



City of Dublin

Planning

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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

DECEMBER 3, 2015

The Planning and Zoning Commission took the following action at this meeting:

**3. BSD C – Dublin Plaza 15-111MSP 225-373 West Bridge Street Master Sign Plan**

Proposal: A Master Sign Plan for an existing shopping center located southwest of the intersection of West Bridge Street and Frantz Road.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Applicant: Dublin Plaza LP, Charlie Fraas and Brent Myers, Casto.

Planning Contacts: Claudia D. Husak, AICP, Senior Planner and Nicki Martin, Planning Assistant.

Contact Information: (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us)  
(614) 410-4635, [nmartin@dublin.oh.us](mailto:nmartin@dublin.oh.us)

**MOTION:** Ms. Newell moved, Ms. Salay seconded, to approve this Master Sign Plan to permit for a consistent sign package of an appropriate design and scale for the Dublin Plaza Shopping Center, with five conditions:

- 1) All signs be limited to 15 feet in height;
- 2) The applicant provide gooseneck lighting fixture details, prior to sign permitting, subject to approval by Planning;
- 3) The applicant provide the approved Master Sign Plan package to Planning, prior to sign permitting;
- 4) All signs be rectangular with scalloped corners in shape; and
- 5) Window signs shall be limited to the primary tenant for each tenant space.

\*Charlie Fraas agreed to the above conditions.


**VOTE:** 5 – 0.

**RESULT:** The Master Sign Plan was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Absent
Stephen Stidhem	Absent

**STAFF CERTIFICATION**

  
 \_\_\_\_\_  
 Claudia D. Husak, AICP  
 Senior Planner

~~demonstrate to the Commission it is warranted, that is part of the process for the BSD. She said therefore, this is not setting a precedent. She stated she did not believe the nine inches would be visible and increasing the height of the parapet would not benefit the design of the structure. She said if the Commission is not fully comfortable with that, they can request a screen.~~

Cathy De Rosa asked the Chair if approving the louvers would set a precedent.

~~Ms. Shelly said that requirement is being considered for revision in the Code because it is an issue not anticipated.~~

~~Ms. Shelly reviewed the Waiver requests. She asked if any of those original recommendations needed to be changed. [There were no requests for changes]~~

**Motion and Vote**

~~Ms. Newell moved, Mr. Miller seconded, to approve the Mechanical System Louvers Waiver. The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Ms. Salay, yes; Mr. Miller, yes; and Ms. Newell, yes. (Approved 5 – 0)~~

**Motion and Vote**

~~Ms. Newell moved, Mr. Brown seconded, to approve the Mechanical Rooftop Screening Waiver. The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. De Rosa yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5 – 0)~~

**3. BSD C – Dublin Plaza  
15-111MSP**

**225-373 West Bridge Street  
Master Sign Plan**

The Chair, Ms. Newell, said the following application is a request for a Master Sign Plan for an existing shopping center southeast of the intersection of W. Bridge Street/SR 161 and Frantz Road. She said this is a request for review and approval for a Master Sign Plan under the provisions of Zoning Code Section 153.065(H)(e). She said the Commission is the final authority on this application and will need to swear-in anyone intending to address the Commission.

The Chair swore in anyone intending to address the Commission with regard to this case.

Nicki Martin presented the existing shopping center location that was developed in the late 1970s – a suburban style in-line design. She said under the previous Zoning Code, the tenants in the center were permitted larger signs for each tenant space than is permitted in the BSD. She said the MSP has been requested to ensure the signs are a consistent style and size. She the applicant provided a master sign plan text and sample design panels to guide the tenants. She said the applicant has proposed standards for in-line tenants (the majority of the tenants in the shopping center) as well as a standard for an anchor tenant (in this case - Kroger). She presented the proposal below and explained the requests as well as what is permitted in the BSD:

*In-Line Tenants – Wall Signs*

Size: 1 square feet per lineal foot - Maximum 80 square feet  
Number: 1 per tenant space, 2 for western most tenant space  
Height: 19 feet and 22 feet  
Colors: 1 of 3 SW colors for background with tenant choice for copy color  
Design: Oval or rectangular with scalloped corners  
Material: Aluminum with 1" returns, ½" thick individually stud mounted, 3-D characters  
Illumination: External with gooseneck fixtures

*Anchor Tenant – Wall Signs*

Size: Cumulative area of the two signs shall not exceed 95 square feet and the primary sign shall not exceed 80 square feet  
Number: 2  
Height: 22 feet  
Colors: 1 muted color (no logos or secondary images permitted)  
Illumination: Internal

*In-Line Tenants and Anchor Tenant – Window Signs*

Size: Maximum 10% window surface area or 10 square feet combined (whichever is less)  
Number: 2 maximum per tenant space; 1 maximum per window  
Location: Ground floor only  
Colors: 1 low-chroma

Ms. Martin said the following is required for approval of a Master Sign Plan:

- a) Allow a greater degree of flexibility and creativity in sign design and display.
- b) Ensure sign work is in a coordinated fashion to meet the general intent of signs in the District.
- c) Not intended to permit larger signs, more visible signs, or additional signs than permitted, without any consideration for unique sign design and display.

Ms. Martin said approval is recommended by the ART for a Master Sign Plan with three conditions:

- 1) That all signs are limited to 15 feet in height;
- 2) That the applicant provides gooseneck lighting fixture details prior to sign permitting, subject to Planning approval; and
- 3) That the applicant provides the approved Master Sign Plan package to Planning, prior to sign permitting.

Charlie Fraas, Casto, said they own the shopping center. He explained this all came up by accident as a tenant had left and a new tenant was applying for a new sign to match the existing signs. Because of the new BSD zoning requirements, he said the new tenant would only be permitted a sign half the size of the existing signs. He said the applicant is asking to permit what is already in place, not to increase the sign proposal except for: 1) the second sign on Frantz Road and 2) the increased height to address the various tower elements.

Victoria Newell asked if there were examples of the oval sign designs as only the rectangular sign design was presented.

Mr. Fraas said the oval sign was requested because under the previous zoning, Jason's Deli was permitted an oval sign and he did not want them to be found non-compliant with the BSD Code.

Ms. Martin said anything not considered at this time in the MSP would require the applicant/new tenant to request approval from the PZC, which can be a lengthy process for a simple request, which is why the applicant chose to request oval sign panels with this application.

Ms. Newell indicated she did not want to see oval signs for this center due to the architecture. Mr. Fraas was in agreement. He said he was concerned with protecting his lease obligation with Jason's Deli. He said in a situation where the sign blows off the building and they want to erect another, he questioned whether or not they would be permitted to put up the sign design they had because of the new BSD restrictions. Ms. Martin said the tenant could replace the sign with what was existing in that case.

Ms. Newell inquired about the window signs. Ms. Martin confirmed it applied to the primary tenant and not for use of sub-tenants.

Phil Hartmann said window signs for sub-tenants has been an issue in the past. He asked that the sign plan text be clear in terms of window signs being permitted solely for the primary tenant.

Mr. Fraas restated his came about because a tenant wants to move into the center and they cannot obtain a sign like every other business in the center. He said the applicant is just requesting the opportunity for any new tenant to match what is existing and a MSP would codify it.

Ms. De Rosa said with this MSP there could be three signs that are green and one could be red, etc. She asked the applicant how they envision that aesthetically. Mr. Fraas replied those three colors are already there.

Ms. De Rosa said one of the things the Commission is excited about for the BSD are the new sign opportunities that allow for updating, refreshing, or innovative, creative designs.

Mr. Fraas said this is an 'about face' from what has been requested in the past, which was that signs were to be as muted and small as possible. He said with the BSD regulations, pizzazz and energy is being requested, which is refreshing and indicated there will be many people wanting to move into the area because of that. He said graphics are a very important part. He said if the applicant ever decides to do a major remodel sometime in the future, they would come in requesting both site modifications and graphic plans that would update everything.

Mr. Fraas explained he has been with Casto for over 20 years and their properties range in age from one year to 50 years old. He said they spend a lot of time with renovations to bring centers back to life, just like what is anticipated for BSD.

Ms. De Rosa asked the applicant if consistency was the goal at this point more than anything else. Mr. Fraas affirmed.

Ms. Salay inquired about the fonts. Mr. Fraas said different fonts are used currently and there has not been a restriction on that as these were all previously approved.

Ms. Salay encouraged the applicant to work on the center identification signs because they are so dated and are not integrated with the nice architecture of the center. Mr. Fraas agreed to have a conversation with Kroger.

Claudia Husak said the cube-shaped Kroger sign is not on the applicant's property and not covered by the MSP at all.

Ms. Martin said in 1990, the BZA conditioned the applicant consider voluntary removal of the four-sided cube sign at SR 161 and Corbin Mills Drive.

Ms. Salay stated she was supportive of the application if the sign height was kept to 15 feet.

Ms. Newell said she was supportive of the MSP if the oval shape was omitted.

The Chair asked if the applicant was in agreement with the amended conditions:

- 1) That all signs are limited to 15 feet in height;

- 2) That the applicant provides gooseneck lighting fixture details prior to sign permitting, subject to Planning approval;
- 3) That the applicant provides the approved Master Sign Plan package to Planning, prior to sign permitting;
- 4) That all signs be rectangular in shape with scalloped corners in shape; and
- 5) That window signs shall be limited to the primary tenant for each tenant space.

Mr. Fraas, agreed.

#### **Motion and Vote**

Ms. Newell moved, Ms. Salay seconded, to approve the Master Sign Plan with five conditions. The vote was as follows: Mr. Miller, yes; Mr. Brown, yes; Ms. De Rosa, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 5 – 0)

#### **4. Barronsmore Park 15-114AFDP**

#### **5701 Barronsmore Way Amended Final Development Plan**

~~The Chair, Ms. Newell, said the following application is a request for the installation of art work in a City-owned open space within the Ballantrae Subdivision within Barronsmore Park, on the east side of Cosgray Road, west of Barronsmore Way. She said this is a request for review and approval of an Amended Final Development Plan under the Planned District provisions of Zoning Code Section 153.050. She said the Commission is the final authority on this application and those intending on addressing the Commission would need to be sworn-in.~~

~~Ms. Newell asked if anyone from the public would like to address the Commission. [Hearing none.] She asked if the applicant had agreed to the stated conditions.~~

~~Laura Ball, agreed to the two conditions:~~

- ~~1) That the proposed gravel path from the northwest seating area to the art installation be removed from the plan; and~~
- ~~2) That the HOA work with Staff to execute a maintenance agreement for the sculpture prior to installation.~~

#### **Motion and Vote**

~~Ms. Newell moved, Mr. Brown seconded, to approve this Amended Final Development Plan with two conditions. The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5 – 0)~~

#### **Planning Items**

- ~~1. Vince Papsidero introduced JM Rayburn as a newly-hired Planner.~~
- ~~2. Mr. Papsidero referred to a monthly report included in the packet that is a format that is evolving working with our Development Director, Donna Goss. He said in terms of a final format at the department, which includes Planning, this provides a background of all the cases in the system as well as a minor update in terms of the Planning projects that will be coming to the Commission in the next few months. He said this document will be shared with the Commission on a regular~~



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**NOVEMBER 24, 2015**

The Administrative Review Team made the following determination at this meeting:

- 2. BSD C – Dublin Plaza 15-111MSP** **225-373 West Bridge Street Master Sign Plan**

**Proposal:** A Master Sign Plan for an existing shopping center located southwest of the intersection of West Bridge Street and Frantz Road.  
**Request:** Review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Section 153.066.  
**Applicant:** Dublin Plaza LP, Brent Myers, Casto.  
**Planning Contact:** Nicki Martin, Planning Assistant; (614) 410-4635, nmartin@dublin.oh.us

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission of this request for a Master Sign Plan with three conditions:

- 1) That all signs are limited to 15 feet in height;
- 2) That the applicant provides gooseneck lighting fixture details prior to sign permitting, subject to Planning approval; and
- 3) That the applicant provides the approved Master Sign Plan package to Planning, prior to sign permitting.

**Determination:** This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

**STAFF CERTIFICATION**

  
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Vincent A. Papsidero, FAICP  
Planning Director

**2. BSD C – Dublin Plaza  
15-111MSP**

**225-373 West Bridge Street  
Master Sign Plan**

Nicki Martin said this is a request for a Master Sign Plan for an existing shopping center located southwest of the intersection of West Bridge Street and Frantz Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Section 153.066.

Ms. Martin said the applicant is proposing a sign plan that is consistent with the existing development's style and scale. She noted the linear-layout shopping center was developed in the 80's and has a significant setback from West Bridge Street with parking located in front of the buildings. She said the applicant is seeking to formalize a sign plan that is consistent with the existing approved signs and the character of the center as a whole. She said the application includes MSP text outlining the appropriate sign types, standards, and locations. She said the text generally follows the standards of the Dublin Sign Code and includes drawings showing the typical sign panel style and colors for the non-anchor tenants. She explained the MSP text allows signs for three unique conditions: Non-anchor In-Line Tenants, the Anchor Tenant, and Center Signs. She presented the proposal outlined below:

*Non-anchor In-Line Tenants – Wall Signs*

BSD Permitted

Size: ½ square feet per lineal foot - Maximum **50** square feet  
Number: 2 building mounted signs of different types (1 permitted to be a wall sign)  
Height: 15 feet  
Colors: Any up to 3 (including logo)  
Illumination: Internal or external

MSP Proposed

Size: 1 square feet per lineal foot - Maximum **80** square feet  
Number: 1 per tenant space, 2 for western most tenant space  
Height: 19 feet and 22 feet  
Colors: 1 of 3 SW colors for background with tenant choice for copy color  
Illumination: External with gooseneck fixtures

*Non-anchor In-Line Tenants – Window Signs*

BSD Permitted

Size: Maximum **20%** window surface area, not to exceed **8** square feet  
Number: 2 building mounted signs of different types (1 permitted to be a window sign)  
Location: Ground floor only  
Colors: 3 maximum (including logo)

MSP Proposed

Size: Maximum **10%** window surface area or **10** square feet combined (whichever is less)  
Number: 2 maximum per tenant space; 1 maximum per window  
Location: Ground floor only  
Colors: 1 low-chroma

*Anchor Tenant – Wall Signs*

BSD Permitted

Size: ½ square feet per lineal foot - Maximum **50** square feet  
Number: 2 building mounted signs of different types (1 permitted to be a wall sign)  
Height: 15 feet  
Colors: Any up to 3 (including logo)  
Illumination: Internal or external

MSP Proposed

Size: Cumulative area of the two signs shall not exceed **95** square feet and the primary sign shall not exceed **80** square feet  
Number: 2  
Height: 22 feet  
Colors: 1 muted color (no logos or secondary images permitted)  
Illumination: Internal

*Anchor Tenant – Window Signs*

BSD Permitted

Size: Maximum **20%** window surface area, not to exceed **8** square feet  
Number: 2 building mounted signs of different types (1 permitted to be a window sign)  
Location: Ground floor only  
Colors: 3 maximum (including logo)

MSP Proposed

Size: Maximum **10%** window surface area or **10** square feet combined (whichever is less)  
Number: 2 maximum per tenant space; 1 maximum per window  
Location: Ground floor only  
Colors: 1 low-chroma

Ms. Martin said the following is required for approval of a Master Sign Plan:

- a) Allow a greater degree of flexibility and creativity in sign design and display.
- b) Ensure sign work is in a coordinated fashion to meet the general intent of signs in the District.
- c) Not intended to permit larger signs, more visible signs, or additional signs than permitted, without any consideration for unique sign design and display.

Ms. Martin said approval is recommended to the Planning and Zoning Commission for a Master Sign Plan with three conditions:

- 1) That all signs are limited to 15 feet in height;
- 2) That the applicant provides gooseneck lighting fixture details prior to sign permitting, subject to Planning approval; and
- 3) That the applicant provides the approved Master Sign Plan package to Planning, prior to sign permitting.

Brent Myers, Casto, noted the height request in the proposal. He explained none of the tenants currently exceed 15 feet but wanted the opportunity to entertain a higher height in the future. He said Kroger is the anchor tenant and the sign band on their tenant space would allow for a sign at a height up to 22



feet. He indicated that if Kroger were to leave this site, he would want the opportunity to offer a sign to the new tenant at up to a height of 22 feet.

Ms. Martin said the 15-foot height limit is being recommended as the applicant moves forward; however, it is appropriate for the applicant to raise the request with the Planning and Zoning Commission.

The ART discussed other businesses in the area that might have signs at a height higher than 15 feet but it was determined those signs were likely approved before the BSD Code was established and granted variances.

Jeff Tyler suggested that as cases come forward, increased height should be considered if architecturally appropriate. He said if a sign fits better in a location that is higher than 15 feet, architectural appropriateness should be discussed.

Rachel Ray inquired about the tenants on opposite ends of the strip mall. She said one sign was requested for the tenant with frontage on Frantz Road but wanted to know what was proposed for the tenant on the east side. She asked if the signs could have individual fonts and logos.

Ms. Martin clarified the anchor tenant was not permitted to have a logo, but in-line tenants will be permitted logos, or secondary image/copy cumulatively not to exceed 20% of the area of the sign.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the PZC for a Master Sign Plan with three conditions.

**3: BSD-SRN – Bridge Park – A Block  
15-112BDP/BSP**

**Riverside Drive and SR 161  
Basic Development Plan/Site Plan**

~~Marie Downie said this is a request for a new eight story, 100,628-square-foot hotel, a 19,000-square-foot conference center, an office building (future phase), a 231,652-square-foot, 610 parking space garage, 0.11-acre open space, and associated site improvements on a ±3.75-acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Section 153.066.~~

~~Ms. Downie presented an overview of the application. She noted the proposed hotel is intended to serve as the architectural anchor for the site and is located southeast of the intersection of Banker Drive and Riverside Drive. To the south, she said it is connected by a plaza to the conference center. She said the proposed office building is located southeast of the conference center. She said the proposed parking garage is located at the southwest corner of Banker Drive and Mooney Street and will primarily serve the hotel, conference center, and future office. She said the parking garage has a small retail component located at the northwest corner of the first floor.~~

~~Ms. Downie reported the proposed project includes:~~

- ~~• A1 – Future Office – Corridor Building (size to be determined)~~
- ~~• A2 – Conference Center – Corridor Building: 19,000 square feet~~
- ~~• A3 – Hotel – Corridor Building: eight-story, 100,628 square feet~~
- ~~• A4 – Garage/Retail – Parking Structure: six-story, 231,652 square feet with 610 parking spaces~~
- ~~• 0.11 acres of Open Space~~
- ~~• 9 on-street Parking Spaces~~

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He said a determination is scheduled for Tuesday, November 24<sup>th</sup>.

**2. BSD C – Dublin Plaza  
15-111MSP**

**225-373 West Bridge Street  
Master Sign Plan**

Nicki Martin said this is a request for a Master Sign Plan for an existing shopping center located southwest of the intersection of West Bridge Street and Frantz Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Section 153.066.

Ms. Martin said the existing shopping center is a linear strip-mall style structure and the signs were all approved under the previous zoning and are now facing challenges of the BSD Code where only half the size is permitted. A Master Sign Plan, she said, would address these issues. She presented the three different 24-inch sign details including three colors for the background: Iron Ore Grey, Rockwood Dark Red, and Rockwood Shutter Green, all using white lettering. She noted the signs would be placed in the 36-inch existing beige sign band. She said the tenants were granted one square foot of sign area for each linear foot of leased storefront under the previous zoning. Under the new BSD – Commercial zoning designation, she said one-half square foot of sign area for every linear square foot of storefront is permitted. She reported the new BSD signage requirements are intended for buildings with minimal setback lines and located much closer to thoroughfares. She said the applicant is requesting the tenants be permitted to continue to obtain sign area consistent with what already exists in the center and what is appropriate for the property and given building setback. In addition, she said the applicant is requesting the right for additional signs on the western side of the shopping center, along the portion of the shopping center facing Frantz Road. She said the applicant is requesting the right for one additional sign, per the Master Sign Plan specifications, to be permitted to be placed on this portion of the center to offer enhanced visibility and exposure for a tenant located in the space, which has frontage along Frantz Road.

Ms. Martin indicated Staff has concerns with the lack of detail presented in the MSP. She explained a very comprehensive MSP is better when notes regarding the requirements of the Code for location, size, height, color, and number of signs are provided. She noted the sign shapes are different. She said she has reservations about the size of the sign requested for Frantz Road. She reported she accessed the street view through Google. She asked if there would be tag lines or secondary signs requested. She emphasized that sign design quality all come up in the review process.

Claudia Husak said written documentation needs to be provided to specifically address all these issues in order for this to move forward. She said because of the quick turnaround, Ms. Martin has drafted a document for the applicant to simply fill in the blanks.

Charlie Fraas, Casto, asked if there would be separate approvals.

Ms. Husak replied all tenants have the same sign except for Jason's.

Ms. Husak said information needs to be included if the tenants want different shaped signs.

Vince Papsidero emphasized the need for clarity of the issues.

Mr. Fraas reported two tenant spaces have become vacant. He said he was concerned about tenant signs that were approved under the previous zoning, and how much will need to be changed with new zoning requirements. He said he does not want to hurt the tenants and the graphics are a challenge. He indicated he was concerned about secondary signs for doors and windows, etc.

Rachel Ray requested confirmation that all requests were for externally illuminated signs and if the colors requested are those that currently exist. Mr. Fraas confirmed most of the signs were white or one color.

Ms. Husak explained the ART's determination is scheduled for Tuesday, November 24<sup>th</sup> due to the holiday on Thursday. She asked the applicant if there would be a lot of updates/revisions to the MSP. Mr. Fraas asked that Staff get him the document to complete as soon as possible for him to meet the deadline.

Ms. Husak said conditions could be provided for approvals to move this forward for PZC.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

**3. BSD SRN – Bridge Park – A Block  
15-112BDP/BSP**

**Riverside Drive and SR 161  
Basic Development Plan/Site Plan**

Marie Downie said this is a request for a new eight story, 100,628-square-foot hotel, a 19,000-square-foot conference center, an office building (future phase), a 231,652-square-foot, 610 parking space garage, 0.11 acre open space, and associated site improvements on a ±3.75 acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Section 153.066.

Ms. Downie presented the site in the BSC Scioto River Neighborhood. She said the proposal includes a hotel, conference center, office, and parking garage. She reported the hotel and office uses are permitted in this zoning district, however, conditional use approval is required for conference centers and stand-alone parking structures. She indicated that the proposed hotel was the main focus at the Informal Review with City Council. She noted that there are limited details provided for the office building as a tenant has not been identified.

Ms. Downie said a number of issues have been identified as Waivers have been requested:

- Longshore Street, the one-way drive, and the extension of Mooney Street should be designated as private with appropriate access and utility easements. Ms. Downie said they will need to be renamed and will not be overtaken by the City.
- Access from Acura will need to be right-in, right-out onto the one-way access from SR 161.
- The proposed eight-story hotel has been identified as the architectural anchor for the block, however, only six stories are permitted. Furthermore, the first and eighth stories exceed the height requirements.
- The conference center is only one story and three stories are required. She said the height of the conference center is 25 feet so the number of stories may not be an issue.
- The parking garage has six stories when only five stories are permitted.
- Principal entrances are proposed along Longshore Street but Riverside Drive through SR 161 is considered the principal frontage and principal entrances are required to be off of that. The number of entrances is also an issue but that could possibly be reviewed during the Site Plan process. She said to provide additional entrances for the hotel, there is a grade issue. She recommended leaving the proposed parking garage without a front property line while the hotel has two fronts. She inquired about pedestrian access for the parking garage; the handling of the entry is unclear.
- Not enough entrances/exists have been proposed for the parking garage.
- Banker Drive should be identified as a Front Property Line.
- All doors need to be recessed a minimum of three feet from the property line.
- The rear setback has not been met for the hotel as it encroaches within the five-foot setback.