

17-072FDP – TUTTLE CROSSING MOTEL 6

Site Location

On the north side of Tuttle Crossing Boulevard, approximately 1,500 feet west of the intersection with Emerald/Britton Parkway

Proposal

Final Development Plan (FDP) for a three-story hotel and associated site improvements

Zoning

Planned Commerce District, Tuttle Crossing West Corridor Master Plan, Subarea A

Property Owner

Next Hotels, LLC.

Applicant/Representative

Greg Briya, Moody Nolan.

Applicable Land Use Regulations

Zoning Code Section 153.050

Staff Recommendation

A. Approval of FDP with two conditions

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Case Manager

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Summary

The applicant is proposing the development of a 2.8-acre site (3 parcels) with a three-story, 42,000-square-foot hotel with 100 guest rooms and associated site improvements. The site is located within the Tuttle Crossing West Corridor Master Planned Commerce District, Subarea A.

Zoning Map



Next Steps

Upon approval from the Planning and Zoning Commission of the final development plan the applicant will be eligible to file for site and building permits for the construction of the proposed development.

1. Context Map

The site is located on the north side of Tuttle Crossing Boulevard, approximately 1,500 feet west of the intersection with Emerald/Britton Parkway.



| | | |
|---|--|---|
|  <p>City of Dublin</p> | <p>17-072FDP Final Development Plan Tuttle West Corridor - Motel 6 5550 & 5570 Tuttle Crossing Blvd.</p> | <p>0 150 300 Feet</p>  |
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2. Overview

A. Case Update

The Planning and Zoning Commission reviewed this proposal at their September 21, 2017 meeting. During the review the Commission expressed concern regarding the architectural character when compared to the existing development along Tuttle Crossing Boulevard. The Commission requested the applicant revise the architecture to create a more visually interesting façade with a significant amount of masonry to blend with the adjacent properties. Additional discussion focused around the site layout and the Commission questioned if alternatives were explored that placed the building footprint farther from existing residential properties on the west and north sides.

The Planning and Zoning Commission also reviewed this proposal at their August 24, 2017 meeting. During the review the Commission expressed concern regarding the proposed building materials, overall architectural character, and number of conditional approval items. The Commission was concerned that the proposal did not meet the standards or intent of the development text to create a cohesive development pattern along Tuttle Crossing Boulevard. The Commission recommended the applicant address the conditions listed in the staff report and revise the architecture to match the character established by the adjacent developments.

B. Background

The home was constructed in 1967 and has operated as a residential use for the past 50 years. On April 3, 2008 the Planning and Zoning Commission reviewed and approved a final development plan for the construction of a three-story, 22,000-square-foot hotel (Holiday Inn Express) and associated site improvements. On October 3, 1996 the Planning and Zoning Commission approved a final development plan for the construction of a three-story, 12,680-square-foot hotel (Candlewood Suites now Extended Stay America) and associated site improvements. In 1994, City Council approved Ordinance 89-94 for the rezoning of 13.72 acres of land from R1-B, Limited Suburban Residential District (Washington Township Zoning District) to PCD, Planned Commerce District (Tuttle Crossing West Corridor Master Plan).

C. Site Characteristics

1) Natural Features

The site contains a stream running parallel to the northern property line. The stream contains a Stream Corridor Protection Zone that prohibits development within a certain distance. The site is heavily wooded in the northwest corner, adjacent to the stream. An existing landscape feature is located in the southeast corner near the shared access point.

2) Historic and Cultural Facilities

There are not historic or cultural facilities present on this site.

3) Surrounding Land Use and Development Character

- North: R-12, Urban Residential District (Britton Woods Apartments)
- East: PCD, Planned Commerce District – Tuttle Crossing West Corridor Master Plan, Subarea A (Extended Stay America)

- South: Across Tuttle Crossing Boulevard, R-1, Restricted Suburban Residential District (Single-family residences)
- West: R-1, Restricted Suburban Residential District (Single-family residence)

4) Road, Pedestrian and Bike Network

The site has frontage on Tuttle Crossing Boulevard (approximately 300 feet). There is an existing access point shared with the property to the east and a bikepath that runs along the north side of Tuttle Crossing Boulevard.

5) Utilities

The site is served by public utilities with water provided along the north side of Tuttle Crossing Boulevard and sanitary provided to the north into Britton Woods.

D. Proposal

1) Summary

This proposal is for the development of a three-story, 42,000-square-foot hotel with 100 guest rooms and associated site improvements on an approximately 2.8-acre site. The proposal includes the expansion of an existing shared-access drive in the southeast corner of the site to the western property line for future cross-access connectivity.

2) Site Layout

The proposal is located on three properties, two of which are undeveloped with the remaining property used for a single-family residence. The proposed building will be located along the western property line with the main entry on the east façade. The site is served by an existing shared access drive with Extended Stay America to the east and the applicant is proposing to extend the access to the western property line to allow for future cross-access connectivity. The existing landscape feature at the entry will remain and additional landscape treatment will be provided along Tuttle Crossing Boulevard. An accessory building for a dumpster enclosure/storage shed is proposed in the northeast corner of the parking lot and pedestrian connections are provided around the perimeter of the building with connectivity to the bikepath. The applicant has provided documentation of the three lots being combined with the county.

The site contains a total of 112 parking spaces, including five ADA accessible spaces that are located along the southern edge of the entry drive and in the center of the site. The development text refers to standard parking regulations which requires one space per number of rooms plus one space per employee on the largest shift for hotel uses. Based on these calculations the proposal requires 110 spaces and the proposal meets this code provision. The applicant has shown compliance with fire apparatus maneuverability throughout the site.

3) Architecture

The development text outlines a number of architectural requirements to aid in the design of a cohesive development pattern. The text limits the height of buildings to 35 feet with a sloped roof massing at a minimum pitch of 5/12. Stone and brick

accents are required on the front and sides of all structures comprising at least 25% of each façade and the material colors shall be earth tones. The architecture shall also reflect a quality in keeping with the surrounding multi-family, commercial, office, and single-family development.



East Elevation



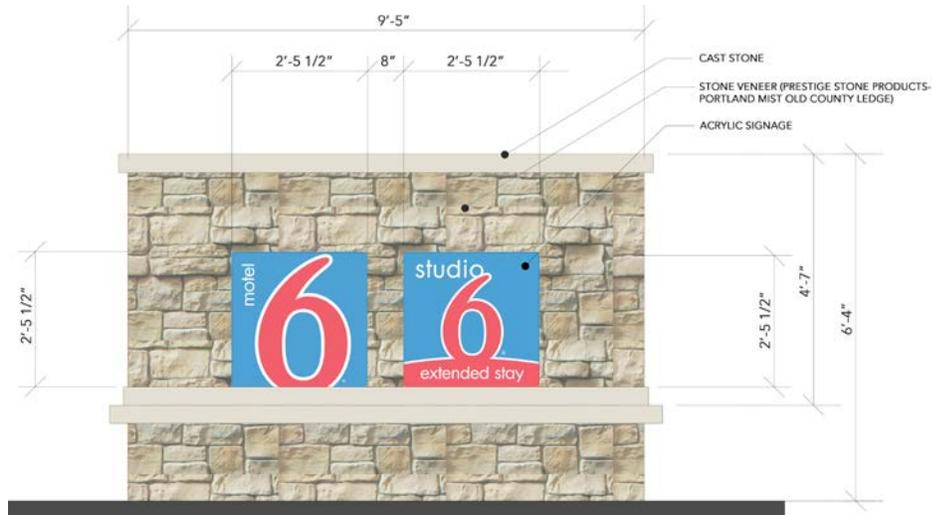
South Elevation

The applicant has further refined the elevations to address the comments presented by the Commission at the September 21, 2017 meeting. The proposed architecture consists of a three-story building in a rectangular shape with a hip style main roof mass and gable roof above the main entrance and accents along the northern and southern masses for both the east and west elevations. The proposed roof has retained the 6/12 pitch and adheres to the maximum height as measured by Code.

The applicant has removed the 'Mahogany' fiber cement accent and replaced those sections with stone and brick veneers. Cultured stone has been extended to the second floor with fiber cement siding used for the center mass as accents to the masonry. The applicant has provided architectural examples of the proposed materials and is adhering to the earth tone palette outlined in the development text. The dumpster enclosure located in the northeast corner will use the proposed stone to complement the principal structure.

4) **Sign Plan**

The development text regulates ground signs to specific allowances based on frontage of the proposed development. For properties with less than 200 feet of frontage the sign is limited to a height of four feet and maximum area of 20 square feet. For properties exceeding 200 feet of frontage the sign is limited to a height of six feet and a maximum area of 50 square feet. This site well exceeds the 200 foot frontage requirement and would therefore be permitted the larger of the two ground signs.



The applicant has provided a proposed ground sign using a matching stone veneer as the principal building with two logo sign cabinets affixed to the side. The sign is located within the existing landscaping feature in the southeast corner of the site outside of a utility easement along Tuttle Crossing Boulevard. The proposed sign exceeds the maximum height requirement of six feet and the combined logos exceed the permitted secondary logo/image size of 20% of the total permitted sign area or 10square feet. The applicant will be required to revise the sign to meet the requirements of the development text and redesign the sign to correlate with the adjacent developments subject to staff approval, prior to filing for a sign permit.

5) Landscaping

The existing site is heavily wooded along the norther half with additional plantings near the entry feature in the southeast corner. The applicant is proposing to remove a total of 28 trees from the site amounting to 499 caliper inches. The proposal includes the replacement of 30 trees for a total of 75 caliper inches with the remaining 424 inches paid with a fee in lieu. In addition to the replacement trees, the applicant is preserving all existing vegetation located within the Stream Corridor Protection Zone that runs adjacent to the northern property line.

The proposed landscape plan enhances the natural features of the site while continuing the specific landscape treatment along Tuttle Crossing Boulevard. The development text refers to standard zoning requirements with the addition of a consistent landscape treatment for the entry features and Tuttle Crossing frontage. The applicant has provided a mixture of plant materials that meets the zoning requirements and creates a cohesive development pattern. The applicant has revised the plan set to address all conditions listed in the previous planning report regarding the perimeter screening, plant substitutions, and tree planting requirements.

6) Stormwater Management

Stormwater management for the development consists of an underground detention system located along the east side of the proposed parking lot and will outlet into the existing stream at the north end of the site. Calculations submitted have demonstrated compliance with stormwater requirements as defined in Chapter 53.

7) Utilities & Lighting

A sanitary service connection will be made to the existing sanitary sewer to the north in the Britton Woods Development. A water service connection will be made to the existing waterline along the north side of Tuttle Crossing Boulevard.

The applicant has provided an updated photometric plan with lighting details regarding pedestrian and private parking lighting. The proposal adheres to the development text requirements with additional verification taking place with the building permitting review.

3. Site Plan



4. Criteria Analysis

A. Final Development Plan Analysis [§153.055(B)]

- 1) **The proposal is consistent with the approved preliminary development plan.**

Criteria met. The proposal is consistent with the preliminary development plan and adheres to the requirements of the development text with the conditions proposed with this application. The proposal is complementary to the surrounding character

and upholds the intent of the development text to provide a consistent development pattern for Tuttle Crossing Boulevard.

2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.

Criteria Met. The applicant has provided adequate pedestrian connections around the principal structure as well as to the existing bikepath located along Tuttle Crossing Boulevard. The revised plans have addressed maneuverability concerns for fire apparatus to ensure sufficient space is available for access through the site.

3) The development has adequate public services and open space.

Criteria Met. The site is served by public utilities including water and sanitary and the proposal allows for connections to these services. No open space dedication is required for commercial development.

4) The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.

Criteria met with condition. The applicant has worked to preserve and replace as many trees as possible on-site while meeting additional requirements of the zoning code and development text. The applicant has also ensured that no site impact is proposed within the Stream Corridor Protection Zone. The applicant will be required to pay a tree replacement fee for outstanding caliper inches prior to filing for building permits.

5) The development provides adequate lighting for safe use of the site without emitting light onto adjacent properties.

Criteria met. The applicant has provided an updated photometric plan for the site using a mixture of pedestrian and private parking lot lighting meeting the requirements of the development text.

6) The proposed signs are coordinated within the PUD and with adjacent development.

Criteria met with condition. The applicant has provided the proposed ground sign located within the existing landscape feature. However, the current proposal does not meet the requirements of the development text and zoning code and is not consistent with the existing character. The applicant will be required to revise the ground sign to meet the requirements of the development text and redesign the sign to complement the character established by the existing development subject to staff approval, prior to filing for sign permits.

7) The development has appropriate landscaping to enhance, buffer, and soften the building and site.

Criteria Met. The proposal appropriately utilizes the existing landscape feature at the shared entrance while improving upon the frontage treatment. The applicant has provided sufficient landscaping around the base of the building and throughout the site to aid in the aesthetic enhancement of the community and has addressed all comments outlined in the previous staff report.

- 8) **The development is compliant with Stormwater management regulations.**
Criteria Met. The applicant has provided Stormwater management for the site with corresponding stormwater calculations that are compliant with stormwater management requirements as defined in Chapter 53.
- 9) **If developed in multiple phases, all phases comply with the previous criteria.**
Not applicable. The proposal will be constructed in a single phase.
- 10) **The proposed development is compliant with other laws and regulations.**
Criteria Met. The proposal complies with all other known applicable local, state, and federal laws and regulations.

5. Recommendation

The proposed Final Development Plan is consistent with all applicable review criteria.

Approval is recommended with the following two conditions:

- 1) That the applicant pay a tree replacement fee for outstanding caliper inches prior to filing for building permits; and,
- 2) That the applicant revise the ground sign to meet the requirements of the development text and provide a design that is in keeping with the character established by the existing adjacent developments, subject to staff approval, prior to filing for sign permits.