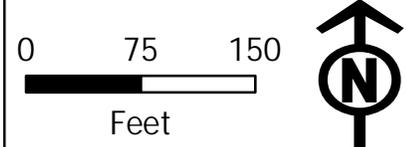


15-059DP-BSD/SP-BSD/MSP
 Development Plan/Site Plan/Master Sign Plan
 Home2 Hotel
 5000 Upper Metro Place





ADMINISTRATIVE REVIEW TEAM

DRAFT

RECORD OF DETERMINATION

SEPTEMBER 10, 2015

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

**7. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-059BSD-DP/SP/MSP Development Plan/Site Plan
Master Sign Plan**

Proposal: Construction of a new four-story hotel with 126 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.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Development Plan, Site Plan, and Master Sign Plan under the provisions of Zoning Code Section 153.066.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Melissa Spires, OHM Advisors.

Planning Contact: Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURES

Request for approval of four Administrative Departures:

1. Transparency Requirements: Street facing upper story - 30% required; 27% provided
2. Landscape Islands (2 islands): Minimum Width - 10 feet required; 9 feet provided
3. Curb Radii at Public Right-of-Way: Curb radii for driveways connecting parking lots to public roadways cannot exceed 20 feet; 30 feet existing condition
4. Driveway width at Public Right-of-Way: Drive width cannot be wider than 22 feet at the intersection with the adjacent street right-of-way; 45 feet existing condition

Determination: The Administrative Departures were approved by the ART.

REQUEST 2: PARKING PLAN

Request for approval of a Parking Plan with one condition based on the different timings of the main uses and BSD intent of shared parking:

- 1) That the applicant works with Staff to provide for one additional bicycle parking space.

Determination: The Parking Plan was approved by the ART with one condition.

REQUEST 3: MATERIAL REQUEST

Request for recommendation of approval of the following primary material for the facades and the architectural boxes to wrap the corners, suitable for wood construction, and consistency:

1. Thin Brick

Determination: Thin Brick was approved by the ART as a primary material on the basis of high quality installation details to be provided at the building permit review.

REQUEST 4: DEVELOPMENT PLAN

Request for recommendation of approval to the Planning and Zoning Commission for a Development Plan with no conditions or Waivers.

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

REQUEST 5: SITE PLAN WAIVERS

Request for approval to the Planning and Zoning Commission for 10 Site Plan Waivers:

1. Street Frontage §153.062(N)(a)(2) – RBZ: 15-feet required; Building set at 30 feet requested
2. Street Frontage §153.062(N)(a)(5) – FPL Coverage: 75% required; 0% requested
3. Vehicular Canopy location §153.062(L)(1): Vehicular canopy location at the rear façade of the building required; side façade requested
4. Street Façade/Number of Entrances §153.062(E)(1)(3) - SR161: 1 per 75 feet of façade required; none requested
5. Corridor Building – Transparency §153.062(O)(5):
 - o Street Facing Façade - 30% required; SR161 façade 2nd story 26%, 3rd story 26% requested
 - o Non-street facing façade - 15% required; West elevation 2nd story 12%, 3rd story 11% requested
6. Corridor Building - Blank Wall Limitations §153.062(O)(5): Maximum 15 feet horizontal required
 - o East Elevation at the 4th story requested
 - o West Elevation at the 3rd and 4th stories requested
7. Window Detailing - Lintels or Sills §153.062(H)(f): Windows in masonry walls shall have architecturally appropriate lintels and projecting sills required
8. Open Space – Proportions §153.064(G)(1)(b): 3:1 ratio length to width required; 5.6:1 ratio length to width requested
9. Street Trees §153.065(D): Street Trees along SR161 and Frantz Road

10. Landscape Islands §153.065(D)(5)(C)(2): Minimum width of a landscape peninsula or island shall be 10 feet with a minimum area of 150 square feet required; 10 feet to 6 feet tapered islands with 312 square feet – 2 islands requested

Determination: The 10 Site Plan Waivers were recommended for approval with an exception of a blank wall request for west elevation to the Planning and Zoning Commission as part of the Site Plan Review.

REQUEST 6: SITE PLAN REVIEW

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with five conditions:

- 1) That within the first three years of transplanting existing trees, the applicant replaces each failed transplanted tree with a 4-inch-caliper tree (location and species to be determined by the City Forester) to maintain the same number of trees as illustrated on the approved landscape plan;
- 3) That the applicant provides the exterior lighting photometric plan prior to building permitting;
- 4) That the applicant provides cut-sheets for proposed exterior lighting fixtures including wall mounted fixtures prior to building permitting;
- 5) That the applicant provides a Pedestrian Circulation Plan required by §153.065(1)(3)(b) prior to building permitting; and
- 6) That the applicant works with Staff to determine the suitability of the proposed interior color, its impact, and the appropriate process for the Planning and Zoning Commission and City Council input for the tower element at SR161 and Frantz Road within three months following the occupancy permit.

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

STAFF CERTIFICATION

Vincent A. Papsidero, Planning Director

**7. BSD-C – Home2 Hotel
15-059BSD-DP/SP/MSP**

**5000 Upper Metro Place
Development Plan/Site Plan
Master Sign Plan**

Devayani Puranik said this is a request for the construction of a new four-story hotel with 126 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. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Development Plan, Site Plan, and Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Puranik presented an aerial view of the site and a summary of the application that includes a Development Plan, Site Plan, Parking Plan, and Master Sign Plan. She said the Final Plat will be a separate application.

Ms. Puranik said the Development Plan consists of an existing 2.57-acre commercial site to be split into two lots; a four-story, Corridor Building; 80,481-square-foot hotel with 129 units; 1,900 square feet of Open Space; 122 shared parking spaces; and a 2-story, 14,000-square-foot office building (Phase II).

Ms. Puranik said the required Open Space for the Site Plan is 1,890 square feet and the applicant has proposed 1,900 square feet and two pocket plazas located along Frantz Road with a connection to a multi-use path.

Ms. Puranik presented the Site Plan façade materials as shown on each elevation. She said City Council reviewed this application last month and as a result of those comments the materials have not changed but the color is now a brick red.

Ms. Puranik said the required parking for the site includes 135 parking spaces and 13 bicycle parking spaces. She said the applicant is requesting a Parking Plan for 122 parking spaces and 12 bicycle parking spaces, but the applicant should work with Staff to provide one additional bicycle parking space.

Ms. Puranik presented updated elevations illustrating façade materials.

Ms. Puranik presented the recommendations and actions being requested of the ART today:

Development Plan Review

- Development Plan recommendation of approval (no conditions or Waivers)

Site Plan Review

- Administrative Departures approval (4 proposed)
- Material Request approval
- Site Plan Waivers recommendation of approval (10 proposed)
- Site Plan recommendation of approval (5 conditions)

Parking Plan approval (1 condition)

Ms. Puranik said the Master Sign Plan will be reviewed at later stage.

Ms. Puranik said approval is recommended for four Administrative Departures:

1. Transparency Requirements: Street facing upper story - 30% required; 27% provided
2. Landscape Islands (2 islands): Minimum Width - 10 feet required; 9 feet provided

3. Curb Radii at Public Right-of-Way: Curb radii for driveways connecting parking lots to public roadways cannot exceed 20 feet; 30 feet existing condition
4. Driveway width at Public Right-of-Way: Drive width cannot be wider than 22 feet at the intersection with the adjacent street right-of-way; 45 feet existing condition

The applicant, Nelson Yoder, Crawford Hoying Development Partners agreed to the departures.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for 10 Site Plan Waivers:

1. Street Frontage §153.062(N)(a)(2) – RBZ: 15-feet required; Building set at 30 feet requested
2. Street Frontage §153.062(N)(a)(5) – FPL Coverage: 75% required; 0% requested
3. Vehicular Canopy location §153.062(L)(1): Vehicular canopy location at the rear façade of the building required; side façade requested
4. Street Façade/Number of Entrances §153.062(E)(1)(3) - SR161: 1 per 75 feet of façade required; none requested
5. Corridor Building – Transparency §153.062(O)(5):
 - o Street Facing Façade - 30% required; SR161 façade 2nd story 26%, 3rd story 26% requested
 - o Non-street facing façade - 15% required; West elevation 2nd story 12%, 3rd story 11% requested
6. Corridor Building - Blank Wall Limitations §153.062(O)(5): Maximum 15 feet horizontal required
 - o East Elevation at the 4th story requested
 - o West Elevation at the 3rd and 4th stories requested- ART recommended disapproval for West façade blank wall.
7. Window Detailing - Lintels or Sills §153.062(H)(f): Windows in masonry walls shall have architecturally appropriate lintels and projecting sills required
8. Open Space – Proportions §153.064(G)(1)(b): 3:1 ratio length to width required; 5.6:1 ratio length to width requested
9. Street Trees §153.065(D): Street Trees along SR161 and Frantz Road
10. Landscape Islands §153.065(D)(5)(C)(2): Minimum width of a landscape peninsula or island shall be 10 feet with a minimum area of 150 square feet required; 10 feet to 6 feet tapered islands with 312 square feet – 2 islands requested

Mr. Yoder inquired about the fifth Waiver regarding transparency. Ms. Puranik said that the fourth story height is more than remaining stories and would affect the transparency calculations.

Claudia Husak asked if the ART accepts the elevation appearance. Jeff Tyler indicated the ART can accept transparency as architecturally appropriate. He said the ART can defer to the Planning and Zoning Commission to make the final determination.

Mr. Tyler asked why windows were removed that were previously proposed when there is a blank wall issue. Melissa Spires, OHM Advisors, explained they added a wrapped box at the corner on the SR161 elevation because it was not well received by the PZC. Ms. Spires said they could add the slit-style windows to meet the blank wall requirement.

Mr. Yoder agreed to the 10 Waivers.

Ms. Puranik noted Code Section 153.062(E)(1)(c) states that permitted primary building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick and glass.

Ms. Puranik said approval is recommended for the following primary material for the facades and the architectural boxes to wrap the corners, suitable for wood construction, and consistency:

1. Thin Brick

Mr. Yoder demonstrated why the thin brick was being requested as a primary material. He presented the thin brick corner piece that looks like full depth brick even on the corners of a building. He said this brick would be consistent with the material used for the boxes.

Mr. Tyler indicated he supports the thin brick material for this project but it all depends on the detailing. He noted this ART decision is setting a precedent. Vince Papsidero said this decision will be applicable to the entire district. Colleen Gilger asked if thin brick has been allowed in other parts of the City, just not the Bridge Street District. The ART said it has been approved and used for other developments.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a Site Plan Review with five conditions:

- 1) That within the first three years of transplanting existing trees, the applicant replaces each failed transplanted tree with a 4-inch-caliper tree (location and species to be determined by the City Forester) to maintain the same number of trees as illustrated on the approved landscape plan;
- 2) That the applicant provides the exterior lighting photometric plan prior to building permitting;
- 3) That the applicant provides cut-sheets for proposed exterior lighting fixtures including wall mounted fixtures prior to building permitting;
- 4) That the applicant provides a Pedestrian Circulation Plan required by §153.065(1)(3)(b) prior to building permitting; and
- 5) That the applicant works with Staff to determine the suitability of the proposed interior color, its impact, and the appropriate process for the Planning and Zoning Commission and City Council input for the tower element at SR161 and Frantz Road within three months following the occupancy permit.

Mr. Yoder agreed to the five conditions as written.

Ms. Puranik said approval is recommended for a Parking Plan with one condition based on the different timings of the main uses and BSD intent of shared parking:

- 1) That the applicant works with Staff to provide for one additional bicycle parking space.

Mr. Yoder agreed to the conditions.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a Development Plan with no conditions or Waivers.

Ms. Puranik inquired about the Master Sign Plan and presented the locations for the three proposed signs. She asked the ART if the locations and height were appropriate. The ART responded they were supportive of the proposed signs. Mr. Papsidero said the two projecting signs complement each other.

Ms. Puranik said she will present the Master Sign Plan at the Planning and Zoning Commission for a determination on September 17, 2015.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the four Administrative Departures; the Parking Plan with one condition; and the Material Request for Thin Brick. He confirmed the ART's recommendation of approval to the Planning and Zoning Commission for a Development Plan, 10 Site Plan Waivers (one disapproval for west façade blank wall request), and a Site Plan Review with five conditions.

ADMINISTRATIVE

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

Mr. Papsidero adjourned the meeting at 3:30 pm.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 6, 2015

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

**1. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-059BSD-DP/SP/MSP Development Plan/Site Plan
Master Sign Plan**

Proposal: The construction of a new four-story hotel with 126 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.

Request: Review and approval of Development Plan, Site Plan and a Master Sign Plan under the provisions of Code Section 153.066.

Applicant: Nelson Yoder, Crawford Hoying Development Partners, represented by Melissa Spires, OHM Advisors.

Planning Contact: Devayani Puranik, Planner II

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

MOTION: Victoria Newell moved, Chris Brown seconded, to table this Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application at the request of the applicant.

VOTE: 7 – 0.

RESULT: The Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Devayani Puranik
Planner II

**1. BSD Commercial District – Home2 Hotel
15-059BSD-DP/SP/MSP**

**5000 Upper Metro Place
Development Plan/Site Plan
Master Sign Plan**

Ms. Newell said the following application is a request to construct 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 a request for review and approval of a Development Plan, Site Plan, and a Master Sign Plan under the provisions of Zoning Code Section 153.066. The Commission is the final authority on this application and we will need to swear-in and will require four motions. She swore in those who intended on addressing the Commission.

Devayani Puranik summarized the application stating the Development Plan is required if the application involves the construction of more than one principal structure on one or more lots. She said the Site Plan is a more detailed analysis of the application and the recommendation is approval with five proposed waivers and one condition. She said the Parking Plan recommendation is approval and the Master Sign Plan is recommended approval with two conditions.

Ms. Puranik said the site is about 2.57 acres located at the southwest intersection of West Bridge Street and Frantz Road. She said the Dublin Plaza Shopping Center where the Kroger is located across the street on Frantz Road. She said on the west is Embassy Suites Hotel and South of the site is a vacant parcel. She said the site is zoned Bridge Street District Commercial and proposed to be split into two lots; one for the hotel building and the other for an office building. She said the proposed building is a four story Bridge Street District Corridor Building. She said the hotel is about 80,400-square feet hotel with 129 units with 1,900-square feet of open space which is divided into two pocket plazas. She said there are 122 shared parking spaces between the office and hotel building. She said the two-story 14,000-square foot office building will be phase II and reviewed separately.

Ms. Puranik said the proposed open space is divided into two pocket plazas, one being proposed at the tower near the SR-161 and Frantz Road intersection. She said it is treated with a combination of hardscape, landscape, and planter beds and some trees. She said is it connected to the existing shared use path for pedestrians who cross over from the Kroger Shopping Center and can get access from the shared use path to the west. She said the second open space is provided along Frantz Road close to the patio spaces connected to the entrance with hardscape with landscaping treatment. She said it opens onto the shared use path with benches and landscaping. She said the applicant is proposing a "Dublin" dry stacked stone wall which will be reconstructed to look alike. She said tone of the staff comments focused on providing ADA accessibility to the shared use path to the main entrance of the hotel and that is being addressed with a condition.

Ms. Puranik said the Site Plan review includes review of the architecture. She said public spaces and patio spaces are provided along Frantz Road which will activate the street. She added that the landscaping along SR-161 is part of the City of Dublin maintenance and will be matched to the proposal for the SR 161 improvements. She said the proposed materials for the building are stone for the base, a lighter and darker brick for the main facades, clear glass for tower and windows, fiber cement band as an accent material, bronze window frame, and EIFS cornice. She showed examples of the materials with the colors.

Ms. Puranik said the Code requires 135 parking spaces for hotel and office. She said that 122 spaces are provided with the justification that the timing is different for each building with the office use being 8 am to 5 pm and the hotel after 5:00 pm. She said the required bicycle parking is 11 and 12 spaces are provided which are located closer to the hotel and a design for the bicycle racks is also provided.

Ms. Puranik said the Master Sign Plan has four proposed signs and are permitted in terms of number. She said the wall sign located close to the main entrance/lobby area which meets all the requirements of wall sign in terms of square footage and color, located at eight feet with two colors, white and green. She said it is technically not fronting on a public street which is why location is part of the Master Sign Plan. She said the second sign is along the west elevation for people traveling along SR-161 located high on the building and meets all the requirements of the building identification sign for highway frontage building.

Ms. Salay asked for clarification of highway frontage signs which was intended for office buildings along I-270.

Ms. Puranik said SR-161 is a high speed highway though not I-270 and the proposed sign will have to be addressed through a Master Sign Plan.

Ms. Puranik said the third sign is a projecting sign closest to the patio space along Frantz Road and meets all the requirements of the Code.

Mr. Stidhem asked if the sign was not considered highway frontage what would have to change about the sign.

Ms. Puranik said the height of the sign would have to be lowered to eight feet and the size would be calculated based on the frontage and the width of the building.

Mr. Stidhem said that the elevation does not seem like highway frontage at the corner of SR-161 and Frantz Road.

Ms. Salay agreed.

Ms. Puranik said the sign is along the west elevation and Embassy Suites has a similar sign high on the building for SR-161.

Ms. Salay said the Embassy Suites is a much taller building and they had to receive a variance from the Board of Zoning Appeals (BZA). She said she was on the BZA when that sign was reviewed and they had a lot of discussion about the hotels being a flagship hotel and it was a struggle to get approval.

Ms. Puranik said the last sign is a directional sign along Upper Metro Place. She said the ART review has a condition that this sign needs to meet the directional sign requirement without a business name but only enter, exit, or parking. She said the directional sign is smaller and the height is only allowed to be three feet. She said the ART recommendation is to limit this sign to comply with the Directional Sign Code.

Ms. Puranik said recommendations and actions for this application is the following:

Development Plan recommendation is approval with one condition:

1. Investigate the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building prior to the building permit review.

Site Plan recommendation is approval with 5 Site Plan waivers and one condition:

1. Ground Story Transparency (Section 153.062(O)(5)) – Corridor Building
 - Previously approved for 43%; new request for 38% - *Approval*
2. Upper Story Transparency (Section 153.062(O)(5)) – Corridor Building – *Approval*
 - Required 30%; Provided 25%
3. Blank Wall (Section 153.062(O)(5)) – Corridor Building – *Disapproval*

- Required 15'; Provided 26'
- 4. Open Space Proportion – *Approval*
 - Required 3:1; Provided 5:1
- 5. SR 161 Street Trees - *Approval*

Site Plan Condition:

1. Resolve the landscaping details prior to the demolition permit.

Parking Plan is recommended approval.

Master Sign Plan is recommended approval with two conditions:

1. That the sign type D (directional sign) is modified to meet the requirements of Zoning Code Section 153.157(L) for private traffic and on-site directional signs (not more than 4 square feet, with no advertising including logos, and three feet high); and
2. That the technical details and additional information (height to the top of the signs, sign areas, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

Ms. Salay discussed the mature trees located along SR-161 and suggested preserving them.

Mr. Brown said there are two nine-inch oaks on the corner.

Ms. Puranik said the City of Dublin will installing landscaping and trees should be included. She said the design has not been approved yet but the Parks and Recreation is working with ODOT to install landscaping for the median which will be coordinated with the landscaping along the hotel frontage as well.

Ms. Newell asked if they knew what ODOT planned for this area.

Mr. Stidhem asked if there is a plan for the entire intersection.

Mr. Stidhem said he thought that Frantz Road was going to go straight across and the intersection was going to be modified and wondered how this site would fit into the new look of the intersection.

Ms. Salay said a plan for Frantz and 161/Post and with the evolution Bridge Street and the OCLC site to the north will be different in the future depending on the improvements west of the intersection. She said once the interchange construction is completed, appropriate concepts will be studied for that intersection.

Ms. Puranik said the overall vision is not yet on paper, but the intersection of SR-161/I-270 as a main gateway into the City of Dublin and the east intersection at SR-161 of Frantz Road will be a mini gateway.

Mr. Brown said Ivory Silk Lilacs are specified for Frantz Road which is a pretty but a slow growing tree. He said that he would prefer to see taller tree canopies which don't block the Frantz Road public spaces. Ms. Puranik said the applicant had proposed a different species and the City of Dublin Forester made this recommendation of Ivory Silk Lilacs to make sure that the street trees are proportionate to the available space and will withstand the salt and the snow.

Mr. Brown said that per his observations, a lot of the street trees are now smaller ornamental trees. He added that some of these trees are not the hardiest or long lived and he would prefer substantial shade trees. He asked Ms. Salay to bring the subject to City Council.

Ms. Salay said some because of these changes are result of the AEP trimmings to keep the foliage from the power lines and the City Forester started to look at something that will grow full size and fit within the right-of-way to avoid anything additional trimmings.

Nelson Yoder, 5927 Rings Road, Dublin, Ohio, said there is a possibility of getting a tree spade and replanting on site. He said the building location on the site is resulted due to additional roadway requirement. He said the building set back zone required them to push the building back from Frantz Road.

Gary Sebach, 101 Mill Street, Gahanna, said they had spent a lot of time looking at the right-of-way and the City helped identify the "Build to Line".

Mr. Sebach said the changes are proposed since the last PZC meeting. He said that the process began by placing the building along the street frontage with parking behind the building consistent with the BSD code. He said initial discussions were about moving the entrance and public space to the Frantz Road side and energize and engage Frantz Road. He said that the tower element was added at the intersection to create the sense of entry and a sense of place for the building.

Mr. Sebach said they followed the brand standards for the hotel while incorporating the requirements for the code. He said they have added additional glass to get the transparency numbers up and use various materials for textures with a more contemporary brick.

Mr. Sebach said that initial comments from PZC were not using the fiber cement panels and a more traditional material of brick and stone reflecting the tradition of Dublin. He said the challenge is designing a signature building with traditional materials such as brick and stone. He said the tower was appreciated during the initial discussions.

Mr. Sebach said that design is focused on achieving the balance to create a 21st century building while using the traditional materials.

Mr. Sebach said the cornice line is changed to get traditional feel that was seen at the Home2 hotel in Cranberry. He said they added a stone base to create the texture and tone of the base.

Mr. Sebach said the feedback from last PZC meeting was that the vertical elements were competing with each other and introduction of a more random pattern will help to add interest. He said the vertical elements along Frantz Road were repetitive and competing with each other for hierarchy. He said the proposed brick was supported, but the Commission felt that SR-161 elevations needed improvements but was comfortable with the elevations along Frantz Road. He said they were asked to incorporate stone on other facades and there was concern regarding the window louvers. He showed a sample of built-in window louvers with a commercial aluminum thermal break window. He said the green accent color which was considered as signage is now removed from the building. He said this project is setting the context for the area and he showed pictures of the surrounding buildings.

Mr. Sebach said the landscape plan has been reviewed and supported by staff. He said the street trees normally are 35-40 feet on center, they are installing at 20-25 feet on center with smaller ornamental trees at the direction of the City and they are making up for the growth by making them at a tighter spacing together. He said the stone wall goes around the site including in front of the building with a 3-foot differential between the finished floor and the sidewalk so that the wall becomes the separation with steps up to keep the room above the sidewalk to create the pedestrian separation so that no one could walk up to the bedrooms. He said the plaza for the tower is for guests to access the building. He said the public could access the outdoor living room patio with a fire pit He said they are addressing the ADA accessibility with incorporating a ramp to connecting the main lobby. He said the parking lot is screened with a low ground cover in front of evergreen shrubs to provide parking lot screening.

Mr. Sebach said a lot of time was spent repackaging the north elevation that was very large and plain. He said the rooms are flipped onto the opposite side to get a narrower end of the building and changed the materials and forms, added the white brick element on the corner and incorporated corner glass to soften the corner in addition to landscaping to address the blankness of the original design.

Mr. Sebach said the stone is carried up the building to create some texture and warmer, richer color. He said the contemporary cornice is also modified. He said that the green color for the corner tower is now introduced from inside.

Ms. De Rosa said the green is a brighter green than what was proposed on the building.

Ms. Salay said they removed it from the exterior to the interior and it was very clever.

Ms. Newell said the Wendy's Headquarters has similar application of red inside the lobby which is lit in the evening in addition to a sign on the side wall that cannot be regulated by Code because it is inside the lobby.

Ms. Mitchell said the inside color resulted in a larger green area.

Ms. Newell said that the tower is a public space where guests will spend time before going to their rooms and the light will always be on. She added that the proposed clear glass has a big span of glass and which is not advisable for the solar heat gain. She said the way of toning down the inside of the space is requiring tinted glass at that location. She said the darker the tint the less prominent it will be from inside the building when it is lit at night.

Mr. Brown said that corner is not much exposed to the sun.

Mr. Sebach said it is a fairly small lounge in the corridor so he didn't think it would be highly occupied space.

Mr. Brown said it is a clever reaction and a solution to a problem which he likes and doesn't offend him.

Mr. Sebach said they are open to suggestions.

Mr. Sebach said the stone is introduced around the corner and incorporated into the columns and changed the detail of the pergola and the drop off area and porte cochère to match details and profile as the cornice above with the same stone columns and a series of horizontal members with one area over the door. Mr. Brown said the corner with the green interior is the corner where they are preserving the two nine-inch caliper oak trees to soften that area. He said this is the elevation where he likes the ground floor elevation with the Bridge Street Form Based Zoning which intends transparency and a presence on the street. He added that the applicant has responded to the Code but would like more of the ground floor building exposed with a taller canopy on the trees as opposed to the shorter ones. He said it responds to what Bridge Street is.

Ms. Salay said she does not have an objection to the street presence in this area but would also like to see vertical elements in terms of landscaping.

Mr. Brown said that the renderings do not include the Ivory Silk Lilac.

Mr. Sebach said they are not shown in the rendering because they would obscure the view of the building in the renderings but they are placed every 25-feet.

Mr. Brown said that the street presence is appealing and advised not to block it with shorter ornamental trees.

Mr. Sebach said the glass is introduced for some transparency at the fitness center and at the front door but the changed signage is still not reflected in the renderings due to time constraint. He said there is a beacon element with lights that will glow with a white light with a soft glow.

Ms. De Rosa said that this is a big step forward from the last review and likes the different elements with the stone which is nice adding more character. She said she is not a fan of the green light and now that they have responded to their comment making this a more traditional building it doesn't feel harmonious to the rest of the building. She said the end signage that is possible freeway sign is overwhelming and should be smaller. She asked if the louvers under the windows are blue.

Mr. Sebach said the louvers in the rendering reflects the sky but those will be dark brownish/gray window and the idea is a window frame that bridged between the dark and light brick.

Mr. Brown said he thought the applicant responded to what was asked at the Commission. He said there is a style that is particular to brand located at the City of Dublin gateway and he likes how it responds to Frantz Road. He said when he looks at the north elevation he reminds himself that with the interchange high speed road the traveler will first start to slow down for the light while getting off exit ramps. He added that is not suburban Dublin yet, but it is the gateway. He said he hopes that they get ODOT cooperation to get some trees to soften the elevation. He said the sign doesn't bother him and is facing west and as he exits the ramp it will be visible but with all the trees that is in front of it and with the Embassy Suites close by it is not a huge impact. He said he likes to see all the businesses succeed and thinks if any other use at that corner including other hotels will result in very plain facades. He said this building has character and is dynamic and more cutting edge meeting the intent of the Bridge Street. He said that the building it responds to the context but added that his only point of contention is trees. He said that the applicant has done a pretty good in his opinion.

Ms. Mitchell said this plan is a lot better and they have responded to a lot of the items of concern. She said from a branding perspective the light in the tower and in the roof, plus the signs are excessive. She said they are using multi-flaccid branding which needs to be toned down. She said the light in the tower is more creative and interesting on its own than just signage but the lights and the signs are excessive branding in combination. She said there is concern with the tonality of the green in the tower and would not like it to glow at night. She said collectively it is too much branding but pieces of it could be kept and others can be toned down.

Mr. Sebach said in renderings don't reflect the actual colors and change the lighting and soften the look. He said they have removed the monument sign. He added that from SR-161 heading west there is only a blade sign. He said that there is no sign for traveler going east. He added that the landscaping will cover that elevation and wanted to get a sign above the landscaping. He said that there are only two signs on the building and the branding color inside the tower.

Mr. Yoder said the branding color was a way to work the brand into the building. He suggested that the Commission can include a condition that if the color is very harsh, it will have to be replaced.

Ms. Newell said that is a nice offer and nice solution. She said with the green paint if it wasn't their branding color she wouldn't have an objection to it because the transparency proposed for the tower connects inside with the outside meeting the intent of Bridge Street District.

Ms. De Rosa said that the proposed green color should be harmonious with the building.

Mr. Yoder said it will give them a chance to tweak the color in the field and make sure it looks good with the warm colors of the building.

Ms. Mitchell said she likes the light and from a branding perspective that is subtle and creative to activate the associations with the brand than having the literal obviousness of the logo. She said the logo is very literal and very blunt whereas the tower color is more creative and subtle.

Ms. Newell said architecturally for the building, she thinks they listened and she likes the architecture now. She said it is a nice improvement. She said the signs are integrated into the architecture with the building and signage needs to be visible with a hotel. She said she would be more comfortable knowing what the square footage is of the signage with their review.

Ms. Salay said the other hotels such as the Embassy Suites and the Marriott are much larger than this project which is something to consider.

Ms. Newell said she is trying to be fair to everyone including the surrounding projects and this applicant.

Ms. Newell said the one thing of concern is the glowing box on the top of the building which is a beacon. She said that is not going to add anything architecturally to the building.

Mr. Stidhem said he always tries to visualize what this will look like and he likes the outside seating incorporation of brick. He said he really didn't like the drive through area before but the proposed changes are a lot better now and he appreciates the change. He said he likes the green glowing light and it is an awesome proposal and a creative way to solve problem. He said this is an extended stay hotel where people will not need to look for assigns as needed daily stay type hotel.

Ms. Mitchell said if they could find out the proportional size of the signage at the Marriott and the Embassy Suites to use with the review of this signage.

Ms. Salay said she has had issues with this application from the beginning and likes the cornice treatment and the stone. She said the concern is with the two types of contrasting bricks and the stone which clash. She said she does like the stone textures and colors. She said she likes the activation of Frantz Road and would agree there should be taller canopy trees but if there is not enough room for the tree roots maybe have separation in the stone wall for the tree plantings rather than having a consistent stone wall.

Ms. Salay said the north elevation with the straight stone wall and with the way it emulates in and out with the planting beds with the daffodils everywhere in the spring and during the summer the blooming daylilies it is a beautiful area. She said that if there was some softness with the stone wall and some mounding it would enhance that elevation. She said she likes the idea of moving trees on site and would like to save the existing mature trees. She said she likes the corner glass on the northwest elevation.

Ms. Salay said the wall sign is not a high speed roadway and is where they should be slowing down as they approach the community. She said she would rather have a ground sign than the large wall sign on the western elevation. She said her concern is that this building is black and white and branded all over. She said there are brand specific elements with the black and white and green accents colors. She said she appreciates the idea to repaint if the green color is jarring. She reiterated that it is a very branded building. She said she would like to see a building that is much more Dublin-centric and that when the brand changes on this building they have something more timeless.

Ms. Salay said she cannot support this application as submitted and concerned with the brand-centric building at the gateway corner.

Mr. Miller said this is a huge upgrade from last time. He said he is on the extreme negative side of this review because the location is extremely special and a major gateway into the community. He said that is a low end of the brand hotel that is going in on a signature site and he cannot get past it. He said if the building is hidden with landscaping, it would be better. He said this is not an appropriate structure on this particular lot unless it is "dublinized" in a significant way but it will still feel like a lower end of the brand hotel. He said he didn't mean to criticize the Hilton Companies or the brand itself because he would stay at a place like this, but he just cannot envision it on that corner the way it is laid out.

Ms. Mitchell said this is already so branded that if it is possible to have no signage or just a sign that was small near the entrance as a ground sign. She said the building screams Hilton Home2 Hotel from the architecture and design of the building. She said it is recognizable from the look of the building and does not need much signage because of the branding.

Mr. Sebach asked if they can separate the Master Sign Plan from consideration and come back with a better solution.

Ms. Newell asked if there were any other comments.

Mr. Brown asked if the division of the site the ramifications.

Ms. Puranik said the lots are divided for separate ownership and financial obligations. She said the proposed plat will also clean up the right-of-way changes. She said there is a small amount of right-of-way take on the north side. She added that the proposed plat will help to clarify the existing deed restrictions. She said the application has the access and storm water easements noted on the plat which doesn't affect the functionality of these two buildings on the plat.

Mr. Yoder said given what they have heard tonight they would like to table this application and come back with some different looks for this proposal with the color choices, the branding look. He added that revising the color palate a might help tone down the branding aspect and still get them to a point where Hilton is comfortable with the building as well.

Ms. Newell said she commends them for being so cooperative.

Mr. Yoder said of the proposed use at this corner is not a Ritz Carlton, but also not a Massey's Pizza. He added that they are trying to set the bar as high as they can, but those are the other options at this point to lease the space to a second generation restaurant users that want to be in this space. He said they would like to be a great gateway into the City with beautiful trees and exteriors and setting a good tone. He said the brand process to get a brand onto a hotel site like this involves reaching out to Marriott, Hilton or the other types of flags that are out there and Marriott and Hilton are the two best hotel brands that are out there. He said they are fortunate to have one interested in engaging in this site. He added that the brands go through a market study to determine the location. He said they didn't specifically asked for Home2 flag on this site but it came from Hilton market study. He said the brand corporations decide the appropriate location for appropriate flag which is a very long process to get a flag awarded for this site. He said it took many months but now have a signed franchise agreement for this site. The proposed H2 is a great improvement for this site and if they try to look to a different flag they are setting the process back a year to find a hotel that wants to be here. He said this is going to be a great addition to this corner and a great use of the site.

Mr. Brown said this is a problem corner site where wedging anything higher end significant in that small of a lot is very challenging but he understands what the other commissioners are saying.

Mr. Sebach said he has been doing business in Dublin for over 20 years and has been on all sides of the spectrum where if the proposal is “dublinized” it becomes contextual and if it is not “publicized” then it doesn’t fit the bar. He said it is very challenging from applicant’s point of view to achieve that balance.

Mr. Brown said when he sees the opportunity after this project where the Kroger strip center and the bank and McDonald’s will become a premium redevelopment lot and a true gateway to Dublin and the whole Bridge Street Corridor. He added that the proposed project a step for interesting transition.

Mr. Miller said the video that was produced for the Bridge Park district was very helpful to see how the phases actually would fit together in real life and thanked the applicant for the video.

Mr. Langworthy said City of Dublin is planning a similar video to try and demonstrate some of the feel of the corridor at a street level.

Ms. Salay said that the video was shown to City Council and was very helpful. She said is very appreciative of their receptiveness of the Commissions’ feedback and being willing to table the application for working through the process.

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to table this Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application at the request of the applicant. The vote was as follows: Mr. Brown, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Miller, yes; Ms. Salay, yes; and Ms. Newell, yes. (Tabled 7 – 0)

2. BSD Commercial District – Home2 Hotel 15-062PP/FP

5000 Upper Metro Place Preliminary Plat/Final Plat

Ms. Puranik said the only issue regarding the Plat was updating the access easements. She added that the access easements are now updated to cover access, stormwater easements for both buildings. She said that the only outstanding issue is adding a note on the plat regarding the existing deed restrictions. She said the proposed condition addresses that. She said the other condition is related to technical details for the northeast corner resolving minor discrepancies.

Mr. Yoder requested feedback from the Commissioners.

Ms. Newell said the following application is a request for a subdivision of a 2.57-acre site into two lots for a proposed hotel and future office building on the west side of Frantz Road between West Bridge Street and Upper Metro Place. This is a request for review and recommendation of approval to City Council of a Preliminary Plat and a Final Plat under the provisions of Subdivision Regulations. The Commission will make a recommendation to City Council.

Ms. Puranik said there are two lots one for the office and one for the hotel. She said the plat shows all the access, utility, and storm water easements for two buildings. She said the setbacks are shown per the Bridge Street District Code. She said the discrepancy in the northeast corner with the surveyors’ pins will be resolved. She said the plats are meeting all the review criteria and the staff is recommending approval with two conditions:

1. That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and
2. That the applicant works with Staff to finalize the additional information on the Plat addressing the deed restrictions on the property prior to the Council hearing.



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 30, 2015

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

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

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

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

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

STAFF CERTIFICATION


Steve Langworthy, Planning Director

Steve Langworthy asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Planning and Zoning Commission for their meeting on August 6, 2015.

**3. Home 2 Hotel – Demolition and Mass Excavation
15-066MPR**

**5000 Upper Metro Place
Minor Project Review**

Logan Stang said this is a request for site modifications including grading and excavation to prepare for future development. He said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Mr. Stang said the 2.57-acre site is on the west side of Frantz Road between West Bridge Street and Upper Metro Place. He said the proposal includes the demolition of an existing commercial structure and associated parking area in preparation for future development. He said the location of the proposed building footprint will be undercut and replaced with compacted, tested, and engineered fill to a depth of ±5 feet and extended to a minimum distance of 10 feet beyond the building limits. He stated the proposal includes establishing dirt pads and the removal of existing stormwater control measures, curbs, sidewalks, landscaping, portions of a stone wall, and abandoned utility lines at the right-of-way. He noted the existing curb cut and access drive will remain and be used as construction and future development access. He said standard construction runoff measures will be used in order to prevent damaging stormwater systems during the construction process and the entire area will be seeded within 14 days upon completion of the work. He explained that site runoff will flow from north to south towards the main access point and will drain into stormwater catch basins located throughout the site.

Mr. Stang said approval is recommended for this Minor Project Review with three conditions:

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

Devayani Puranik noted that the applicant has provided updated plans which show they have preserved one additional tree.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this Minor Project Review with three conditions.

**4. BSD Commercial District – Home2 Hotel
15-059BSD-DP/BSD-SP/BSD-MSP**

**5000 Upper Metro Place
Master Sign Plan Review**

Devayani Puranik said this is a request for a Master Sign Plan for a new four-story hotel with 129 suites on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Zoning Code Section 153.066(L).

Ms. Puranik said the applicant is proposing two wall-mounted signs on the south and west facades, one projecting sign on the east façade, and one ground sign at the access point on Upper Metro and presented a site map of the sign locations. She said originally they proposed an additional ground sign but have since removed it from the plan.

Ms. Puranik said the proposed wall signs will have channel letters with acrylic vinyl faces and internal LED illumination. She explained that wall sign Type A is proposed at a height of 8 feet and covers a 25.68-square-foot area. She said it is located to the west of the main entrance and is facing the parking lot and future office building. She reported that this sign meets all Code requirements with the exception of location.

Melissa Spires, OHM Advisors confirmed that the channel letters will be illuminated and outlined in white.

Ms. Puranik said the second wall sign, Type B, serves as a building identification sign proposed at a height of 35 feet and an area of 96 square feet facing the I-270 interchange. She stipulated that this sign needs to be white and green without any black. She reported this sign also meets Code with the exception of location.

Ms. Puranik said the projecting sign, Type C, is located on the east façade, within the first and second stories near the main entrance facing Frantz Road. She said it is proposed at a height of 8 feet, 8 inches and has an area of 16 square feet. She described the sign as being an internally illuminated, double-faced aluminum cabinet with translucent vinyl lettering and the colors will match the other proposed signs using black, white, and green.

Ms. Puranik said the directional sign, Type D, meets the requirements for a ground sign but the lollipop design should be reconsidered to be smaller and have the appropriate base, possibly made of stone or brick. She said this sign will be located at the main access point off Upper Metro Place, has an area of 5.33 square feet, and will be 4 feet high. She described the sign as a double-faced, directional sign with white lettering, a cabinet with anodized aluminum, and the colors matching the brand standards.

Steve Langworthy questioned the text for the directional sign since it appears as advertisement, which is not permitted. He said there are plenty of signs to identify the hotel and would prefer not to depart from previous determinations. He asked the ART if they felt the same.

Matt Earman stated that if that is precedent then it should be adhered to. Jeff Tyler agreed.

Mr. Langworthy said internal directional signs are permitted.

Mr. Langworthy noted the various signs proposed:

Type A – Located on the south façade, next to the canopy, on the first floor.

Type B – A large sign located on SR 161, between the third and fourth floors.

Type C – Located along Frantz Road, close to the pocket plaza/outdoor patio.

Type D – Ground sign in the lollipop shape the ART is requesting to be changed.

Ms. Puranik inquired about the size of the Type D sign since it was 5.3 square feet and Code states that directional signs can be up to 4 square feet.

Mr. Langworthy said the Type D sign should meet the Code requirements permitting 4 square feet in size.

Mr. Langworthy asked if sign types A, B, and C are all permissible under any circumstance by Code. Ms.

Puranik said sign Type A and B both do not meet the location requirements and sign Type B is only permitted one color per Code.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a Master Sign Plan to permit two wall signs with different locations, one sign with an additional color, and one ground/directional sign with two conditions:

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

Mr. Langworthy asked the ART if there were any further questions or concerns on this application. [There were none.] He confirmed the ART's recommendation of approval for the Master Sign Plan that would be forwarded to the Planning and Zoning Commission for their review of this application in its entirety at their meeting on Thursday, August 6, 2015.

ADMINISTRATIVE

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

Mr. Langworthy adjourned the meeting at 2:50 pm.

REQUEST 3: DEVELOPMENT PLAN

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

- 1) That the applicant reflects the Bridge Street and Frantz Road right-of-way change details and coordinates site work in this area with the interchange improvements and timing of the construction easement, prior to the building permit review; and
- 2) That the applicant investigates the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building, prior to the building permit review.

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

REQUEST 4: SITE PLAN WAIVERS

Request for approval to the Planning and Zoning Commission for four Site Plan Waivers:

1. Ground Story Transparency - Corridor Building: Previously approved for 43%; new request for 38%
2. Upper Story Transparency - Corridor Building
3. Open Space proportion
4. SR 161 Street Trees

Determination: The four Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

REQUEST 5: SITE PLAN WAIVER

Request for approval to the Planning and Zoning Commission for one Site Plan Waiver:

1. Blank Wall - Corridor Building

Determination: The Site Plan Waiver above was recommended for disapproval to the Planning and Zoning Commission as part of the Site Plan Review.

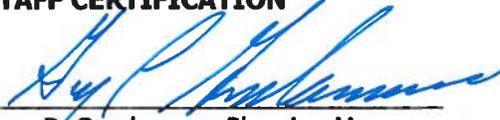
REQUEST 6: SITE PLAN REVIEW

Request for a recommendation of approval of the Site Plan Review to the Planning and Zoning Commission with four conditions:

- 1) That the applicant provides public access easements for all publicly accessible open spaces and pedestrian connections on the Plat, prior to the Council review;
- 2) That the applicant modifies the limits of the drainage easement to encompass the entire stormwater treatment system that will serve the future office development on the updated Plat;
- 3) That the applicant specifies the material (glass) details for both Towers; and
- 4) That the applicant resolves the landscaping details prior to the demolition permit.

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

STAFF CERTIFICATION



Gary P. Gunderman, Planning Manager

DETERMINATION

3. BSD Commercial District – Home2 Hotel 15-059BSD-DP/BSD-SP

5000 Upper Metro Place Development Plan/Site Plan Reviews

Devayani Puranik said this is a request for a new four-story hotel with 129 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. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan in accordance with Zoning Code Section 153.066.

Ms. Puranik stated the Basic Development Plan and Site Plan were approved by the PZC on May 7, 2015. She explained that a Parking Plan is part of this application and the ART's recommendation will be determined today but the Master Sign Plan portion of this application will be determined by the ART next week; all being forwarded to the PZC for their meeting on August 6, 2015.

Ms. Puranik said the Development Plan is for the following:

- Existing 2.57-acre commercial site (to be split into two lots)
- Four-story, Corridor Building
- 80,481-square-foot hotel with 129 units
- 1,900 square feet of Open Space
- 122 shared parking spaces
- Two-story, 14,000-square-foot office building (Phase II)

Ms. Puranik presented the open space being proposed. She said 1,890 square feet of open space is required and the applicant is proposing 1,900 square feet. She pointed out the two pocket plazas along Frantz Road. She said ADA access/ramps have not been provided for publicly accessible open spaces and pedestrian connections so a condition has been written for the applicant to provide those on the Plat, prior to the Council's review.

Ms. Puranik presented the Site Plan façade materials whereas the primary materials are stone, brick and glass and the trim is fiber cement board and EIFS. She said the material locations are noted on the elevations from each direction but the actual color of the materials is not represented. She presented proposed elevation renderings with a more realistic version of the materials and lighting.

Ms. Puranik presented the Parking Pan for the intended shared parking between the hotel and future office building. She noted that 135 spaces are required and the applicant has provided 122 spaces considering the overlap of hours of operation for hotel and office. She said the applicant is requesting a Parking Plan approval to reduce the number of required parking spaces. She added that a loading space is provided under the canopy, which meets the area requirement per the BSD regulations. She said Staff recommends an access easement that includes a drive aisle along the south and a portion of the curb cut. Metal/steel bicycle parking racks she said are provided for 12 bikes.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a **Development Plan** with the following two conditions:

- 1) That the applicant reflects the Bridge Street and Frantz Road right-of-way change details and coordinates site work in this area with the interchange improvements and timing of the construction easement, prior to the building permit review; and
- 2) That the applicant investigates the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building, prior to the building permit review.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a **Site Plan** with the following four conditions:

- 1) That the applicant provides public access easements for all publicly accessible open spaces and pedestrian connections on the Plat, prior to the Council review;
- 2) That the applicant modifies the limits of the drainage easement to encompass the entire stormwater treatment system that will serve the future office development on the updated Plat;
- 3) That the applicant specifies the material (glass) details for both Towers; and
- 4) That the applicant resolves the landscaping details prior to the demolition permit.

Vern Hoying, Crawford Hoying Development Partners, asked if the fourth condition was a result of the on-site meeting. Ms. Puranik confirmed.

Mr. Hoying said they agreed with the modifications but the plans need to reflect the revisions (i.e. tree species changed).

Ms. Puranik identified five **Site Plan Waivers**, four of which are recommended for approval and one for disapproval:

1. Ground Story Transparency - Corridor Building: Previously approved for 43%; new request for 38%
Approval is recommended.
2. Upper Story Transparency - Corridor Building
Approval is recommended.
3. Blank Wall - Corridor Building
Disapproval is recommended.
4. Open Space proportion
Approval is recommended.
5. SR 161 Street Trees
Approval is recommended.

Ms. Puranik identified an **Administrative Departure**:

1. Upper Story Transparency:
North Elevation (3rd and 4th floors)
East Elevation (3rd and 4th floors)
West Elevation (2nd, 3rd, and 4th floors)

Ms. Puranik said approval is recommended for a **Parking Plan** with one condition based on the different timings of the main uses and BSD intent of shared parking:

- 1) Expand the limits of the access easement to a minimum to encompass the entire curb cut and the entire drive isle that leads to the parking areas.

Gary Gunderman asked the ART if they could recall how the Commission felt about fiber cement materials at the last PZC. Ms. Puranik said all the materials were approved including the fiber cement as a secondary material with a limited percentage to be used.

Mr. Gunderman asked if there were any issues related to any of the five actions as presented. [There were none.]

Mr. Gunderman confirmed the ART's recommendation of approval to the Planning and Zoning Commission for the Development Plan with two conditions.

Mr. Gunderman confirmed the ART's recommendation of approval to the Planning and Zoning Commission for Site Plan Waivers #1, 2, 4, and 5 and disapproval for Waiver #3.

Mr. Gunderman inquired about the Administrative Departure. Melissa Spires, OHM Advisors said changes had been made to transparency but the amount was still 27% instead of 30%.

Mr. Gunderman confirmed the ART's approval of the Administrative Departure.

Mr. Gunderman confirmed the ART's approval of the Parking Plan with one condition.

Mr. Gunderman confirmed the ART's recommendation for approval to the Planning and Zoning Commission for the Site Plan with four conditions.

Ms. Puranik asked to discuss the Master Sign Plan as it was scheduled for the ART's recommendation next week. She presented the locations of the signs proposed. She said the applicant is proposing two wall-mounted signs on the south (type 'A') and west (type 'B') facades, one projecting sign on the east façade (type 'C'), and two ground signs at the access point on Upper Metro Place and on the corner of West Bridge Street and Frantz Road (type 'D').

Ms. Puranik said wall sign 'A' on the south side is the larger of the two wall signs and exceeds the height requirement. She explained it needs to be located within the first story as permitted by building type. She said the second wall sign 'B' on the west side can be at the proposed height but is required to be one color, serving as a building identification sign. She reported the projecting sign 'C' on Frantz Road meets Code and the two ground signs, type 'D' also meet Code. She said there are a total of five signs for a two-acre site and having two ground signs is redundant.

Ms. Puranik recommended that the ground sign along Upper Metro Place should be reduced in size to be considered a directional sign.

Nelson Yoder, Crawford Hoying Development Partners, asked if the directional sign can include the name of the hotel but without the logo. He agreed it would provide clarity for drivers to make the turn.

Mr. Gunderman inquired about signs specific to the Bridge Street District and if these are permitted under those guidelines. Ms. Puranik said she would check the requirements for directional signs in the BSD. Mr. Nelson agreed to downplay the directional signs and recognizes that the applicant also has to preserve space for the future office building (Phase II). He concluded an entry sign to allow for both makes sense.

Mr. Hoying asked if the wall sign on the south elevation was lowered if it would solve the blank wall issue. Ms. Spires asked if the sign could be placed on the brick panel. Ms. Puranik said she would review the requirements to see if that would be a solution. Mr. Yoder said they would coordinate the position of the sign with the landscaping to ensure visibility.

Mr. Gunderman inquired about the color proposed for this sign. Ms. Spires answered that the signs include black, white and the corporate color of green, which would be placed against the darkest shade of brick.

Mr. Yoder thought this solution could take care of the only Waiver that the ART disapproved by the time the applicant presented to the Commission.

Mr. Gunderman said if the applicant comes back next week with the revised sign proposal then that would be included in the report to the Commission.

Ms. Spires inquired about sign colors. Ms. Puranik reiterated that only one color is permitted on sign type 'B'.

Ms. Spires asked what would happen if the brand dictates they cannot remove the color. Ms. Puranik responded it would need to be included in the Master Sign Plan to request approval.

Mr. Gunderman confirmed with Ms. Puranik that there were no further items for discussion on this application. He thanked the applicant and stated that the **ART's recommendation for the Master Sign Plan** would be determined next week and the Planning and Zoning Commission would review this application in its entirety at their meeting on Thursday, August 6, 2015.

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 2:40 pm.



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 25, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Director of Economic Development; Laura Ball, Landscape Architect; and Aaron Stanford, Senior Civil Engineer.

Other Staff: Rachel Ray, Planner II; Devayani Puranik, Planner II, and Laurie Wright, Staff Assistant.

Applicants: Eric Hilty, Hilty Signs (Case 1); Melissa Spires and Gary Sebach, OHM Advisors; and Russ Hunter and Vern Hoying, Crawford Hoying Development Partners (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 18, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

- 1. BSD Sawmill Center Neighborhood District – Dublin Village Center
School of Rock Sign 6727 Dublin Center Drive
15-060MPR Minor Project Review**

Rachel Ray said this is a request for installation of a new 20-square-foot wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway (northeast of the movie theater). She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray presented the site. Eric Hilty, Hilty Signs, confirmed the site is two units east of the Average Joe's Pub and Grill space, for which the ART recently reviewed a wall sign proposal. He said the tenant will occupy two tenant spaces.

Ms. Ray presented the proposed sign fabricated of aluminum channel letters with red vinyl on the face, black returns, and white LED lighting. She said the sign meets the Code for height, color, and area.

Steve Langworthy noted the secondary image of an electric guitar. He asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated a determination was scheduled for Wednesday, July 1, 2015, due to the holiday.

- 2. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-059DP/SP Development Plan/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 south side of SR 161 and 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 a Development Plan and Site Plan in accordance with Zoning Code Section 153.066.

Ms. Puranik said the Basic Development Plan and Basic Site Plan were approved by the Planning and Zoning Commission on May 7, 2015. She said an informal review was conducted by the PZC on June 11, 2015. She reiterated that this application is for a Development Plan and Site Plan Review so everything has been included in the packet.

Gary Sebach, OHM Advisors, said he was not present at the Informal Review in June but was apprised of the Commission's comments. He said as a result of that meeting, the applicant has revised the exterior of the building. He said they have manipulated the elevations so they are more in line with what they believe the Commission wanted to see at this prominent intersection.

Mr. Sebach presented hard copies of the plans that he said did not represent the stone very well, unfortunately. He explained the applicant has incorporated changes to the color of the stone, which is now more of a rust color that wraps around the building rather than just focusing the single accent color on the tower.

Russ Hunter, Crawford Hoying Development Partners, presented the new stone sample board and small color swatches for the other materials to provide the overall color palette. He said larger material samples are on order and will be available for the PZC meeting.

Mr. Sebach said the applicant tried to provide a visual dynamic in the elevation so it did not appear so static. He explained that they kept the 18-inch change in plane for the shadow effect and how the plane steps back every 15 feet to ensure they do not exceed the 15-foot blank wall limitation. He reported the end windows were removed, which decreased their transparency numbers and they changed the large glass, which shifted in a few places but they did not meet requirements for transparency anyway. He indicated the goal was for the building to look more uniform and not like three separate buildings. He said the very west end of the building that faces Embassy Suites is now narrower.

Melissa Spires, OHM Advisors, said a smaller unit on the west end of the building resulted in the narrower elevation. She confirmed the lighter color material is a thin brick.

Mr. Sebach indicated the cornice helps hold together the building in a playful way. He said the applicant is keeping the darker bronze color but have removed the bright green, which the Commission did not favor.

Steve Langworthy asked if there was much push back from the client on the green that they wanted.

Vern Hoying, Crawford Hoying Development Partners, said Home2 uses prototypical designs but are mindful of the areas in which their buildings are being built. He said that there were still enough design elements to ensure the proposed building remains consistent with the Home2 brand.

Mr. Sebach said the glass looks black in the rendering but the tower will be back lit and some green color will be visible through the glass. He said they are having revised renderings made to better illustrate the intended appearance of the glass and illumination.

Ms. Puranik confirmed that both towers will still be illuminated at the top.

Mr. Langworthy inquired about rooftop mechanicals. Ms. Spires said the few mechanicals will be placed in the center of the roof and the parapet around the building will screen the mechanicals.

Mr. Hoying added the "inside L" section of the site was the best place to screen mechanicals that were at ground level.

Jeff Tyler noted that the canopies appeared to be different on all of the renderings and asked if they were all intended to be the same. Mr. Sebach said they were all going to be the same with the second layer to match the architectural detail at the top of the building.

Mr. Tyler inquired about the columns. Ms. Spires confirmed that stone columns would be used.

Ms. Puranik asked if there have been any changes made to the site plan. Ms. Spires replied there had not been any changes, just further development of the landscaping with proposed signs for the building.

Alan Perkins asked if the location of the fire department connection (FDC) had been changed as it is now proposed to be located directly behind a proposed park bench where there is not enough clearance.

Ms. Spires said she anticipated the FDC to be moved more towards the corner of the building if that was going to be acceptable to Mr. Perkins. He replied that location would probably work; he could deal with low landscaping but not a park bench as that interferes with the fire hoses.

Mr. Hoying indicated the applicant is dealing with AEP (American Electric Power). He said a new easement needs to be created so they can relocate an electrical line that currently runs right through the corner of their building. He said the proposed new transformer will be located between the dumpster and the building that will work for AEP and provide camouflage as well.

Mr. Langworthy said the ART's determination is scheduled for July 23rd.

Mr. Tyler indicated there is a real interest in SR161. Given this building's prominent location, he is concerned that the architecture is still not quite there, despite the applicant's revisions to make it a little bit more fun. He noted the stepping plane, which he liked, as well as the window piece. He said he heard the Commission and their desire to see a building that is really focused on this intersection and wonders if the design has gone far enough to gain more support from the Commission.

Mr. Sebach said he thought that maybe it was the fault of the renderings; the applicant did not want to go too modern.

Mr. Langworthy referred to the Commission's comments about the landscaping along SR 161.

Mr. Tyler inquired about the windows and the vents beneath the windows. Mr. Hunter said interval louvers will be shown on the windows.

Fred Hahn asked what the Code stated about blank walls, and if it could be an issue. Mr. Sebach confirmed the proposal meets Code, which allows for a maximum of 15 feet for a blank wall. He referred to the plans and explained the changes the applicant made to meet the 15-foot limit.

Ms. Puranik asked if the landscaping on SR161 was part of the infrastructure agreement.

Laura Ball said that the I-270/US 33 improvements will have an effect on that landscape area on the north side of the wall. She stated that the City would maintain anything planted in front of the wall (on the north side) and anything behind the wall (on the south side) will be maintained by the applicant. She encouraged the applicant to refrain from showing landscaping in the front of the wall. She said eventually, that landscaping area will match what is being planted in the boulevard.

Mr. Langworthy asked Ms. Ball if there would be something to show the Commission as to what is intended for the landscaping in front of the wall. Ms. Ball said the landscaping would be complimentary to what is planned for the boulevard.

ADMINISTRATIVE

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

Mr. Langworthy adjourned the meeting at 2:30 pm.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

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

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

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

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

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Representative: Melissa Spires, OHM Advisors.

Planning Contacts: Devayani Puranik, Planner II

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

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

STAFF CERTIFICATION

Devayani Puranik
Planner II

released by AEP in the near future. She said all the criteria have been met or met with conditions relating to property ownership and the development agreement timing, as well as some of the technical notes on the plat. She other conditions relate to when construction can begin, which is not until Dale Drive is vacated and the applicant submits a construction phasing plan coordinated with the improvements along Riverside Drive and the SR 161/Riverside roundabout. She said Planning recommends approval with seven conditions to City Council.

Ms. Newell asked if there was anyone from the public that wanted to speak on this application. [There were none.]

Ms. Newell asked if any commissioners had any comments. [There were none.]

Ms. Newell asked if the applicant was in agreement with the seven conditions in the Planning Report:

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

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

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to recommend approval of the Final Plat application. The vote was as follows: Ms. Mitchell, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

6. BSD Commercial District – Home2 Hotel Architecture 15-045INF

5000 Upper Metro Place Informal Review

Ms. Newell said the following application is a request for informal review and non-binding feedback on the architectural concepts for the proposed 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.

Devayani Puranik said this site is about 2.5-acres located on the southwest intersection of SR161 and Frantz Road. She said the first step for the Bridge Street District Review was the Basic Plan Review which was reviewed and approved on May 7th with conditions. She noted that one of the conditions focused on reconsidering architecture and materials for the proposed building. The applicant is requesting the informal review of the updated elevations and new proposed materials. She said this request is separate from the Bridge Street District Review process and depending on the feedback this application will move forward with the Final Plans Review.

Ms. Puranik presented the design updates, which include the introduction of Cornice with reduced width and noted the tower which is currently not visible will need to be reviewed closely at the final review. She

went through the major changes, which include change of materials replacing the fiber cement panels with thin brick in two colors. She said the base of the building will be in stone and all other elements including glass are not changed since the previous proposal in May. She said the cultured stone is introduced for the tower elevation facing Upper Metro Place. She pointed at the west elevation change, which is a physical change with wider windows.

Ms. Puranik said the applicant has enhanced renderings to share with the Commission.

Russ Hunter, Crawford Hoying Development Partners, said they have brought samples of the new materials. He went through the proposed materials; a stone base and thin brick for the upper stories. He said the proposed bands similar to the overhangs add to the layers of the building. He showed the pictures for the installation details including eight-inch and four-inch side profile offering appropriate width and design flexibility. He noted stone base is a manufactured veneer product giving the look and richness of the stone. He said they are struggling with the SR 161 elevation and asked for feedback. He asked for feedback regarding the green colored panels as well. He said they feel it is an appropriate use in a contemporary building to get some architectural interest. He said the use of the thin brick allows the ability to make this an iconic building.

Mr. Brown said the splash of green was discussed at length at the last meeting. He said it is similar to the branding colors used in other buildings and it is a creative way to incorporate a sign without lighting up a big sign. He appreciated that the elevations are an improvement with varying colors and layers. He did not support the porte cochere design stating it is not architecturally complementing the main entrance to the building

Ms. Newell asked about the details for the louvers on the HVCA units.

Mr. Hunter said the louvers are integral to the window systems with same colors and will look as a single unit.

Ms. Newell suggested they investigate the architectural louver to screen the HVCA units for each room similar to the one at the Manor Care skilled nursing facility on West Dublin-Granville Road. She said the vertical elements that are meant to break up the massing of the building are competing with each other. She suggested looking at the components and the rhythm of the design elements and introducing random pattern will help the design of the building.

Ms. Mitchell asked if the green trim is a brand vocabulary for Home2.

Mr. Hunter said it is a preferred brand color but they also offer an orange. He mentioned that they can explore a different color.

Ms. De Rosa said the proposed elevations do not translate as a statement building for Dublin. She said the brick is a good option for materials. She mentioned that she is hopeful for the landscaping along SR 161 with the landscaping beds. She said they have made some improvements on the other elevations but the front elevations are not quite there.

Mr. Hunter said they focused on the Frantz Road elevations and materials but there is still work to be done with this building as it still looks heavy.

Ms. De Rosa said she is struggling with the landscaping as shown on the renderings making the building look bare.

Ms. Puranik said one of the earlier staff comments regarding elevations was that the building looked very institutional.

Ms. De Rosa said it does not feel like home away from home.

Ms. Salay said she likes the cornice and in her research she found an example of a Home2 Hotel with a clear tower element and thought a similar element would enhance this building making it a much more interesting building. She said incorporating cultured stone on the other façade would go a long way on the building. She asked that the Commissioners not approve the green color because this is a Home2 Hotel today and the color is a brand color but it is also a sign and the green color is not classic or architecturally pleasing to look at and consider revising the logo-centric element on the tower as this element may not stand the test of time. She also referred to the Manor Care building on SR 161 as being a good example of louvers well done. She noted that the canopy is an opportunity to do something that is unique statement enhancing the building entrance to the lobby. She reiterated that this is a gateway and there is an opportunity to do a statement building that is going to be gorgeous for this hotel and all others in the future.

Ms. Mitchell agreed with Ms. Salay and appreciated the branding, however, the color choice, and the logo of the sign for this location is not appropriate in her opinion.

Ms. Newell said they have had a number of applicants use the color of the logo on the building, which become a sign. She expressed that the proposed green color is inappropriate architecturally for this building.

Mr. Hunter asked for feedback on the brand color or any other color.

Mr. Brown said the logo is has been changed and seems awkward on the building. He suggested a clear element for the tower with color on the inside might be more appropriate for this building.

Ms. Newell said the signs would come back at a later date and asked if there has been any analysis on the height and size.

Ms. Puranik said it would be reviewed later, but it is larger than permitted by the Code. She said they would be permitted to have a building identification sign on SR 161 and one ground sign along upper Metro Place.

Mr. Miller agreed with Ms. Salay and stated that the proposed building does not feel like a signature Dublin building.

Mr. Stidhem agreed with Ms. Salay and stated the new building should stand the test of time given its key location.

Mr. Brown thanked the applicant for presenting the architectural renderings for an informal review and asked the applicant to push the envelope and bring back a unique proposal.

Mr. Hunter said they have heard many good comments. He said they only focused on a few details and will think through each side of the building and believes this can be a successful building for the market.

Ms. Salay thanked them for the material samples and stated it is very helpful for their review.

Communications

Ms. Husak said they had discussed maybe needing an additional meeting in July, but they do not anticipate needing the extra meeting and the July 9, 2015 meeting should be adequate.

Ms. Husak said they provided the next meeting packet has been distributed tonight with three cases on the agenda and one case does not have paper materials.

Ms. Husak introduced the newest members of the planning assistants Katie Dodaro and Lia Yakumithis who are graduate students also with Ohio State University. She said the previous planning assistant Katie Ashbaugh has accepted a position in Chicago and they are proud of her accomplishments.

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 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



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 two 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: Chris Brown moved, Steve Stidhem seconded, to disapprove the third Site Plan Waiver for Blank Wall Limitations - Corridor Building because the proposal does not meet the applicable review criteria.

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.

RESULT: The Second Tower was approved.

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**

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.
- 14) Provide sign designs and locations for Site Plan Review.

*Russ Hunter agreed to the above conditions.

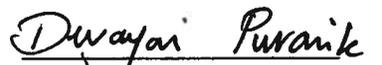
VOTE: 5 – 0.

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
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION


 Devayan Puranik
 Planner II

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 approved in 2001 and the plat will have to be updated to include the lots, right-of-way changes, 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 SR161 and Frantz Road. 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 the BSD Code and Upper Metro Place is designated as a 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.

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. She said 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 or 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-acre of open space is required for the hotel and office buildings and the applicant is proposing 0.044-acre, which is over 1,900 square-feet of open space to 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 SR161 but with the limitations as to what can happen on SR161, Planning was concerned that the layout was not meeting the intent of the Code. She said that the ART suggested the building could be flipped so that all the public spaces, lobby areas, and the fitness area front 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 a bikepath running along the eastern property line. She said the open spaces and patio areas are connected to the bikepath. 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 SR161 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 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 Midwest 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. He said 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 SR161 with the plantings as it is a nice example of the area.

Ms. Puranik said it is part of the SR161 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. 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 SR161 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 sealed 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. 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. He said there are some examples at Easton with dynamic façades because they have integrated other materials. He said he is not opposed to cement board 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 with a lot of impact that is why they are doing the different color brick and a thin brick in the white.

Ms. Salay 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 like 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 is 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. He said 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 regard 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.

Ms. Ray said the Basic Development Plan and the Basic Site Plan were reviewed and approved by City Council in January 2015 and there were a lot of discussions on the architectural concepts, so the applicant will be talking about how they have responded to those comments in the weeks/months since that time. She said the Preliminary Plat approval was granted by City Council in March 2015, which focused on the street layout.

Ms. Ray said following this stage, the next steps required include an application for a Master Sign Plan for this project before building permitting and occupancy can be finalized. She said Minor Project Reviews will



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.

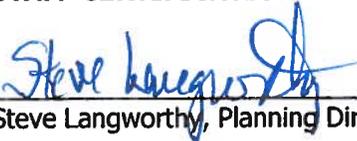
REQUEST 4: BASIC SITE PLAN

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
Range Planning**

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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)
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 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).

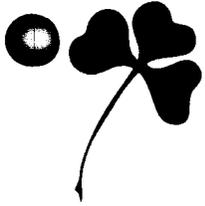
Ms. Ray stated that she had spoken with the applicant earlier in the week and they had discussed the boundaries for the Development Plan, Site Plan, and Final Plat. She said the Development Plan encompasses the street network, block framework, and building arrangement. She said this proposal includes 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**

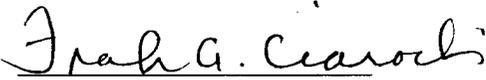
3. **Area Rezoning 03-099Z - Inner Circle I-270 Commercial Area Rezoning**
Street. (To the SO District) 250 Bridge Group. *All addresses are located in Dublin, Ohio 43017 unless otherwise noted.*
Applicant: City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.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

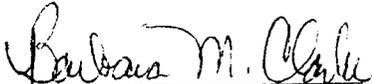
VOTE: 3-1

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