



Minor Project Review

15-066MPR – BSD Commercial District

Home2 Hotel – Demolition & Mass Excavation

5000 Upper Metro Place

This is a request for site modifications including grading and excavation to prepare for future development. No building pads or construction are proposed. This is a request for a review and approval of a request for a Minor Project Review in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Friday, July 17, 2015

Date of ART Determination

Thursday, July 30, 2015

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Commercial District
<i>Development Proposal</i>	Demolition & Site Modifications
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	5000 Upper Metro Place
<i>Property Owner</i>	Ich Dublin Hotel LLC
<i>Applicant</i>	Nelson Yoder, Crawford Hoying Development Partners
<i>Case Manager</i>	Devayani Puranik, Planner II 614.410.4662 dpuranik@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review as provided in §153.066(G), is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted, unless a time extension is requested.

Proposal Overview

This is a request for the demolition of an existing commercial structure and associated parking area in preparation for future development, including cut, fill, and establishing dirt pads. The proposal includes required plans for stormwater and erosion control. Approval does not permit construction of roadways, concrete building pads, or building foundations. Grading and other work proposed with this application is at the developer's risk and does not commit the City to any future action or approval.

The proposal includes the removal of existing stormwater control measures and capping and abandonment of utility lines at the right-of-way. The existing building, curb, sidewalks, landscaping, and portions of the stone wall will be removed. The existing curb cut and access drive will remain and be used for construction and future development access.



The location of the proposed building footprint will be undercut and replaced with compacted, tested, engineered fill to a depth of 5± feet. This area will extend to a minimum distance of 10 feet beyond the building limits. The area designated for a future office structure will not receive any additional excavating until development is approved.

Site runoff will flow from north to south towards the main access point and will drain into stormwater catch basins located throughout the site. Standard construction runoff measures will be used in order to prevent damaging stormwater systems during the construction process. Upon completion of the work, the entire area will be seeded within 14 days.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed mass excavation plan ensures the site will be prepared and appropriately managed in the interim until the City and/or the developer are in a position to begin construction on buildings, streets, and other improvements. Any construction related to this activity cannot take place until the developer obtains applicable City approvals (Development Plan and Site Plan Reviews, Preliminary/Final Plats, and building and site permits).

Engineering

1. The applicant is responsible for meeting the requirements of the OEPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.
2. Signs are to be installed on Upper Metro Drive indicating that trucks will be entering the highway at the existing curb cut, to the satisfaction of the City Engineer.
3. 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.

Building Standards, Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(1) Efficient Internal Circulation

Criterion met with condition. The proposed access to the construction site via the existing curb cut on Upper Metro Place will provide sufficient appropriate access to the activity area. The applicant should also install directional signs at the construction entrance, subject to approval by the City Engineer.

(2) Stormwater Management

Criterion met with condition. The applicant should demonstrate that the proposed work meets the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control as part of the permit (Site-Only Permit).

(3) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion met. The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for 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) 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.