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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 6, 2015

BSD Commercial District – Home2 Hotel – Preliminary Plat & Final Plat

Case Summary

Agenda Item	2
Case Number	15-062PP/FP
Location	5000 Upper Metro Place West side of Frantz Road, south of the intersection with West Bridge Street.
Proposal	This is a request to subdivide an approximately 2.57-acre site into two lots for a proposed hotel and future office building.
Property Owners	ICH Dublin Hotel, LLC
Applicant	Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact	Devayani Puranik, Planner II | (614) 410-4662, dpuranik@dublin.oh.us
Requests	Review and recommendation of approval to City Council of a preliminary and final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
Planning Recommendation	**Recommendation of approval of the final plat with the following conditions:** Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations, subject to two conditions. 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal. 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.

City of Dublin

15-062PP/FP
Preliminary Plat/Final Plat
Home2 Hotel
5000 Upper Metro Place

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Facts	**Preliminary and Final Plat**
Site Area	± 2.57 acres
Zoning	BSD Commercial District
Surrounding Zoning and Uses	The site is part of the Bridge Street District and is defined by West Bridge Street to the north, Frantz Road to the east, Upper Metro Place to the south, and commercial development to the west. Properties surrounding the site on the north, east, and west are zoned BSD Commercial District. Site to the south is within the Upper Metro Planned Unit Development.
Requests	The preliminary and final plats are combined into this application. The Development Plan Review and Site Plan Review for the project are being processed concurrently with this application as a separate case. The Home2 Hotel plats subdivide 2.57 acres of land into two lots for development. Review of the preliminary and final plat is governed by the Subdivision Regulations, Chapter 152 of the Dublin Code of Ordinances. The preliminary and final plats are a technical analysis of the subdivision of land and require review and recommendation by the Planning and Zoning Commission and approval by City Council.
Case History	*Basic Development Plan and Basic Site Plan Reviews* The Administrative Review Team made a recommendation to the Planning and Zoning Commission on the Basic Development Plan and Basic Site Plan Reviews at their meeting on April 30, 2015, with accompanying waivers and conditions. The Planning and Zoning Commission reviewed and approved the Basic Development Plan and Basic Site Plan Reviews on May 7, 2015. Commission members focused much of the discussion on architecture and primary building materials. Planning and Zoning members discussed the need to use quality materials for this gateway location. *Informal Review of Revised Architecture* The Planning and Zoning Commission conducted an Informal Review of revised architectural concepts and building materials on June 11, 2015. The applicant used the feedback to discuss new materials and the revised elevations in order to prepare for the Final Development Plan and Site Plan Reviews. Commissioners appreciated the revised elevations and proposed materials and thanked the applicant for their presentation.

Facts	**Preliminary and Final Plat**
	Final Development Plan and Site Plan Review The Administrative Review Team made a recommendation to the Planning and Zoning Commission on the Final Development Plan and Site Plan Reviews at their meeting on July 23, 2015, with accompanying waivers and conditions.

Details	**Preliminary and Final Plat**
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.
Plat Overview	The proposed plat subdivides 2.57-acres of land into two lots. Lot 1 is 2.045-acres and includes the hotel proposal (refer to case#15-059BSD-DP/BSD-SP). Lot 2 is 0.528-acres and is designed to allow for parking, utility, and access requirements for future office development. Lot 2 will be required a Site Plan review process at the time of development. In addition, Lot 2 shares access, parking, utility, and drainage easements with Lot 1.
Site Conditions	The land currently has a commercial building (Cooker restaurant and Salvi's Bistro) that has been vacant for some time. The building and parking area have been poorly maintained. An existing Dublin dry-stacked stone wall runs from the southeast corner following Frantz Road around the east and north property line to the northwest corner. The existing building and parking lot will be removed upon approval of a separate demolition and mass excavation application (refer to case #15-066MPR).
Utilities	The existing stormwater system consists of different catch basins located in the corners of the parking area. The electrical is serviced through an easement running parallel to West Bridge Street on the northern portion of the site. All existing utilities are to be removed and capped at the property line and new services provided. All necessary utility easements have been outlined for both Lot 1 and Lot 2.

Analysis	**Preliminary and Final Plat**
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.
1) Plat Information and Construction Requirements *Conditions 1 & 2*	**Criterion met with conditions:** This proposal is generally consistent with the requirements of the Subdivision Regulations. The applicant must ensure that any minor technical adjustments to the plat are made prior to final City Council submittal. Additionally, the applicant should work with Staff to add more information on the Plat addressing the deed restrictions on the previous plat prior to the Council hearing.
2) Street, Sidewalk, and Bike path Standards	**Criterion met:** Street widths, grades, curvatures, and other details comply with the appropriate Code Sections and Engineering requirements. Public streets meet City construction standards.
3) Utilities	**Criterion met:** Utility lines are adequately sized and located to serve the development.
4) Open Space Requirements	**Criterion met:** No open space is required for non-residential development through the Subdivision Regulations. Necessary public access easements are noted on the Plat.

Recommendation	**Preliminary and Final Plat**
Approval	This proposal complies with the preliminary and final plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions.
Conditions	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal. 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.

PRELIMINARY AND FINAL PLAT

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

1) The final plat conforms with the approved preliminary plat;
2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.