting.

Mr. Brown said he is a huge fan of Rain Screen but the ability to shed dirt in a non-streaky manner is limited. There are some examples at Easton with dynamic façades because they have integrated other materials. He said he is not opposed to Hardi Plank in a siding. He said it is about life cycle of a building and how it transitions to something else in the future and this site is a gateway to the City and if it is wrong it says something about people's initial impression of Dublin.

Mr. Sebach said their struggle is that they want to introduce some color and is struggling because in using brick, stone and glass the building is very heavy and they have done buildings in Dublin for 20. He said they want to do something "Jazzy" and that's why they are doing the different color brick and a thin brick in the white.

Ms. Salay said they keep saying "heavy" and asked they show renderings with the new brick and stone and at City Council they talked about using secondary materials but they really want them to use primary materials of Brick, Stone and Glass because that is traditional Dublin with longevity of buildings to be around for 50 to 100 years. She said she is interested in seeing other materials to be used as secondary materials. She said without the renderings to see if they agree it's too heavy, but they need a signature hotel and maybe this isn't the brand that should be on this site.

Ms. Puranik showed some early renderings of the brick, stone and glass.

Ms. De Rosa said she agrees with Ms. Salay that the primary materials are preferred and this site needs to be more of tradition materials.

Mr. Brown said for this location it needs to be dynamic and needs to fold into the district and like the tower elements and the architecture, but as described he is not a huge fan of the system being used for the fiber cement.

Brent Crawford, 555 Metro Place, said regarding the brand, there was a lot of thought with Marriott, Hilton as to which brand would be appropriate on this site. The analysis came down to the average daily rate and looking at the market it was decided this product was what would be supported. He said he appreciates the comments with changes and improvements to the building but the brand is all they can get for this site.

Ms. De Rosa said the Marriott chain with the open patio and living spaces is probably the category that is right for this site.

Ms. Salay asked if the four story building is enough for this gateway site, she had envisioned a taller building for this site.

Mr. Crawford agreed but thought it was a cost issue to go to the next level the financial model does not support.

Mr. Brown asked if there were any other comments. [There were none.]

Mr. Sebach said they would like to move forward with the waiver requests and come back with the revised concepts at the next stage of review to work through the envelope discussion.

Mr. Miller said there are six conditions proposed for the Basic Development Plan and asked if the applicant agreed to the conditions.

Mr. Hunter agreed to the six conditions.

Motion and Vote

Ms. De Rosa made a motion of approval for the Basic Development Plan with six conditions as stated, Ms. Salay seconded. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; Ms. De Rosa, yes; and Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said there are waivers requested.

Motion and Vote

Mr. Brown made a motion of approval for the two Site Plan Waivers for Building Type – Corridor Building and Ground Story Transparency – Corridor Building, Mr. Miller seconded. The vote was as follows: Ms. De Rosa, yes; Ms. Salay, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 5 – 0)

Motion and Vote

Mr. Brown made a motion to disapprove the Blank Wall Limitations – Corridor Building, Mr. Stidhem seconded. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Brown, yes; Mr. Miller, yes; and Mr. Stidhem, yes. (Disapproved 5 – 0)

Motion and Vote

Ms. Salay made a motion to approval of the Second Tower based on the discussion at ART, Mr. Miller seconded. The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Ms. Salay, yes; Mr. Miller, yes; and Mr. Stidhem, yes. (Approved 5 – 0)

Mr. Brown said there are 14 conditions and asked if there were any clarifications to the conditions.

Ms. De Rosa said condition #2 with regards to landscaping is very important and asked that they work with ODOT to maintain the high quality landscaping along that corner.

Ms. Husak said they will add to #5 the comments of the Planning Commission regarding materials.

Mr. Brown asked if the applicant agreed to the conditions and the modifications.

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review.
- 2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node.
- 3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance.
- 4) Provide additional dimensions for the Tower height to determine Code compliance.
- 5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review *taking the concerns and suggestions expressed by the Planning and Zoning Commission on May 7, 2015 into account.*
- 6) Provide public access easements for all publicly accessible open spaces and pedestrian connections.

- 7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review.
- 8) Coordinate and finalize loading spaces and building access zones for Site Plan Review.
- 9) Provide landscaping and tree preservation details and designs for Site Plan Review.
- 10) Provide Parking Plan at Site Plan Review.
- 11) Finalize details for the screening and wall for Site Plan Review.
- 12) Provide exterior lighting details to be finalized for Site Plan Review.
- 13) Finalize stormwater and utility details for Site Plan Review.
- 14) Provide sign designs and locations for Site Plan Review.

Mr. Hunter agreed to the conditions.

Motion and Vote

Mr. Brown made a motion of approval for the Basic Site Plan with 14 conditions as stated, Ms. Salay seconded. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Salay, yes; and Mr. Brown, yes. (Approved 5 – 0)

Vice Chair Brown called for a short break 8:14 pm.

The meeting resumed at 8:21 pm.

3. 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

Vice Chair Brown said the following application is a request for 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. He said the proposal includes four new public streets and two blocks of development. He said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. He explained that the Commission is the final authority on this entire application and swore in anyone that had intended to address the Commission on this application.

Phil Hartmann said with respect to cases 3 and 4, Bridge Park representatives and the City Administration have been meeting and going through outstanding issues. He said as a result of the outstanding issues, the applicant has agreed to request that the cases before the Commission this evening be tabled. He said they would like to go through the comment phase to get feedback from the Commission, but there will not be a vote on the cases, as they will be requested to be formally tabled.

Rachel Ray said this site located on the east side of Riverside Drive. She summarized the past actions and provided an overview of the process and the project and gave Staff comments and analysis. She said this project includes 18 proposed Waivers, but they are not looking for any actions, but would like to get the Commission's feedback on the proposed actions, including the proposed Waivers.

Ms. Ray said when this project comes back before the Commission, there will be seven motions proposed. She noted that in the Bridge Street District, decisions or applications are time-limited. She said there are Site Plan Waivers, a request for Open Space Fee-in-Lieu determination, which means the applicant is requesting to not have to provide all the required open space onsite, the (final) Development Plan, a Parking Plan, approval of a second tower, discussion of the Site Plan, and then the Conditional Use for the parking structures since they are visible from the right-of-way.



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 30, 2015

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

**5. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews**

Proposal: Construction of a new four-story hotel with 126 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: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066(C).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Michael Burmeister, OHM Advisors.

Planning Contacts: Devayani Puranik, Planner II; (614) 410-4662; dpuranik@dublin.oh.us and Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690; jrauch@dublin.oh.us

REQUEST 1: SITE PLAN WAIVERS

Request for a recommendation of approval to the Planning and Zoning Commission for three Site Plan Waivers:

1. Building Type – Corridor Building
2. Ground Story Transparency – Corridor Building
3. Blank Wall Limitations – Corridor Building

Determination: Two Site Plan Waivers (Building Type – Corridor Building and Ground Story Transparency – Corridor Building) were recommended for approval to the Planning and Zoning Commission. One Site Plan Waiver for Blank Wall Limitations – Corridor Building, was recommended for disapproval to the Planning and Zoning Commission.

REQUEST 2: BASIC DEVELOPMENT PLAN

Request for a recommendation of approval of the Basic Development Plan to the Planning and Zoning Commission with the following six conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
- 2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
- 3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;

- 4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
- 5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
- 6) Coordinate the Upper Metro Plat update application process with the future applications.

Determination: The Basic Development Plan was recommended for approval to the Planning and Zoning Commission with six conditions.

REQUEST 3: SECOND TOWER

Request for a recommendation of approval for a second tower element on the corridor building in accordance with the provisions of §153.062(D)(4)(a).

Determination: Recommendation for approval for a second tower element on the corridor building.

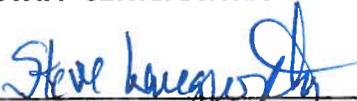
REQUEST 4: BASIC SITE PLAN

Request for a recommendation of the Basic Site Plan to the Planning and Zoning Commission with the following 14 conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review;
- 2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node;
- 3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance;
- 4) Provide additional dimensions for the Tower height to determine Code compliance;
- 5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review;
- 6) Provide public access easements for the all publicly accessible open spaces (pocket plazas) for Site Plan Review;
- 7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review;
- 8) Coordinate and finalize loading spaces and building access zones for Site Plan Review;
- 9) Provide landscaping and tree preservation details and designs for Site Plan Review;
- 10) Provide Parking Plan at Site Plan Review;
- 11) Finalize details for the screening and wall for Site Plan Review;
- 12) Provide exterior lighting details to be finalized for Site Plan Review;
- 13) Finalize stormwater and utility details for Site Plan Review; and
- 14) Provide sign designs and locations for Site Plan Review.

Determination: The Basic Site Plan was recommended for approval to the Planning and Zoning Commission with 14 conditions.

STAFF CERTIFICATION



Steve Langworthy, Planning Director

Steve Langworthy inquired about the plat. Ms. Devayani said this site is governed by deed restrictions enforced by the City of Dublin, which will need to be modified or removed as part of the plat review by City Council. She added the original plat for Upper Metro will need to be re-platted to remove outdated information and reflect changes to the right-of-way and include any additional requirements outlined in the BSD Code provisions. She said the applicant is considering sub-dividing the single lot into two lots to separate the hotel and the office building. These changes will have to be reflected in the plat as well.

Ms. Devayani presented the ground floor plan. She said the public spaces such as the main hotel lobby, bar, and fitness center are facing Frantz Road to activate the street, however the three guest rooms adjacent to the pedestrian walk closer to the intersection at this ground level, will for the most part have curtains drawn; thereby creating blank spaces defeating the intent of activating the streetscape. She recalled that the ART has strongly expressed concerns about the need to activate the area at the Frantz Road/West Bridge Street intersection. She stated that two set of door are provided on the Primary Street Façade (Frantz Road): on set of doors will be open to the public during business hours and the other is part of the tower at the Frantz Road/West Bridge Street intersection but can only be used by keycard holders. She said the entrance on Frantz Road near the patio will provide access to the public uses in the building, though not the main entrance to the building. She said the main entrance to the building is accessed internally off the drop-off area under the canopy.

Ms. Devayani presented the facades on the proposed elevations. She said the applicant has proposed materials of brick, stone, fiber cement panels, and glass. She pointed out the two towers, one located at the main intersection to serve as a gateway tower feature and the other is proposed closer to the main lobby for a staircase. She said one tower is permitted per building unless approved by the required reviewing body. She presented the southeast, southwest, and northeast perspectives. She pointed out the sandstone color stone at the base, a combination of gray brick and beige fiber cement panels for the façade, and darker fiber cement bands at the top. She said the applicant is requesting a Waiver to permit fiber cement panels as a primary material. The ART recommended the applicant provide product information, installation details, and pictures of the product being used in a high quality manner in a similar climate and after the product had been installed for several years. The ART is not only concerned about initial installation and aesthetics but how the material performs over time (wear and tear, color fading, etc.)

Ms. Devayani presented the proposed Landscape Plan. She reported that a tree survey table was provided along with the landscape plan but clarification is needed as there are discrepancies. She said the proposed parking lot islands need to be at least 10-feet in width and many are not in compliance. She said a street wall and shrubs are required along vehicular use areas. She indicated that bike paths may need to overlap the right-of-way and property lines.

Ms. Devayani said she recommended approval of the Basic Development Plan with the following six conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
- 2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
- 3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;
- 4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
- 5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
- 6) Coordinate the Upper Metro Plat update application process with the future applications.

Ms. Devayani said she recommended approval for two Basic Site Plan Waivers:

1. Building Type –Corridor Building
2. Ground Story Transparency – Corridor Building

Colleen Gilger asked how close the applicant came on transparency. Ms. Devayani stated that Code requires a minimum of 60% transparency for the ground story street facing elevation. She said this was met along the Frantz Road elevation at 61%. She said transparency for the West Bridge Street elevation was 43% and the 60% requirement is intended for retail use in the Corridor Building type.

Ms. Devayani said she is recommending disapproval of the third Basic Site Plan Waiver the applicant requested:

1. Blank Wall Limitations – Corridor Building

Ms. Devayani explained that the blank wall limitations are 15 feet horizontally and the staircase tower exceeds that requirement. Mr. Langworthy said the sign that reads “Home2” appears to blend into the wall. Melissa Spires, OHM Advisors, said the drawing did not do the sign justice and ensured the ART that the sign will be brighter.

Ms. Devayani said there were other items she wanted the ART to provide feedback on. She asked if the ART had an issue with two towers and brought attention to the height of the tower.

Fred Hahn inquired about the rationale for the additional tower. Rachel Ray said the tower was to serve as a focus feature for the terminal vista. Ms. Spires clarified that the vista tower was located on SR 161.

Russ Hunter, Crawford Hoying Development Partners, said the towers are not in view at the same time as when one tower is in view, the other is tucked around the corner.

Jeff Tyler said the towers were architecturally appropriate even though they appeared different from each other because the towers were located far enough apart.

The ART agreed they approved of the two towers.

Ms. Devayani asked the ART for feedback on the fiber cement panels being added to the permitted primary materials of brick, stone, and glass.

Mr. Tyler suggested the fiber cement be considered a secondary material as he thought a Waiver might be approved easier for the percentage for a secondary material. He said he was concerned that requesting a Waiver for fiber cement to be a primary material may be setting a precedent. He noted that it was approved as a secondary material for the Tuller Flats application.

Claudia Husak said the percentage was twice the amount permitted.

Jennifer Rauch suggested requesting additional product information for the Site Plan.

Mr. Langworthy said he wanted to hear this topic discussed with the PZC. He indicated he did not believe the issue was as much about the materials as it was in the details and installation. He said he had no bias against fiber cement. He said ART’s issues have been with the products installation details, how it is used, maintained, as well as how it appears over time.

Ms. Devayani encouraged the applicant to provide this information to which Mr. Hunter replied he would prepare.

Ms. Devayani asked for feedback about the Dublin wall that was coming down in some places. She asked the ART if the wall should be reconstructed in kind with limestone or if the wall should be designed closer to the architecture proposed.

Ms. Husak asked if the wall was coming down, if it had to be replaced.

Ms. Devayani explained Code requires a wall to screen the pavement where it is visible from the street.

Laura Ball said the Dublin wall has a weaving shape with daffodil beds flowing through the area but are struggling to keep the beds alive and most of the beds on the private side are failing.

Mr. Hahn questioned how the traditional Dublin wall would look next to this more contemporary building. Joanne Shelly suggested a wall design such as alternating a wall with shrubs. The ART determined that a Dublin wall should be resurrected as the same Dublin wall.

Ms. Devayani said she recommended approval of the Basic Site Plan with 14 conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review;
- 2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node;
- 3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance;
- 4) Provide additional dimensions for the Tower height to determine Code compliance;
- 5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review;
- 6) Provide public access easements for the all publicly accessible open spaces (pocket plazas) for Site Plan Review;
- 7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review;
- 8) Coordinate and finalize loading spaces and building access zones for Site Plan Review;
- 9) Provide landscaping and tree preservation details and designs for Site Plan Review;
- 10) Provide Parking Plan at Site Plan Review;
- 11) Finalize details for the screening and wall for Site Plan Review;
- 12) Provide exterior lighting details to be finalized for Site Plan Review;
- 13) Finalize stormwater and utility details for Site Plan Review; and
- 14) Provide sign designs and locations for Site Plan Review.

Ms. Devayani said she wanted to discuss condition #2 as this was her main concern. She asked how this would be addressed. Mr. Langworthy discerned that conditions 7 – 14 would be dealt with later.

Mr. Hunter asked for clarification on condition #2.

Ms. Puranik said part of the issue was the three guest rooms that would have their curtains drawn for the most part, reducing activity at that corner.

Mr. Hahn inquired about the grades and if those rooms would even be seen at street level between the walls and grade changes. He asked if renderings could be provided to help visualization of that area. He requested a rendering that shows the area along SR 161 too.

Mr. Hunter referred to condition #3 and said the applicant could make that blank wall look better. He said they would work through it to prepare for the Site Plan Review.

Ms. Husak inquired about the pillars for the roof for the outdoor space along Frantz Road. She asked about the patio and if steel was being used. Ms. Spires recognized this was missed from the plan and said she thought the front canopy would be stone. Mr. Hunter said the applicant would make this consistent.

Mr. Langworthy asked the applicant if he agreed to the six conditions for the Basic Development Plan as stated earlier. The applicant agreed to the conditions.

Mr. Langworthy confirmed that the ART recommended approval of the Basic Development Plan to the Planning and Zoning Commission, with six conditions:

- 1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
- 2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
- 3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;
- 4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
- 5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
- 6) Coordinate the Upper Metro Plat update application process with the future applications.

Mr. Langworthy confirmed that the ART recommended approval to the Planning and Zoning Commission for two Basic Site Plan Waivers:

1. Building Type –Corridor Building
2. Ground Story Transparency – Corridor Building

Mr. Langworthy asked the applicant about the ART's recommendation of disapproval of the third Basic Site Plan Waiver:

- 1) Blank Wall Limitations – Corridor Building

Mr. Hunter said he was okay with the disapproval for now but might have it worked out by the time the application gets forwarded to the PZC.

Mr. Langworthy confirmed that the ART recommended disapproval to the Planning and Zoning Commission for the following Basic Site Plan Waiver:

- 1) Blank Wall Limitations – Corridor Building

Mr. Langworthy asked the applicant if they had any issues with the 14 Basic Site Plan conditions. Mr. Hunter responded he was fine.

Mr. Langworthy confirmed that the ART recommended approval of the Basic Site Plan to the Planning and Zoning Commission, with 14 conditions as listed above.

Mr. Langworthy asked the ART if there were any further questions or comments. [There were none.] He confirmed the ART's recommendation of approval of the Basic Development Plan and Basic Site Plan to the Planning and Zoning Commission for May 7, 2015.



**Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 26, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; and Aaron Stanford, Civil Engineer.

Other Staff: Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Melissa Spires, and Daniel Mayer, OHM Advisors (Case 1); and Russ Hunter, Crawford Hoying Development Partners (Cases 1 & 2); and Darren Meyer, MKSK; Teri Umbarger, Moody Nolan; and Brian Quackenbush, EMH&T (Case 2).

Steve Langworthy called the meeting to order.

CASE REVIEWS

**1. BSD Commercial District – Home-2 Hotel
15-017BPR**

**5000 Upper Metro Place
Basic Development Plan/Basic Site Plan Reviews**

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 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. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Basic Development Plan and Basic Site Plan Reviews in accordance with Zoning Code Section 153.066(D).

Ms. Puranik presented a revised layout and described the changes, one of which was the loading/drop off area that had been relocated to the Frantz Road frontage.

Melissa Spires, OHM Advisors, said the new layout shows the building is the same but the building configuration is mirrored and flipped on Frantz Road. She said the "outdoor living room area" is now situated on Frantz Road leading directly into the lobby, instead of along US 33/Bridge Street, which satisfies the need for a real public entrance along Frantz Road. She explained that with this new configuration, 122 parking spaces are shown, which has decreased the number of spaces by seven from the original submission. She indicated the applicant will not meet the requirement of 131 parking spaces and would need to request a Waiver.

Ms. Puranik inquired about open space. As a result of the new layout, Ms. Spires said open space was lost and a fee-in-lieu of open space dedication would need to be requested.

Ms. Puranik said the architecture had been revised since the ART meeting on March 19th. Ms. Spires said the interior to the site was updated to reflect what was on the exterior of the building. She presented a hard copy of the updated elevation.

Ms. Spires presented material samples that included the cream colored fiber cement board to show that it was a warmer color than what appeared to be stark white on the previous elevations. She presented the accent color that is close to a lime green, dark bronze glass, dark brown brick, and Trenstone that is a tan colored panel the size of 6 inches by 24 inches to be used for the base of the building.

Ms. Spires presented a hard copy of the preliminary landscape plan.

Russ Hunter, Crawford Hoying Development Partners, said the new entry on the corner at Bridge Street/US 33 and Frantz Road requires a key card access. He explained that the door will be unlocked during normal business hours.

Ms. Puranik inquired about the 30-foot wide, one-way loading/drop off area, and whether the driveway needed to be quite so wide. Ms. Spires indicated that area could be slightly decreased in width. Mr. Hunter said the center island is narrow and they will consider changing the widths on both sides of the island while ensuring the radii will accommodate turns on this one-way circulation drive.

Joanne Shelly inquired about the open space. Mr. Hunter said he had asked Mr. Langworthy last week what was more important: a public entrance on Frantz Road, adding parking, or the pocket park between the buildings, and he said he heard the response to that question that the open space in this location was less important to him than the building entrance on Frantz Road. He said the applicant is short on parking and is trying to strike a balance.

Colleen Gilger asked if square footage could be taken from the area for a future office building. Mr. Hunter said that was possible but questioned if that would be enough to resolve all the parking and open space issues.

Jennifer Rauch recommended that the applicant go through the exercise to find out. She suggested that the applicant explore whether an open space could be provided somewhere on the corner. Ms. Spires clarified there is green space on the corner by the tower and around building.

Ms. Puranik reported that Planning would like to better understand the placement of four hotel rooms along the Frantz Road ground floor frontage.

Ms. Rauch said she liked the direction the application was going with this revised concept, but questioned whether the design was where it needed to be to move forward.

Fred Hahn said a perspective of the site from the sidewalk level could help address the ground floor transparency issue.

Ms. Rauch added the grade change could impact the view.

Jeff Tyler asked if transparency was the issue for the ground floor, or privacy for the guests, in terms of Planning's concern with the four hotel rooms along the ground floor on Frantz Road. Ms. Rauch answered that both were factors.

Mr. Tyler inquired about the percentage of primary and secondary materials. Ms. Spires replied that the primary material is fiber cement for which the applicant will need to request a Waiver. Additionally she said, there may be a Waiver needed for the ground floor transparency requirement for the side of the hotel that faces SR161.

Mr. Tyler inquired about the height of the parapet. Ms. Spires answered the parapet is six feet high, not counting the towers.

Ms. Rauch asked if at that height, if the parapet would screen all the mechanicals. Ms. Spires said the mechanicals had not been added to the rooftop plans yet but she is hoping that six feet is high enough to screen the mechanicals.

Steve Langworthy inquired about the canopy and stated a Waiver would need to be requested based on the location. He asked if the canopy architecture would coordinate with the principal structure. He asked if the design detail of the canopy columns was considered. Ms. Spires replied that the details were not defined yet.

Daniel Mayer, OHM Advisors, said the look will be contemporary with tongue and groove wood planking for the ceiling of the canopy containing flush lighting.

Ms. Puranik asked for clarification on the glass colors. Mr. Mayer said the soft tint produces a bronzing effect. Ms. Spires added the windows in the tower will be lighter. Mr. Mayer said the applicant will illustrate their intent for all the glass.

Mr. Hunter said there would be louvers on the windows, which is a Quaker product that looks like one piece.

Ms. Rauch reported that it had been determined by the Law Director that the deed restrictions could be eliminated as part of the plat rather than amending the TIF.

Ms. Puranik again asked the applicant to consider the guest rooms on Frantz Road given their impacts on the exterior building architecture and inability to meet transparency requirements.

Ms. Shelly recommended that the applicant review the BSD Code requirements for open space to possibly integrate more into their plan. Ms. Spires agreed to try and designate as much open space as they could. Ms. Rauch added the open space can be a combination of different types.

Alan Perkins said the fire access was acceptable. He asked for an auto-turn exhibit, which Ms. Spires provided. He said if the hydrant and sprinkler were the same as on the last plan then he approves. He said there needs to be room for the fire department to navigate access from Frantz Road.

Aaron Stanford inquired about the path connections of the site to the existing bike path on Frantz Road. Ms. Spires said the existing wall would be reconstructed to make the connection and more sidewalks would be added. She explained there would be openings on the rock wall to provide a few connections throughout the site.

Mr. Stanford inquired about stormwater management. Ms. Spires said engineering was working on the stormwater management plan and she would share their plan as soon as it was completed.

Mr. Tyler asked what type of construction would be used and the answer was that wood construction is proposed. He indicated the application had come a long way but asked the applicants to consider resolving more issues to eliminate more of the Waivers.

Mr. Langworthy asked the ART if there were any further questions or comments. [There were none.] He stated that the ART's recommendation to the Planning and Zoning Commission was scheduled for April 2, 2015.

2. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)

15-018 DP-BSD/SP-BSD

**Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews**

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside

Mr. Gunderman inquired about the internal public use areas and guest rooms. He suggested locating the public use space adjacent to Frantz Road; even if there was a secondary entrance out to Frantz Road, at least the entrance would be open the same hours as the primary entrance if it were relocated to the south side. He asked why this suggested plan would not work.

Mr. Sebach said it was possible to go through the outdoor living room area and there would not have to be the same restrictions.

Steve Langworthy said Option 1 looked over-landscaped. He suggested by meeting the minimum requirement of landscape, if perhaps six more parking spaces could be added.

If the landscaping was modified, Mr. Sebach thought 1 or 2 parking spaces could be added.

Russ Hunter, Crawford Hoying Development Partners, said more spaces were not going to be found in this layout. Mr. Langworthy said it was hard to visualize the restrictions in a sketch drawing.

Ms. Shelly asked if the proposed building could be moved closer towards Frantz Road. Ms. Rauch said it would depend on the outdoor space. Mr. Sebach said if the building was moved closer to Frantz Road, the patio would be in the right-of-way and the building would not be in the required build zone.

Mr. Hunter asked by adding parking, the pocket park between the buildings would be lost and asked if the parking issue was a hurdle to get over.

Ms. Rauch asked how truly inflexible the brand was for changing the internal spaces/floor plan. At this point, she said it is hard to say that the ART would support the Waivers needed to make this work.

Mr. Sebach explained how the internal areas function as a whole. He said the brand has a formula and all the pieces interrelate.

Ms. Shelly noted that the building forms a corner and the inside of that corner makes dead space. She said it appears to just be a sidewalk. Mr. Sebach clarified that was a service area for laundry and service to go in/out there. Mr. Hunter said the pool hides the service aspect and mechanicals out there.

Ms. Rauch asked if an entrance could be placed where there were currently four guest rooms on the north side of the building.

Mr. Langworthy emphasized the importance of Frantz Road from a development standpoint for the City. He noted how everything is set back on Frantz Road and the intent is for future development to be brought forward so Option 1 would help that alignment.

Mr. Sebach said he hears what the ART is saying but feels really stuck.

Mr. Hoying asked if the ART collectively desired Option 1.

Mr. Langworthy said it was a better option even without the open space. He explained that how a building relates to the street in this area is more important than open space.

Ms. Rauch said that even if the ART recommended disapproval of the Waivers for these plans that did not prevent the applicant from moving forward to the PZC for their review.

Mr. Hunter emphasized the need to make this work and not lose the hotel for this site. He indicated this site would be tough for restaurants given the access issues.

Mr. Sebach asked to discuss the architecture. He said the applicant added glass for more transparency, tweaked the design of the tower; and changed the base material internally. He explained the brown brick was too heavy and will be replaced with a lighter color brick or modern stone. He asked the ART for feedback on the proposed material change for the base. He said even if the applicant decides to flip this building it will contain the same architecture.

Mr. Langworthy asked what happens to the white fiber board over time and if it was truly as white as it appeared in the renderings. Mr. Sebach said it will be more of a cream colored panel as opposed to a stark white.

Melissa Spires, OHM Advisors, said the dimension of the panels are 18 inches by 6 feet and appear as a flat panel. She explained the lines were softer and she provided real world examples of the panels. Mr. Sebach noted the fiber board provided a fresh modern look.

Ms. Shelly said it appeared to have been applied over existing brick, which is not acceptable. She asked if the building layout and façade treatment were set as a brand standard because Staff had looked at the brand across the country and found a lot of different architectural concepts. She said the design in Philadelphia, PA was a completely vertical design. Mr. Sebach said that was a building with a lot more floors than what is being proposed for Dublin and emphasized the brand needs to be maintained.

Mr. Hoying said there is a brand standard so as travelers cross the country, they recognize the buildings as the brand.

Mr. Langworthy requested examples of materials truer to color. Ms. Spires said she would provide those examples.

Mr. Langworthy said he liked the evolution of the tower with more glass and asked the ART if they had any further comments or questions with regard to this application. [There were none.]

5. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)

15-018 DP-BSD/SP-BSD

**Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews**

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings with 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Ray said she had no new materials to present. She said the applicant has received the most up-to-date comments from Staff. However, she did say that the applicant has retracted vinyl windows as a proposed material.

Teri Umbarger, Moody Nolan, asked if it is acceptable for the applicant to be at 29% transparency when 30% was required. Ms. Ray said that could be within the Administrative Departure range if the applicant had reached their limit after exhausting all architecturally appropriate options.

Ms. Ray asked the applicant if they had anything new to present or was it still a work in progress.

Miguel Gonzales, Moody Nolan, said the applicant met the maximum transparency at the retail level but were working through the levels above.

Ms. Shelly said a decision had not been made with regards to street furniture. Ms. Rauch said that will need to be discussed.

Mr. Tyler indicated it should be the ARB's decision on the architectural appropriateness of the tower. He said more variety in window types and storefronts from building to building was preferable but there was nothing to substantiate that in the Code. He said he did not see strong architectural character changes from one building to another.

Ms. Rauch said she would consolidate her list of outstanding issues. She indicated a recommendation by the ART is anticipated for March 19, 2015, to be forwarded to the Architectural Review Board for their meeting on March 25, 2015, therefore, the plans should be revised by March 16, 2015.

Gary Sebach, OHM Advisors, indicated the applicant did not want to present to the ARB on March 25th since he would be out of town, and would prefer to attend the April 15, 2015, meeting. Ms. Rauch said a time extension would need to be filed.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.]

2. BSD Commercial District – Home-2 Hotel **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 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. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for Basic Development Plan and Basic Site Plan Reviews in accordance with Zoning Code Section 153.066(D).

Ms. Puranik said there had been no changes since this application was introduced last week and she recapped what was discussed at the last meeting. She said mainly the comments related to the proposed architecture and the ART had said the design was not where it needed to be to move forward. She asked the applicant if there were any updates.

Gary Sebach, OHM Advisors, responded that there was no time to make changes since last week's meeting. He said since he was not in attendance the week prior, he wanted to hear the ART's comments first-hand this week.

Ms. Puranik recapped that the materials appear heavy, and more transparency and glass were suggested, especially more glass for the tower. She said that the intersection of this site at Bridge Street and Frantz Road is significant and the corner should be more active. She said the area should be more fun and that a gateway feature was needed at this intersection. She said a rendering of landscaping has been presented. She pointed out the door that was an exit only.

Mr. Sebach said they provided a design that fit within the requirements of 80% brick and stone for two elevations.

Ms. Puranik explained that windows can be included in the calculations for transparency if more glass is introduced to the point it becomes an integrated architectural element.

Jeff Tyler recapped that the ART had said the building looked institutional in character and that the windows were too long and narrow, especially on the upper floors.

Mr. Sebach said they are striving for a middle ground for the brand and Code. He said he agreed the building needs a better scale and he had some ideas. He suggested that the width of the glass could be increased.

Ms. Puranik reviewed the elevations for the back of the building. She explained that Code has restrictions for blank walls, which the applicant currently exceeds. She added a vertical division is required every 45 feet and asked if another material could be introduced.

Joanne Shelly reiterated that this site is in a prominent location and the ART would prefer something interesting to look at on that corner and this concept was not fitting of a memorable building. She said the elevation perspectives highlight the blank wall where it begs for more interest.

Ms. Puranik indicated that artwork or a mural had been suggested by the applicant last week. She said not only was this a gateway into the city but it could be the last building that people would see on their way out of the city as well.

Mr. Sebach inquired about the tower feature as he wanted to gain a better sense of what the ART desired.

Mr. Tyler reiterated that the applicant had not gone far enough with the design.

Steve Langworthy said the issue with the entrance was due to the Code requirement of have a principal entrance on a Principal Frontage Street as a public, usable entrance to the building. He said the interior does not allow for free flowing circulation for that entrance on Bridge Street and Frantz Road, and the ART had suggested a change to the interior for a Code compliant public entrance. He stated that the corner needed to be highlighted and that the tower feature should be a memorable, demonstrable part of the building. He suggested making the tower a memorable architectural element.

Mr. Sebach said he would go back and take another look at the brand.

Ms. Puranik requested a right-of-way drawing for SR161 as a corner piece and suggested contacting Tina Wawzkiewicz in Engineering.

Ms. Puranik indicated that there are deed restrictions on the site, and that Legal was involved as the City is the enforcer of the original TIF agreement for that area as well as the recipient for the benefits. She said the Planning and Zoning Commission was the decision-making body and a determination should be made in the next couple of weeks.

Mr. Burmeister inquired about the procedure.

Ms. Rauch said the procedure followed the BSD Code and it was the City's responsibility to clean up the record with respect to the deed restrictions. She stated that Jennifer Readler, the City's legal counsel, was working on this. Ms. Puranik stated the public improvements resulting from the TIF have been completed.

Aaron Stanford encouraged the applicant to place a sidewalk to the south of the hotel building along Frantz Road and to link to the existing bike path on Frantz Road. He said that portion of the wall would also need to be reconstructed to make the connection.

Mr. Burmeister confirmed he would place a break in the wall to allow for the sidewalk connection.

Mr. Stanford said the driveway layout looked a lot better but other drawings needed to be revised to show the same layout.

Ms. Puranik stated the applicant met the requirements for the area of open space but specified that neither a pocket plaza nor a pocket park appropriately fit the proposal as the open space was not the right size for either.

Ms. Ray said a Waiver could be appropriate, provided the open spaces were well-designed and would meet the intent of the open spaces that would serve the site's users.

Mr. Burmeister said the applicant would decide on one or the other type of open space. Mr. Langworthy added that nice amenities should be incorporated into the open space.

Vern Hoying, Crawford Hoying Development Partners, noted that the feel of the H2 prototype design was important to the corporate brand. He said the design aspects are a balancing act with functionality. He said Hilton has done extensive testing on the interior layout and it all works but serious work could be done on the exterior design while keeping some flavors and feel of the H2 prototype.

Mr. Langworthy suggested it might be necessary to "Dublinize" the H2 prototype.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.] He said the ART would make a recommendation for this Basic Development Plan/Basic Site Plan on March 19, 2015, to be forwarded to the Planning and Zoning Commission.

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

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Ray provided a handout for the Development Plan showing how the application measured against the Code and highlighted the few outstanding issues.

Transportation

Ms. Ray said multiple modes of transportation needed to be considered: how buses could be accommodated within the travel lanes along Bridge Park Avenue; cycle track details including materials, delineation, sign, and intersections; and motorcycle parking. She asked if COTA needs 11 feet for buses, the applicant should show how they would be accommodated, and how pedestrians would be able to access the sidewalk, etc. She suggested that spaces for motorcycle parking could be incorporated on Tuller Ridge Drive.

Brian Quackenbush, EMH&T, requested clarification on delineation of the cycle tracks. Ms. Ray deferred to Joanne Shelly and Aaron Stanford. She said how bikes will need to navigate the intersections at Mooney and Longshore needed to be determined as well.

INTRODUCTIONS

2. BSD Commercial District – Home-2 Hotel 15-017BPR

5000 Upper Metro Place Basic Development Plan/Basic Site Plan Reviews

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 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. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Development Plan Review and Basic Site Plan Review in accordance with Zoning Code Section 153.066(D).

Ms. Puranik said the design has not changed substantially since the Pre-Application Review at last week's ART meeting. She reported the open space area meets the requirement, but the proposed open spaces do not meet the individual size requirements for pocket plazas and pocket parks, since they are sized somewhere in between each type. She said six possible Waivers have been identified to date, including: shared parking; main entrance location; primary materials; transparency on the ground floor; and the building type since corridor building types are not permitted in in the BSD Commercial District.

Russ Hunter, Crawford Hoying Development Partners, said Hilton has officially approved this design. He explained this is a H2 prototype. He said they need to strike a balance with adding more windows for privacy but adds to the cost. He said they have made changes to the stone and are bringing down the parapet to help with the appearance of heaviness in terms of the architecture.

Gary Gunderman inquired about the transparency percentages. Ms. Puranik said the first floor is 37%, the ground floor is 60%, and the other stories are 15%. She said the 18% transparency for portions of the ground floor is an issue.

Jeff Tyler said the applicant has not gone far enough with the architectural design. He explained this intersection is a gateway into the City of Dublin. He indicated that the proposed design looks corporate in character and almost institutional. He said if this comes back to the ART again the same way, he will not support this project. He indicated that the City is looking for more than a corporate design; the City needs a gateway piece at this location.

Steve Langworthy said he would have been more comfortable with the design if the whole corner was treated the same as the tower element. He said now the building appears to be just blocks of stone between bricks and nothing is prevalent as a gateway feature. He emphasized that all four corners of this intersection should eventually have something interesting. He asked if perhaps more glass could be incorporated.

Mr. Tyler also liked the idea of introducing more glass as well as insets where a siding treatment could be used. He suggested opening it up to make it separate and with more depth.

Joanne Shelly stated this design was architecturally plain and this was an opportunity to do something really interesting. She said the corner begs for art, especially at the brick corner. She said she echoes Mr. Tyler's and Mr. Langworthy's comments.

Fred Hahn inquired about the transparency on the ground floor. He said he thought the requirements were intended for another building type, not a hotel. He said revisions should be centered on more interesting architecture instead of compliance with transparency. Mr. Tyler agreed.

Mr. Langworthy said public activity should be placed on the outside walls.

Rachel Ray added the floor plan has not changed since the ART had provided comments last week, and this design showing hotel rooms on the ground floor at the corner of Bridge Street and Frantz Road is not appropriate.

Ms. Puranik clarified that last week the applicant was asked to move the public space to the corner.

Mr. Hunter said that moving public spaces to the corner was an operational issue.

Mr. Tyler asked if the pool would fit on the west side of the building, which would open up the entryway from the street and the parking lot. Mr. Hunter said there would still be some operational issues, but it was worth consideration.

Mr. Langworthy asked Mr. Hunter if he would recap what he was hearing from the ART.

Mr. Hunter said he was hearing the ART say that the design of the corner needs attention, although the overall ground floor transparency could be appropriate. He said he is being told that there are other options to be considered and that putting the pool on the west end of the building but also along SR161 may be appropriate.

Mr. Gunderman stated the proposal still appears institutional.

Mr. Langworthy indicated that if changes were made at the corner, it would drive other changes to occur.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.]

3. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)

15-018 DP-BSD/SP-BSD

Riverside Drive and Dale Drive Development Plan/Site Plan Reviews

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. She said this is a review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

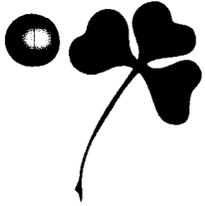
Ms. Ray stated that she had spoken with the applicant earlier in the week and they had discussed the boundaries for the Development Plan, Site Plan, and Final Plat. She said the Development Plan encompasses the street network, block framework, and building arrangement. She said this proposal includes Tuller Ridge Drive, Bridge Park Avenue, Mooney Street, and Longshore Street. She said the Development Plan Review examines street requirements, rights-of-way, and bike network. She added the review determines lot and block requirements and permitted building types.

Ms. Ray said the Site Plan Review encompasses four buildings in the area identified as the C block. She said a Final Plat was submitted and includes the same roadways, which form three blocks. She said the Site Plan Review serves as a review of uses, building types, open space types, and site development standards including parking, landscaping, and signs.

Ms. Ray noted that there were still some timing issues to work out in terms of the final disposition of the COTA site and the development agreement.

Ms. Ray reported the applicant provided numerous plans for C block but she did not have an opportunity to review them thoroughly prior to this meeting. However, she noted the following:

- Street sections are not consistent with the Preliminary Plat, including no cycle track shown along Bridge Park Avenue.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 8, 2004

CITY OF DUBLIN.

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

3. **Area Rezoning 03-099Z - Inner Circle I-270 Commercial Area Rezoning**

Location: 46 parcels comprising an area of approximately 411 acres as annexed from Washington Township between 1965 and 1969, southeast of I-270, west of Dublin Road, north of Rings Road.

Request: Review and approval of ordinance to establish Dublin CC, Community Commercial, OLR, Office, Laboratory, and Research, SO, Suburban Office and Institutional and LI, Limited Industrial Districts.

Property Owners: (To the LI District) OCLC Online Computer Library Center Inc., 6565 Frantz Road; OCLC Online Computer Library Center Inc, 5000 Post Road; Midwestern Enterprises LLC, 6540 Frantz Road; **(To the OLR District)** Delphineus Associates LLC, 5151 Blazer Parkway; Ashland Oil & Refining Tax Dept., P.O. Box 14000, Lexington, Kentucky 40512; Metro Medical LLC Bradford Investment Co, 5050 Blazer Parkway; William and Lujean Bay, 5178 Paul G. Blazer Parkway; City Of Dublin, c/o Jane S. Brautigam, 5200 Emerald Parkway; Great Lakes Reit L P, 655 S. Metro Place Road; Great Lakes Reit L P, 823 Commerce Drive, Suite 300, Oakbrook, Illinois 60523; Randal Garvey, 5142 Paul G. Blazer Parkway; Susan Park, 5158 Paul G. Blazer Parkway; Kendall-Dublin LLC, 5100 Rings Road; Pizzuti Properties, 2 Miranova Place, Suite 800, Columbus, Ohio 43215; Duke Construction LP, 5600 Blazer Parkway, Suite 100; Tugys Ltd.; and National Tax Search LLC, PO Box 81290, Chicago, Illinois 60681-0290. **(To the CC District)** Dublin Plaza LP, 225 W. Bridge Street; Dublin Plaza LP, 221 W. Bridge Street; Heartland Bank, 6500 Frantz Road; Carolyn Nash, 220 Bridge Street; Carolyn Nash, 252 Monsarrat Drive; Host Restaurants, 5175 Post Road; NRS Equities, 5131 Post Road; Red Elm LLC, 5125 Post Road 43017; Realty Income Corp., P.O. Box 460069, Escondido, Ca 92046; West Bridge Street Associates, 200 W. Bridge Street; 5151 Post Road LLC, 5151 Post Rd.; Mid-America Properties, 5105 Post Rd.; Bef Reit Inc, 5067 Post Rd; Brentlinger Real Estate Company LLC, 5035 Post Rd.; Cooker Restaurant Corp, 5000 Upper Metro Place; Dublin Suites Inc, 5100 Upper Metro Place; Live Oak Properties Ltd, c/o Ohio Equities LLC, 605 S. Front St Suite 200, Columbus, Ohio 43215; Krisjal LLC, 9011 Fields, Ertel Road, Cincinnati, Ohio 45249; Richard Roby, 5200 Post Road; First American Tax L J Melody Co Inc., P.O. Box 560807, Dallas, Texas 75356-0807; and Sullivan Acquisition LLC, 218 W. Bridge

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 8, 2004**

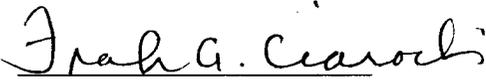
3. **Area Rezoning 03-099Z - Inner Circle I-270 Commercial Area Rezoning**
Street. (To the SO District) 250 Bridge Group. *All addresses are located in Dublin, Ohio 43017 unless otherwise noted.*
Applicant: City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.
Staff Contact: Anne Wanner, Planner.

MOTION: To approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., and will maintain the established development pattern that has been in place for many years and establishes land uses consistent with those listed in the Community Plan.

VOTE: 7-0.

RESULT: This area rezoning was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION


Frank A. Ciarochi
Acting Planning Director

Mr. Saneholtz said if he owned his property for 30 or 40 years and he did not know what the zoning was; why should he care or expect that it changed in any way. He understood they were not trying to change what the City had interpreted the zoning to be, but it is still the City's interpretation versus the property owner's and there is no documentation that supports either position (other than staff saying that it has been on the map for a period of years).

Mr. Gunderman said the only point that Mr. Saneholtz was missing was that the average citizen's most likely point of contact is simply to come to City Hall and look at the map. That is the dominant communication tool that happens for the regular citizenry. Most of the time, nothing else ever happens that would create a need for any information from the City. Mr. Banchevsky added ...other than when you buy your house.

Mr. Saneholtz asked Mr. Wood when he acquired these properties. Mr. Wood guessed 25 to 30 years ago. Mr. Gunderman said from the City's point of view, it was not relevant.

Mr. Wood said the cemetery is adjacent to this site and the property across the street is park, so there is a buffer area. He was sure that eight-family units could not be built. He said the intent was just to keep the twin singles, but he did not think it could ever conform on R-2 zoning.

Further discussion took place regarding the type of zoning a property has when it is annexed into the City. Ms. Reiss knew that the township had a zoning ordinance in the early 60s, so annexed properties would have had some kind of zoning. She believed Ms. Wanner was not able to find records, but some kind of zoning would have been in place at the time of annexation.

Mr. Banchevsky said it is a non-conforming use right now, but it may not have been a non-conforming use under township zoning. He said staff assumes it was a lawfully existing non-conforming use, although it is not known to be true. It could have been illegal at the time it was built. They are being given the benefit of the doubt by staff.

Mr. Messineo made a motion to approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., and will maintain the established development pattern that has been in place for many years, and establishes land uses consistent with those listed in the Community Plan. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Gerber abstained, because his wife owned a property in this area for which he paid a mortgage; Ms. Boring, yes; Ms. Reiss, no; Mr. Sprague, yes; Mr. Saneholtz, no; Mr. Zimmerman, yes; and Mr. Messineo, yes. (Approved 4-2-1.)

3. Area Rezoning 03-099Z - Inner Circle I-270 Commercial Area Rezoning

Anne Wanner said this area rezoning is comprised of 46 parcels totaling approximately 411 acres. Most of the parcels are located on the inside of I-270. Properties listed in this application include several commercial, retail, and office establishments, including Ashland Incorporated, Embassy Suites, and OCLC. She showed an aerial slide indicating the proposed zonings. The zones proposed for these properties are: OLR, Office Laboratory Research District; LI, Limited Industrial District; CC, Community Commercial District; and SO, Suburban Office and Institutional District. She said these parcels have been shown on the Dublin Zoning Map for the last 15 to 20 years and the parcels range in size from 0.5 acre to 40 acres. The Post Road

properties that are being rezoning are located on the south side. She said the MAG Dealerships and the Field of Corn are also included in this application.

These sites were annexed into Dublin between 1965 and 1969. Ms. Wanner said an informational meeting was held and several property owners attended. She had also spoken to property owners by phone. Ms. Wanner said staff is recommending approval of this application.

Ms. Reiss asked why LI was wanted along the freeway. Mr. Gerber said for the same reason given for the previous case. She said if the Commission recommended this, someone could come in tomorrow and put light industrial there.

Ms. Wanner said those two parcels were fully developed with LI development standards as the OCLC Campus. The sideyards and rear yards are dictated by the building height and depth. She said the development standards are not as strict in the LI District as they are in SO or OLR Districts. If something different was assigned to these parcels, it could potentially create non-conformities for OCLC that do not exist today.

Mr. Gerber made the motion to approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., will maintain the established development pattern that has been in place for many years and establish land uses consistent with those listed in the Community Plan. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sanholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Ms. Reiss, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

4. Area Rezoning 03-105Z - Inner Circle I-270 Residential (South Dublin Road) Area Rezoning

Anne Wanner presented this area rezoning which is comprised of 74 parcels totaling approximately 136 acres. It is located on the Inner Circle of I-270. She showed a slide of the area to be rezoned. The parcels are south of Longview Drive, north of Hayden Run, east of Paul G. Blazer Parkway, and west of the Scioto River. This application includes several established neighborhoods including Llewellyn Estates, and Hayden Run Additions 1 and 2. The Thomas Elementary School, the Rings Road Water Tower, and a single-family residence are also included. She said all these properties are proposed to be zoned R-1, Restricted Suburban Residential District. Staff is recommending approval of this area rezoning.

Mr. Zimmerman made a motion to approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., will maintain the established development pattern that has been in place for many years, and establish land uses consistent with those listed in the Community Plan. Mr. Messineo seconded the motion, and the vote was as follows: Mr. Sanholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, yes; Ms. Reiss, yes; Mr. Messineo, yes; and Mr. Zimmerman, yes. (Approved 7-0.)



**BOARD OF ZONING APPEALS
BOARD ORDER**

JUNE 25, 1998

CITY OF DUBLIN

The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

1. **Variance 98-040V - Cooker Bar and Grille - 5000 Upper Metro Place**
Location: 2.563 acres located on the southwest corner of Frantz Road and West Dublin-Granville Road.
Existing Zoning: CC, Community Commercial District.
Request: A variance to Sections:
 - 1) 153.159(B)(5) to permit the use of one wall sign in combination with one ground sign; and
 - 2) 153.164 to increase the height of the wall sign from 15 feet to 18.5 feet.**Proposed Use:** A proposed restaurant of approximately 7,000 square feet with a 50 square foot wall sign 18.5 feet in height and a 50 square foot ground sign. Both signs bear the copy "Cookeer Bar and Grille."
Applicant: Mark Fisher, Cookeer Restaurant Corporation, 5500 N. Village Boulevard, Suite 2000, West Palm Beach, Florida 33419; represented by Jim Hartley, Signcom, Incorporated, 527 West Rich Street, Columbus, Ohio 43215.

MOTION: To approve this variance with five conditions:

- 1) That the ground sign be integrated with the approved landscape plan for Upper Metro Place and be set back to conform with Code, subject to staff approval;
- 2) That the two signs utilize the same color scheme;
- 3) That no exposed neon tubing be utilized;
- 4) That the site meet Landscape Code requirements and provisions from the TIF agreement, subject to staff approval; and
- 5) That the lighting of the ground and wall signs be turned off during non-business hours.

* Bob Albright, attorney representing the applicant, agreed to the above conditions.

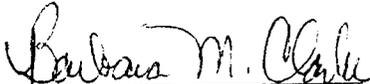
VOTE: 3-1

RESULT: This variance application was approved.

RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Not Present
Amy Salay	No
William Sherman	Yes

STAFF CERTIFICATION


 Barbara M. Clarke
 Planning Director



**BOARD OF ZONING APPEALS
BOARD ORDER**

APRIL 23, 1998

CITY OF DUBLIN

The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

- 4. Variance 98-040V - Cooker Bar and Grille - 5000 Upper Metro Place**
Location: 2.563 acres located on the southwest corner of Frantz Road and West Dublin-Granville Drive.
Existing Zoning: CC, Community Commercial District.
Request: A variance to Sections:
 - 1) 153.159(B)(5) to permit the use of one wall sign in combination with one ground sign; and
 - 2) 153.164 to increase the height of the wall sign from 15 feet to 18.5 feet.**Proposed Use:** A proposed restaurant of approximately 7,000 square feet with a 50 square foot wall sign and a 50 square foot ground sign.
Applicant: Cooker Restaurant Corporation, c/o Mark Fisher, 5500 North Village Boulevard, Suite 2000, West Palm Beach, Florida 33419.

MOTION: To table this variance.

*Jim Hartley of Sign Com, representing the applicant, requested tabling.

VOTE: 4-0

RESULT: After a lengthy discussion, this variance was tabled. The Board requested: additional information about the grading and/or landscaping proposed along S.R. 161, elevations of all building facades, and consideration of a lower, monument-design sign along S.R. 161.

RECORDED VOTES:

Brent Davis	Absent
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director