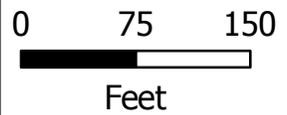


15-062PP/FP
 Preliminary Plat/Final Plat
 Home2 Hotel
 5000 Upper Metro Place





City of Dublin

Land Use and Long Range Planning

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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:

**2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-062PP/FP Preliminary Plat/Final Plat**

Proposal: The 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.

Request: Review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of Subdivision Regulations.

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, Steve Stidhem seconded, to table this Preliminary Plat/Final Plat application at the request of the applicant.

VOTE: 7 – 0.

RESULT: This Preliminary Plan/Final Plat 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

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.

Ms. Newell asked if the applicant had a presentation.

Mr. Yoder said they did not for the plat and did not want them to vote on the plat at this time but would like to get thoughts or feedback.

Mr. Stidhem expressed his concerns regarding the office building placement.

Ms. Puranik said the placement is according to the Bridge Street District code.

Mr. Stidhem said he is worried about parking being shared because most companies are not truly working 8 am to 5 pm.

Mr. Yoder said the Hilton brand is fine with the ratio as the room occupancy is about 60%.

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

Motion and Vote

Ms. Newell moved, Mr. Stidhem seconded, to table this Preliminary Plat and a Final Plat application at the request of the applicant. The vote was as follows: Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; and Ms. Newell, yes. (Tabled 7 – 0)

3. Thomas Kohler PCD, Subarea E - Emerald Town Center – Veterinary Clinic 15-064AFDP/CU 5601-5691 Woerner Temple Road Amended Final Development Plan/Conditional Use

Ms. Newell said the application is a minor modification to the development text to permit office of Veterinarians and Animal Hospitals as a conditional use within an existing shopping center at the southeast corner of the intersections of Emerald Parkway and Woerner Temple Road. This is also a proposal for an existing tenant space to be used as a veterinary clinic. This is a request for review and approval of a Minor Text Modification, an Amended Final Development Plan and a Conditional Use and we will need to swear in. The Commission is the final authority on this application and it will require three motions. She swore in those who intended on addressing the Commission. She said this was a consent case and did not need a formal presentation.

Gary Gunderman said this is a proposal for a veterinary office within the Emerald Town Center Shopping area and is a use that is not permitted within the current text but there are similar uses and a minor text modification is recommended to make this a conditional use list for this center. He said once the minor text is amended then there review is an amended final development plan. He said there no changes to the plan or the property or the building or site. He said they are recommending the approval of the conditional use. He said as it is proposed there are no conditions on any of the three steps and the Commission could accept the language as is unless there are conditions to be added to the project.

Dr. Michael Henricks, 134 Clinton Heights Avenue, Columbus, OH 43202.

Ms. Salay said they saw an application previously for the same tenant space for a nail spa that is 5681 Woerner Temple Road and asked if the nail spa has gone away and now the veterinary office is taking its place.