

19-123MPR – COURTYARD BY MARRIOTT

Summary

This is a request for review and approval for exterior modifications to an existing hotel. The modifications include the restructuring of a porte-cochere canopy from a pitched roof to a flat roof, front entry material changes, a new roof, and painting the exterior of the building.

Site Location

The site is located south of Post Road, approximately 1,600 feet northwest of the intersection of West Bridge Street.

Zoning

BSD-C, Bridge Street District – Commercial District

Property Owner

CMP Columbus Owner, LLC

Applicant/Representative

Rod Quqa, K2M Design

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Chase J. Ridge, Planner I
(614) 410-4656
cridge@dublin.oh.us

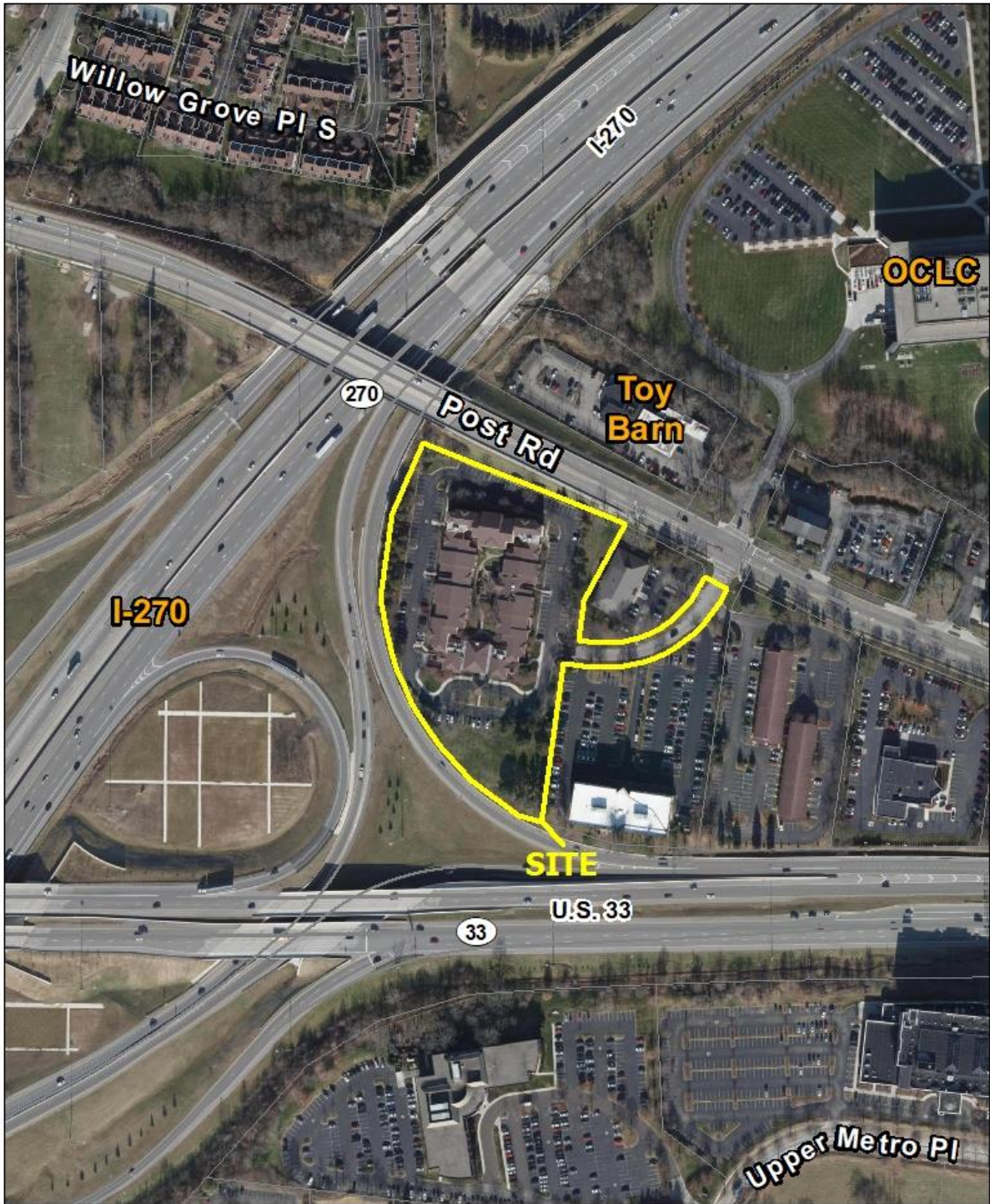
Next Steps

Upon review and approval by the Administrative Review Team (ART) of this application, the applicant may proceed with obtaining building permits.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-123MPR Minor Project Review Marriott Dublin 5175 Post Road</p>	<p>0 115 230 Feet</p> 
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2. Overview

Background

This application was introduced to the Administrative Review Team on January 16, 2020. The ART expressed concerns with the roofing material and the aesthetics of the front entry. The applicant has provided additional information to address the concerns with the front entry.

Site Characteristics

Natural Features

No significant natural features are present on the site.

Historic and Cultural Facilities

There are no historic or cultural features on the site.

Surrounding Land Use and Development Character

North: BSD-C, Commercial District (Commercial)

East: BSD-C, Commercial District (Commercial)

South: NA (Highway)

West: NA (Highway)

Road, Pedestrian and Bike Network

The site has frontage on Post Road (±490 feet) and is bound by a highway entrance ramp on the west and south sides. There are public sidewalks along the frontage of the site.

Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are provided on site.

Proposal

This is a request for review and approval for exterior modifications to an existing hotel. The modifications include the restructuring of a porte-cochere canopy from a pitched roof to a flat roof, updates to other portions of the roof system, front entry material changes, a new roofing material, and painting the exterior of the building.

Roof Improvements

The applicant is proposing significant changes to the roofing system over the porte-cochere and the lobby. The roofing system on each of these areas is proposed to be demolished in favor of a flat roof system. The new flat roof provides a more modern, updated look to the main entrance of the hotel in keeping with the brand image.

Portions of the pitched roof facing the interior courtyard area and directly behind the new flat roof are likely to still be visible, which was a concern of the ART. However, the applicant has made updates to the plans to better disguise these differences in the roof system for a cleaner look. This includes wrapping the parapet around either side of the front entry, better hiding the pitched roof to the rear and avoiding a faux-western front.

The applicant is also proposing changes to small portions of the roof system near each corner of the building. These portions of the roof will also be altered in favor of a flat roof system. The flat roof will tie into the more modern look of the redesigned front entry, and will allow the

creation of “feature walls”, which will be visible from all sides of the building. The existing asphalt shingle is proposed to be replaced with a new asphalt shingle in an Onyx Black color. The product proposed by the applicant is a three-tab shingle, however, and Staff is conditioning that the applicant choose a dimensional shingle, subject to Staff approval.

Storefront and Material Improvements

The applicant is proposing a new aluminum storefront system to replace the existing bay windows for a more modern aesthetic and to complement the other proposed improvements. The updated storefront system includes four large window openings and does not impact the location of the entry doors, which will remain.

The applicant is proposing to replace the EIFS on the front entry area and is also proposing a Nichiha cementitious fiberboard in a Cedar finish above the new storefront. This same Cedar cementitious fiberboard will also be used on the feature walls to tie the elements together.

The applicant is proposing a new stone veneer base with new EIFS along the top in an onyx black color. The porte-cochere will remain in the same location and is not changing in size.

The plans show signs on the site, however, these signs are for reference only and are not for review at this time.

Paint

The applicant is proposing new paint colors for the entirety of the building. The majority of the exterior will be painted a medium-gray color (Feldspar) and a beige color (Silver Feather), altering with every break in the plane of the façade. Portions of the feature walls will be painted Onyx Black, while a cementitious fiberboard in a Cedar finish is proposed for the majority of the feature walls.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(G)(4)]

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
Criteria Met. The Minor Project is consistent with all adopted plans, policies, and regulations.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) The Minor Project is consistent with the record established by the Administrative Review Team.
Criteria Met. The proposal is consistent with the record established by the ARB.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable zoning and use specific standards.

- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met with Condition. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings. However, the applicant is proposing a single-dimensional asphalt shingle. Staff is conditioning that the applicant choose a dimensional asphalt shingle product, subject to Staff approval.

4. Recommendation

Planning recommends **approval** with one condition.

- 1) That the applicant choose a dimensional asphalt shingle product, subject to Staff approval.