



July 17, 2019

Nichole Martin, AICP
Planner II
City of Dublin Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236

**Re: Doubletree Conversion at 600 Metro Place North
PZC Staff Review Comments**

Dear Ms. Martin:

The following letter is a formal response to the comments, dated July 10, 2019.

General:

- 1) Parking is not a permitted primary use of a property. This poses a problem in creation a new lot line at this time. To retain the existing parking, unchanged, the lot line will need to remain unchanged until such a time an approved Building Permit is issued for a (future) structure on the eastern portion of the site. That being said, as discussed, it is critical to ensure that the existing hotel will continue to be compliant with the development standards (setbacks, lot coverage, parking etc.) at the time the lot line adjustment occurs and a new building is built. **Response: Complied.**
- 2) Please update the plan to show the existing lot line as is on all sheets (no future lot line). Please provide one sheet showing the proposed future lot line condition with setback, lot coverage, and parking information. **Response: Complied, sheet C201 created to show future condition.**
- 3) Please update plan Crowne Plaza references to Doubletree (fka Crowne Plaza). For example, in the Project Description on C000. **Response: Complied.**
- 4) Please update the Director of Land Use & Long Range Planning from Vincent A. Papsidero, FAICP to Interim Director, Jennifer M. Rauch, AICP. **Response: Complied.**
- 5) Please provide parking counts for each run of parking on Sheet C200. **Response: Complied.**
- 6) Please provide the development information for the existing parcels as a whole, 'site', including setback information, parking, and lot coverage. Please cite the setback, parking and lot coverage information on the plans prior to demonstrating compliance. **Response: Complied.**
- 7) Please provide building height for each side of the building so Staff can verify the setback requirements. **Response: Building Heights are on the Future Lot Split plan, Sheet C201**
- 8) The parking lot striping is currently faded and needs to be restriped, particularly on the north end. Please clarify if any restriping or repaving is proposed as part of this plan. **Response: Note added to sheet C100 and C200.**
- 9) Please indicate to Staff if new light fixtures or bulbs are proposed for the parking areas. **Response: Complied**
- 10) Please update the numbers on the photometric plan to be legible. They are not legible digitally or in print. **Response: Complied**
- 11) Please provide a photo of the existing dumpster with the proposed dumpster detail. **Response: Photo Added to General Notes and Details, Sheet C002.**
- 12) Please rectify plan Sheet C100 and C200. Is the ground sign intended to be removed or remain? Please note the ground sign cannot be moved to a new location as shown on C200. **Response: Complied, the ground sign is intended to be updated to Doubletree**

Graphics.

- 13) Please clarify, on pages C300, C400, and C800, what the object is that appears like a second ground sign, but is not labeled. **Response: It was a new ground sign location for when the lot split is to occur, it has been removed.**
- 14) Please provide material sample boards with your resubmittal for Planning and Zoning Commission. **Response: Complied.**

Engineering:

- 1) Please refer to the marked-up plan (attached). Please note, this is an initial review for zoning review purposes. It does not represent all the comments that are associated with the final Building Permit site submittal review. **Response: Complied.**

Landscaping:

- 1) Please provide the following site data on the landscape plan to demonstrate compliance with the current landscape regulations: area of the building (SF), vehicular use area (SF), total ground coverage (SF). Additional trees may be required within the parking lot following our review of the requested information. **Response: Complied.**
- 2) Given the extent of the site modifications, compliance with aspects of the landscape code are required. Please updated the plans to provide the following:
 - a. A 3.5' tall screen along the south property line, with one deciduous tree every 40- feet. Landscaping on adjacent property cannot be used to fulfill this requirement. **Response: Complied**
 - b. A 6-foot tall screen along the west property line (limited access freeway adjacent) with one deciduous tree every 30-feet. **Response: Complied**
- 3) Please consider a substitute for the Mountain Laurel. Winterthur Viburnum is strongly encouraged substitute. Mountain Laurel, an acidic-soil loving plant, is proposed on the east side of the building. The planting specification describes the improvement of the soil around these plants but staff has concerns with their ability to thrive on a commercial site. **Response: Complied**
- 4) Please select an alternative to the Knockout Roses. A substitution with another ornamental shrub or perennial is strongly encouraged. The City has experienced disease damage with Knockout Roses over the last few years and does not recommend their use on commercial properties, especially in high numbers. **Response: Complied, replaced with Pocomoke Grape Myrtle**
- 5) Please rectify/clarify on Sheet C700 where there are two hawthorn trees to be preserved in the island in Enlarged Area B another tree is proposed in an island on the west side. **Response: Complied.**
- 6) Please provide landscape plan updates to address the landscaping within the center island near the main entrance. The area is weedy and unkempt and would benefit from improvement. **Response: Complied.**
- 7) Please note that existing trees around the property will need to be limbed up to accommodate the proposed construction. This work needs to be done properly by a certified arborist. Damaged trees will need to be replaced as required by code. **Response: Complied, Note added to maintenance chart in Tree Survey sheet C800.**

Michael D. Lentz
Project Manager