

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 17, 2015

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

- | | |
|---|---|
| 1. BSD C – Home2 Hotel
15-059BSD-DP/SP/MSP | 5000 Upper Metro Place
Development Plan/Site Plan
Master Sign Plan |
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<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Representative:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>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.</p> <p>Review and approval for a Development Plan, Site Plan and a Master Sign Plan under the provisions of Code Section 153.066.</p> <p>Nelson Yoder, Crawford Hoying Development Partners,</p> <p>Melissa Spires, OHM Advisors.</p> <p>Devayani Puranik, Planner II</p> <p>(614) 410-4662, dpuranik@dublin.oh.us</p>
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MOTION #1: Ms. Newell moved, Mr. Brown seconded, to approve a Development Plan.

VOTE: 7 – 0.

RESULT: The Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #2: Ms. Newell moved, Mr. Brown seconded, to approve 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

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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 (north façade): 2nd story 23%, 3rd story 23%, and 4th story 22% requested
 - o Street Facing Façade – 30% required; Frantz Road (east façade): 4th story 26% requested
 - o Non-Street Facing Façade – 15% required (west façade): 2nd story 12%, 3rd story 11%, and 4th story 10% requested
6. Corridor Building - Blank Wall Limitations §153.062(O)(5): Maximum 15 feet horizontal required
 - o Frantz Road (east façade) at the 4th story requested
 - o West facade 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

VOTE: 7 – 0.

RESULT: All 10 Site Plan Waivers were approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

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

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

MOTION #3: Ms. Newell moved, Mr. Brown seconded, to approve a Site Plan Review with six 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(I)(3)(b) prior to building permitting;
- 5) That the applicant works with Staff to determine the suitability of the proposed interior color for the tower element at SR161 and Frantz Road and incorporate all Planning and Zoning Commission and City Council input within three months following the issuance of the occupancy permit; and
- 6) That Planning and Zoning Commission's approval for the Site Plan permits both color schemes presented on August 24, 2015 ("Savannah" Crème and "Boston" Brown) and September 17, 2015 ("Alexandria" Dark Red and "New Bedford" Light Red) with preference for Crème and Brown.

VOTE: 7 – 0.

RESULT: The Site Plan Review was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #4: Ms. Salay moved, Ms. Mitchell seconded, to approve Thin Brick as a primary material.

VOTE: 7 – 0.

RESULT: Thin Brick was approved as a primary material.

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

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

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #5: Ms. Salay moved, Mr. Brown seconded, to approve a Parking Plan with one condition:

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

VOTE: 7 – 0.

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION


Devayani Puranik, Planner II

Development Plan, Site Plan, and a Master Sign Plan to be approved by City Council as part of an Economic Agreement

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 17, 2015

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

**2. BSD C – 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: Ms. Mitchell moved, Ms. Salay seconded, to recommend approval to City Council for a Final Plat with one condition:

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

VOTE: 7 – 0.

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION


Devayani Puranik, Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 17, 2015

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

**3. Ridgeview Subdivision, Lot 7 – Artrip Residence 207 Marion Street
15-082FP Final Plat**

Proposal: To revise a previously approved Final Plat for one lot to adjust a front building line requirement. The lot is on the south side of Marion Street, east of Monsarrat Drive.
Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.
Applicant: Brenda and Terry Artrip
Planning Contact: Tammy Noble, Senior Planner; (614) 410-4649, tnoble@dublin.oh.us

MOTION: Ms. Newell moved, Mr. Brown seconded, to recommend approval to City Council for a Final Plat with one condition:

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

VOTE: 7 – 0.

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION



Tammy Noble, Senior Planner