



## PLANNING REPORT

# Planning and Zoning Commission

Thursday, September 7, 2023

## Woodspring Suites 23-084INF

[www.dublinohiousa.gov/pzc/23-084/](http://www.dublinohiousa.gov/pzc/23-084/)

### Case Summary

Address	PID: 273-005384
Proposal	Informal review and feedback on a proposed 46,860-square-foot extended-stay hotel.
Request	This is a request for an informal review and feedback of a future development application.
Zoning	PCD: Tuttle Crossing West Corridor Master Plan
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Final Development Plan for formal review.
Applicant	Kyle Weber, The Kleingers Group
Case Manager	Zach Hounshell, Planner II (614) 410-4652 <a href="mailto:zhounshell@dublin.oh.us">zhounshell@dublin.oh.us</a>

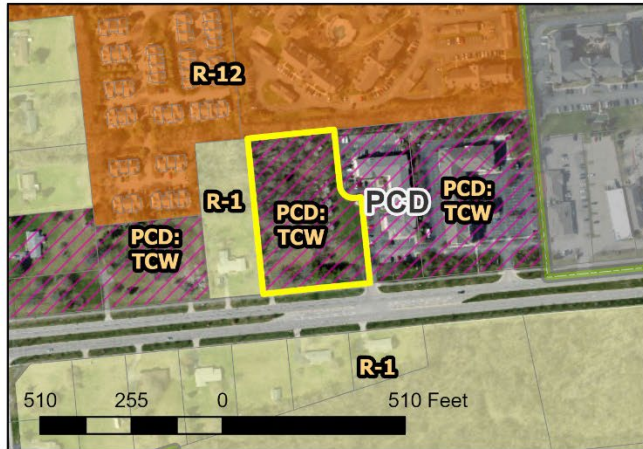
Site Location Map

23-084INF | Woodspring Suites



Site Features

- 1 Existing mature vegetation and trees
- 2 Shared-access drive with Extended Stay America



## 1. Background

### Site Summary

The 2.758-acre site is located north of Tuttle Crossing Boulevard, halfway between Hirth Road and Wilcox Road. The site currently is vacant, but was originally occupied by a single-family dwelling. The site contains a small stream running parallel to the northern property line. The stream contains a Stream Corridor Protection Zone that prohibits development within 50 feet of the rear property line. The site is heavily wooded in the northwest corner. An existing landscape feature is located in the southeast corner near the shared access point.

The site is adjacent to existing hotels (Extended Stay America and Holiday Inn Express), as well as existing single-family dwellings and multi-family developments (Mews at Tuttle and Britton Woods).

### Development History

In 1994, City Council approved Ordinance 89-94 for the rezoning of 13.72 acres of land from R-1B, Limited Suburban Residential District (Washington Township Zoning District) to PCD, Planned Commerce District (Tuttle Crossing West Corridor Master Plan).

In 2017, the Planning and Zoning Commission reviewed and disapproved a Final Development Plan for a 3-story, 42,000-square-foot hotel with 100 guest rooms and associated site improvements. The Commission expressed their concern of the application based on the lack of buffering to the adjacent residential properties, the massing and layout of the building in relation to the existing hotels east of the site, and proposed signs.

### Process

An Informal Review (INF) is an optional first step which provides the opportunity for feedback at the formative stage of a project allowing PZC to provide non-binding feedback on a development concept. Following an Informal Review, the applicant may submit a Final Development Plan (FDP) for review and determination by the PZC.

## 2. City Plans and Policies

### Southwest Area Plan

The Southwest Area Plan is a special area plan within Dublin that spans from Emerald Parkway to Houchard Road. The plan is split into 3 sections: Emerald Parkway to Avery Road, Avery Road to Railroad, and Railroad to Houchard Road. This property is located within the Emerald Parkway to Avery Road section of the plan, which encompasses approximately 184 acres of land. The goal of this section of the area plan is to achieve the comprehensive implementation of a mixed use neighborhood center along Tuttle Road that will provide appropriate pedestrian connectivity and local services within the context of the future road improvements.

The following schematic plan identifies this site, and adjacent properties to the east as opportunities for hotel, office and support services.



### Future Land Use Plan

This site is designated for Mixed Use Neighborhood Center. This designation is defined as follows:

*Neighborhood Centers are intended to provide daily retail uses and personal services for the convenience of neighborhoods in which they are located. Building heights generally range from one to two stories, consistent with surrounding residential development. These centers may also draw from surrounding residential neighborhoods within a reasonably short distance. Such sites include a target of 60,000 square feet of gross leasable area for non-residential uses. Integrated residential uses are highly encouraged, and neighborhood centers should be integrated to coordinate with surrounding Low and Medium Density Mixed Residential uses to provide support and pedestrian activity.*

### Land Use Principles

As Envision Dublin, the City's new Community Plan, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not established to supersede Zoning Code requirements. The following principles apply to this request:

1. Think comprehensively. Plan for the Bigger Picture

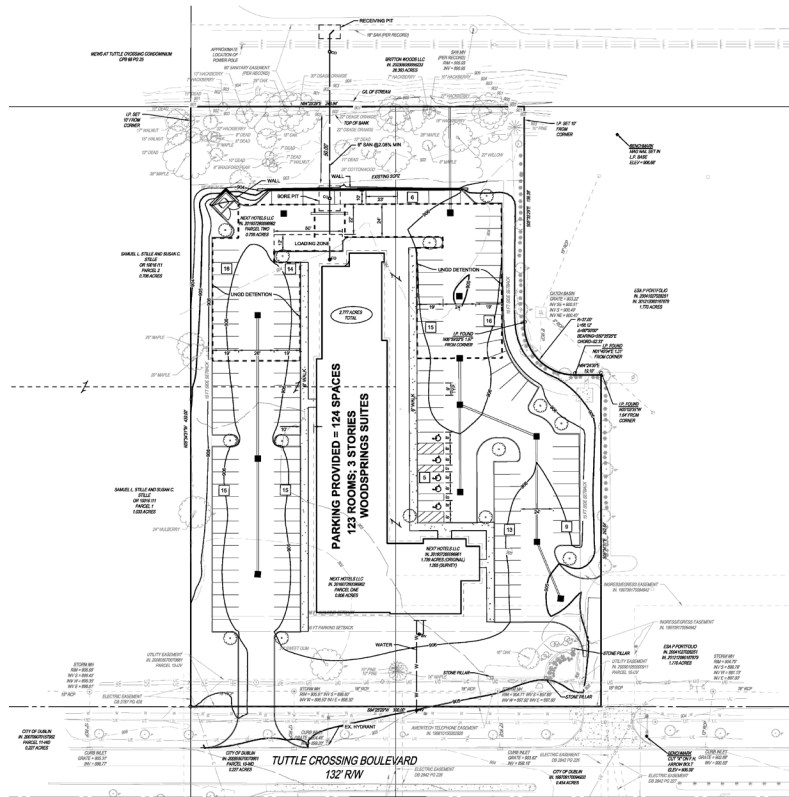
The conceptual proposal includes several aspects that are consistent with the PCD and larger vision of the Southwest Area Plan. The plan does not currently provide public open space, but is designed to remain consistent with the existing hotel buildings to the west, and provide buffer to residential uses to the north and west.

2. Start with the Public Realm  
The conceptual plan does not contemplate a public open space, similar to the existing hotels to the east.
7. Protect Natural Resources and Ecological Systems  
The project would protect the existing mature tree stand in the northern portion of the site, while buffering additional residential sites to the west.
9. Integrate Sustainable Design  
The applicant has not indicated specific sustainability measures for the development, but utilizes similar traits to existing development to the east with surface parking and shared access points.
11. Encourage Walkability  
The site currently has a shared-use path along Tuttle Crossing Boulevard, which the development would tie into.
12. Be Distinctly Dublin  
The development will be required to contribute to the identity of Dublin through a sense of place, high quality building materials, architecture, landscape, and thoughtful and innovative design.

### 3. Project Summary

The applicant is proposing a 3-story, 46,860-square-foot hotel on the 2.758-acre site. The development would include 123 rooms and 124 parking spaces. A hotel use is permitted within the Tuttle Crossing West PCD development text.

### Site Plan



## 4. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a formal Final Development Plan. Discussion questions are framed for PZC to deliver feedback to the applicant.

**Planning Recommendation:** The Commission review and provide non-binding feedback regarding the conceptual development.

### Discussion Questions

#### 1) Is the Commission supportive of the proposed site layout?

The proposed hotel will be located centrally on the site, approximately 91 feet from the west property line, 107 feet from the north property line, 88 feet from the east property line, and 68 feet from Tuttle Crossing Boulevard. The building is defined by an L-shaped footprint. Parking is provided as a buffer between the hotel and adjacent properties on the east, west, and north sides of the hotel. The site has 2 proposed access points: one shared access point in the southeast corner of the site, and one right-in / right-out access point in the southwest corner of the site. The proposed building and pavement currently meet the setback requirements.

The development text allows a maximum lot coverage of 10,000 square feet per acre (30,000 square feet for the subject site) by building, or 70% lot coverage by hard surfaces. The structure has a footprint of approximately 16,000 square feet, meeting this requirement. The applicant will be required to provide the hard surface percentage with a Final Development Plan submittal.

For reference, previous hotel applications for this site drew concern from both the Commission and adjacent residents regarding the location of the hotel and the proximity of the structure to adjacent property lines, as the hotel was located 15 feet from the west property line. This application, which is not associated with the 2017 hotel submittal, provides a more significant setback to existing residential to the north and west of the site. Additionally, the proposed access in the southwest corner of the site will require further considerations from Staff as to the appropriateness of the curb cut in proximity to adjacent properties.

The Commission should consider whether the layout of the hotel and parking provide a sufficient buffer and transition to adjacent residential, and whether the proposal is complementary to the existing hotels to the east of the site.

#### 2) Is the Commission supportive of the conceptual massing and architecture?

The applicant has provided inspirational images of what the hotel could look like based on examples they have built throughout the country. The applicant has indicated in their statement that the building façade will comprise of high quality EIFS, which color and supplemental materials up for discussion. The applicant has indicated that the architectural articulation is achieved by means of feature massing, varying fields of depth, and varying parapet heights. Specific material selections have not been indicated at this time.

The Tuttle Crossing West PCD development text provides specific requirements for architecture: 25% of front facades on new structures are required to include the use of brick or stone materials; roofs are required to be sloped at a minimum of 5/12 pitch; and, buildings are required to utilize earth toned colors for building materials. The development text does not limit the types of materials that can be utilized for new structures. Both hotels to the east of the site have sloped roofs, and each utilizes stone, brick, and stucco/EIFS as primary materials.

The Commission should consider whether the provided architectural inspiration would be appropriate for this site, and be cohesive with adjacent neighboring properties.

**3) Is the Commission supportive of the proposed reduction in parking?**

The applicant is proposing 124 parking spaces for the 123-room hotel building. The development text reverts to zoning code requirements for parking counts, which requires hotel uses to provide 1 parking space per 1 room, plus 1 space per employee on the largest shift. Additional parking is required if the hotel has conference, meeting spaces, restaurants, or lounges. The applicant has not indicated if the hotel will have any of these additional features. Additionally, the applicant has not provided employee counts to complete the calculations.

The requested parking would require a modification to the development text to permit less parking than Code requires. Additional information will need to be provided to identify what parking counts are required with the Final Development Plan. The Commission should consider whether a reduction in parking would be appropriate for the site.

**4) Any additional considerations of the Commission.**