



To: Members of the Dublin Planning and Zoning Commission
From: Steve Langworthy, Planning Director
Date: August 8, 2013
Initiated By: Gary P. Gunderman, Planning Manager
Re: Administrative Approval – Waterford Village PUD, – Sonesta Hotel Residing

Summary

Planning administratively approved minor modifications to the siding for the Sonesta Hotel, located at 435 Metro Place South in the Waterford Village PUD. The final development plan was originally approved as a Residence Inn on December 7, 1989.

The Sonesta proposal includes removal of the existing vinyl siding and replacing it with Hardie Plank. Base color of the siding would be similar to the existing and compatible trim color. No changes would be done to the brick finish portions of the building. The approved colors will be painted on the Hardie Plank in a Tan siding and a Beige trim.

Criteria

The Code states that in administering the approved final development plan and development text, the Director may authorize minor plan modifications to building layouts, parking arrangements, sign locations, lighting, and other site-related improvements that are required to correct any undetected errors or address changes to the site made necessary during construction, provided the modifications remain consistent with the purpose of the approved final development plan. The criteria for administrative review and approval are found in Section 153.053. The applicable criterion is listed below:

- 8. Minor changes in building material or colors that are similar to and have the same general appearance comparable to or of a higher quality as the material approved on the final development plan.**

Planning Analysis

The proposed modification is minor in nature and meets the criterion listed above, and therefore Planning has administratively approved the request.



CITY OF DUBLIN
 Land Use and Long Range Planning
 5800 Shier-Rings Road, Dublin, OH 43016
 Phone/TDD: 614-410-4600
 Fax: 614-410-4747
 Web Site: www.dublin.oh.us

August 2011

Certificate of Zoning Plan Approval

PLEASE SUBMIT THE FOLLOWING:
 ONE (1) ORIGINAL SIGNED APPLICATION (PLEASE PRINT, EXCEPT WHERE NOTED)
 ONE (1) COPY OF A SCALED SITE PLAN DRAWN IN INK indicating all current structures, property lines, setbacks, and easements and proposed structures and site improvements. All proposed work should be dimensioned and labeled. Additional documentation may be required. Partial or incomplete applications and drawings cannot be processed and will be returned to the applicant.

PLEASE CHECK THE TYPE OF APPLICATION:

- COMMERCIAL DETACHED ACCESSORY STRUCTURE LESS THAN 120 SQ FT
- RESIDENTIAL DETACHED ACCESSORY STRUCTURE LESS THAN 200 SQ FT
- FENCE
- PATIO, SEATING WALL, RETAINING WALL, LANDSCAPE WALLS
- TEMPORARY SIGN (additional info required)*
- MODEL HOME (additional info required)*
- OUTDOOR SALES (additional info required)*
- OTHER: _____

*Please refer to Planning Department or Planning Website for additional submittal information.

| | |
|---|--|
| NAME OF BUSINESS/FACILITY (if applicable) SONESTA HOTEL | |
| SUBDIVISION (if applicable) | LOT NUMBER (if applicable) |
| NAME OF PROPERTY OWNER | |
| PHONE | |
| ADDRESS OF SUBJECT PROPERTY 435 METRO PLANE SOUTH | |
| NAME OF APPLICANT/AUTHORIZED REPRESENTATIVE JOHN MOORE | |
| APPLICANT'S PHONE NUMBER 614-345-8277 | APPLICANT'S E-MAIL MOORE4LESS@MC.COM |
| ADDRESS OF APPLICANT/ AUTHORIZED REPRESENTATIVE 8596 ABBOTT COUNE | |
| PLEASE DESCRIBE IN LAYMAN'S TERMS THE EXISTING AND PROPOSED USE(S) OF ALL PARTS OF THE LAND AND/OR BUILDINGS. IF A CHANGE OF USE IS PROPOSED, PLEASE EXPLAIN. (i.e. RETAIL SPACE TO MEDICAL OFFICE SPACE, ETC.) | |

RECEIVED

JUL 12 2011

CITY OF DUBLIN
 PLANNING

PROPERTY OWNER AUTHORIZATION FOR REPRESENTATIVE

I, HPT TRS IHG-2 John Murray (Name of Current Property Owner) the owner and applicant, hereby authorize _____ to act as my representative and agent in matters pertaining to the processing and approval of this application including modifying the project, and I agree to be bound by all representations and agreements made by the Authorized Representative.

| | | | |
|---|------------------------|--|------------------------|
| Signature of Current Property Owner | DATE 7-11-13 | Signature of Authorized Representative | DATE 7-12-13 |
|---|------------------------|--|------------------------|

FOR OFFICE USE ONLY

APPLICATION # 13-600521 DATE ISSUED _____ RESUBMISSION YES NO

APPROVED APPROVED AS NOTED DISAPPROVED AS NOTED (REVISE DOCUMENTS AS REQUIRED & RESUBMIT FOR APPROVAL)

This Certificate of Zoning Plan Approval is issued for, and in reference to the property and use described above, and as approved by the City Administrator or designee, or the City Council, Board of Zoning Appeals, Planning & Zoning Commission, or the Architectural Review Board as appropriate

BY: _____ DATE: _____

NOTES: _____

ZONING INSPECTION REQUIRED UPON COMPLETION? YES NO
 If yes, please call 614-410-4673 to schedule an inspection

pd Recept # 12809
 \$135.00 7/12/13

CITY OF DUBLIN
*** CUSTOMER RECEIPT ***

Batch ID: 7/12/13 01 Receipt no: 12809

| Year | Number | Type | SvcCd | Description | Amount |
|------|--------|------|-------|---------------------------|----------|
| 2013 | 600521 | P3 | | CERT OF ZONING COMPLIANCE | \$135.00 |

MOORE4LESS HOME IMPROVEMT

135 METRO PL S

FRANK

DUBLIN, OH 43017

MOORE4LESS HOME IMPROVMENTS

8596 ABBOT COVE AVE

GALLOWAY OH 43119

Tender detail

CK Ref#: 1267 \$135.00

Total tendered: \$135.00

Total payment: \$135.00

Trans date: 7/12/13 Time: 13:33:47

THANK YOU FOR YOUR PROMPT PAYMENT

EXHIBIT "A"
SCOPE OF WORK

SUBCONTRACTOR RESPONSIBILITIES

- 1) Labor required to complete the project.
- 2) Furnish lodging and out of town expense for the project, if applicable.
- 3) Responsible for all state, local, OSHA requirements, insurance, licensing and permitting for the project.
- 4) Complete project per the attached Specifications
- ✓ 5) Remove and haul away all existing vinyl siding and accessories on a total of five (5) buildings and one (1) pool and maintenance building. Dumpsters to be provided by Contractor (WCI).
- ✓ 6) Provide and Install Tyvek Wrap and tape all seams and around all openings.
- ✓ 7) Provide and Install 5/4" x 4" Primed Hardie Trim to all outside corner post and inside corner post and around all windows where new siding is to be installed.
- ✓ 8) Provide and Install 5/4" x 8" Primed Hardie Trim for all light fixtures.
- 9) Price includes installation of 10 pieces of 4'x 8' 7/16" sheathing per building.
- ✓ 10) At steel frame entry doors, custom bend aluminum coil stock that will have a hem in it so there will be no sharp edges.
- 11) Custom bend drip edge over all windows and doors on exterior of building where new siding is to be installed.
- ✓ 12) Provide and install 8 1/4" Primed Hardie Plank siding cedar select with a 7" revel.
- ✓ 13) Reuse existing J-channel in all gables and on vertical brick walls
- ✓ 14) Replace or repair, as needed, cap brick ledge where new hardie siding goes with aluminum coil stock.
- 15) Provide 2 Year Repair & Maintenance Warranty

RECEIVED

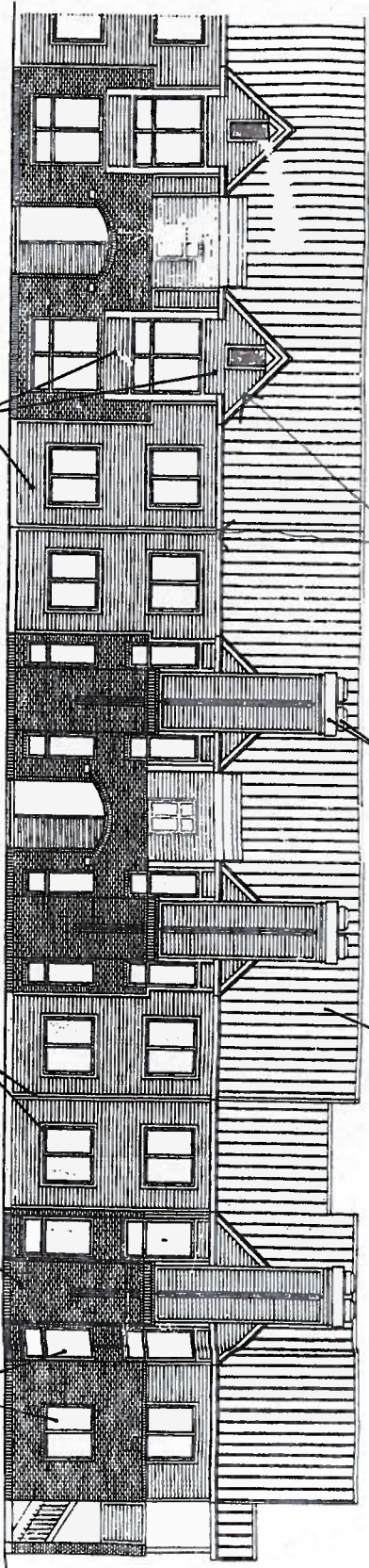
JUL 12 2013

CITY OF DUBLIN
PLANNING

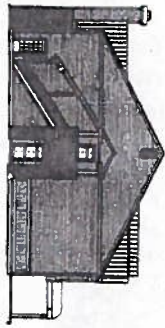
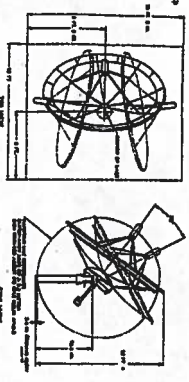
CONTRACT AMOUNT: \$244,860.00

ATTACHED HERETO AND MADE OF PART OF THIS CONTRACT -- PROPOSAL/QUOTE IN THE AMOUNT OF \$244,860.00.

CONTINUED ON NEXT PAGE



TYPICAL BUILDING ELEVATION A

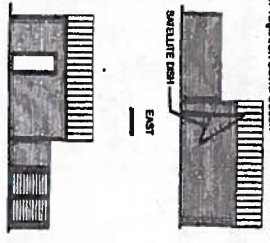


SCALE 3/8"=1'-0"



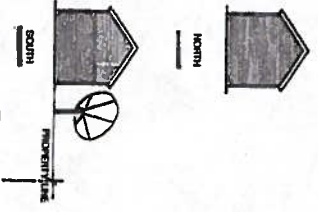
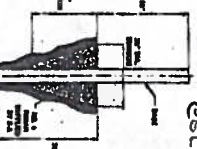
SKETCH VIEW SATELLITE DISH B

COLOR TO MATCH BRICK COLOR



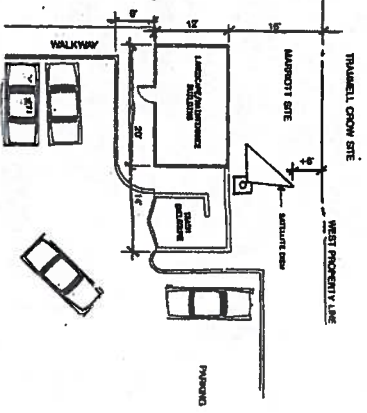
MAINTENANCE AND TRASH ELEVATIONS D

SCALE 1/8"=1'-0"



MAINTENANCE AND TRASH PLAN D1

1/8"=1'-0"



TYPICAL BUILDING (handwritten)

Tanner Construction
 1500 W. 12th Street, Columbus, OH 43228
 Phone: 614.291.1100
 Fax: 614.291.1101
 Website: www.tannerconstruction.com

Residence Inn
 Generation IV
 DUBLIN, OHIO

Warrick Construction
 1000 W. 12th Street, Columbus, OH 43228
 Phone: 614.291.1100
 Fax: 614.291.1101
 Website: www.warrickconstruction.com

RECEIVED
 JUN 12 2013
 CITY OF DUBLIN
 DEPARTMENT OF PLANNING & ZONING

TYPICAL BRICK MATERIAL SPECIFICATIONS & SITE DETAILS
 15

Sonesta Residing Area

