

## APPENDIX A



October 28, 2013

Christopher Noble  
Smart Hotels, LLC  
20600 Chagrin Blvd., Ste. 705  
Shaker Heights, OH 44122

Re: ***Application for Site Plan/Design Review Approval  
and  
Application for Conditional Use Permit  
Proposed Gateway Hotel Complex  
Oberlin College  
7 North Main Street  
City of Oberlin, Ohio***

Dear Mr. Noble:

This letter will confirm that the above-referenced application was considered by the Oberlin Planning Commission at its meeting on October 23, 2013. This application proposes the demolition of the Oberlin Inn complex, and the construction of a new hotel with 68 rooms, a conference center with a design capacity of 320 persons, a restaurant and bar, retail space (11,300 sq. ft. ±), College administrative offices (14,293 sq. ft. ±), a future jazz club in the basement level, and a separate bank building (2,550 sq. ft. ±) with two (2) drive through lanes. This application also proposes the development of off-street parking areas. An application for a Conditional Use Permit for the proposed bank drive-through feature was also considered during the course of a "Public Hearing."

After reviewing the "revised" site plan submittal, the Planning Commission moved to approve the "revised" site layout as illustrated on plans submitted by Neff and Associates, and received on October 15, 2013 subject to compliance with a number of conditions. Those conditions are outlined in the attached Appendix A. In this regard, you will note that the Commission's conditions of approval requires the approval of a "revised" site plan drawing for the bank building/drive through, submission of proposed building designs, materials, colors and textures, etc.

**Mr. Christopher Noble**

**October 28, 2013**

**2 | Page**

Should you have any questions concerning this matter, please do not hesitate to contact us.

Sincerely,



**Gary Boyle, AICP**  
**Director of Planning and Development**

**Enclosure**

cc: T. Reed, Oberlin College  
D. Gibson, Chair, Oberlin Planning Commission  
J. Wilson, Chair, Design Review Subcommittee  
E. Norenberg, City Manager  
R. Schnurr, Chief Building Official  
Chief D. Kirin, Oberlin Fire Department  
Chief T. Miller, Oberlin Police Department  
J. Baumann, Public Works Director  
S. Dupee, Director, OMLPS  
R. Roberts, PE, City Engineer  
D. Rucker, GMD Superintendent  
J. Hade, Water Superintendent  
S. Hoffert, WEPF Superintendent

## APPENDIX A

### **OBERLIN PLANNING COMMISSION CONDITIONS OF PARTIAL SITE PLAN APPROVAL**

Proposed Gateway Hotel Complex  
Oberlin College  
7 North Main Street

The Oberlin Planning Commission's approval on October 23, 2013 applies to the site plan submittal from Solomon Cordwell Buez and Neff & Associates, identified as Project Number 2012007, and stamped as received on October 15, 2013 illustrating the proposed location of the hotel, retail and administration building, and a separate bank building subject to compliance with the following conditions:

1. That this approval applies only to the site plan layout of the proposed buildings, parking areas, retention basin, truck loading zone, etc. as shown on the aforementioned plan set.
2. That a revised site plan design indicating a relocation of the proposed bank building to the north, and the proposed bank drive-through lanes connecting with "Parking Zone B" be submitted for the final review and approval of the Planning Commission.
3. That the proposed building design, materials, colors, etc. for the proposed hotel complex be submitted to the Design Review Subcommittee for review, and recommendation to the Planning Commission.
4. That the proposed building design for the hotel complex reflect an accentuated main hotel entrance near the intersection of Main and College Streets as required by the City's adopted design standards and guidelines.
5. That the proposed building design for the hotel complex reflect compatibility with downtown building architecture, materials and colors as required by the City's design standards and guidelines.
6. That the proposed building design, materials, colors, etc. for the proposed bank building be submitted to the Design Review Subcommittee for review, and recommendation to the Planning Commission.
7. That the applicant comply with all requirements of City departments related to utilities, storm water management, excavation permits, building permits, landscaping, etc.

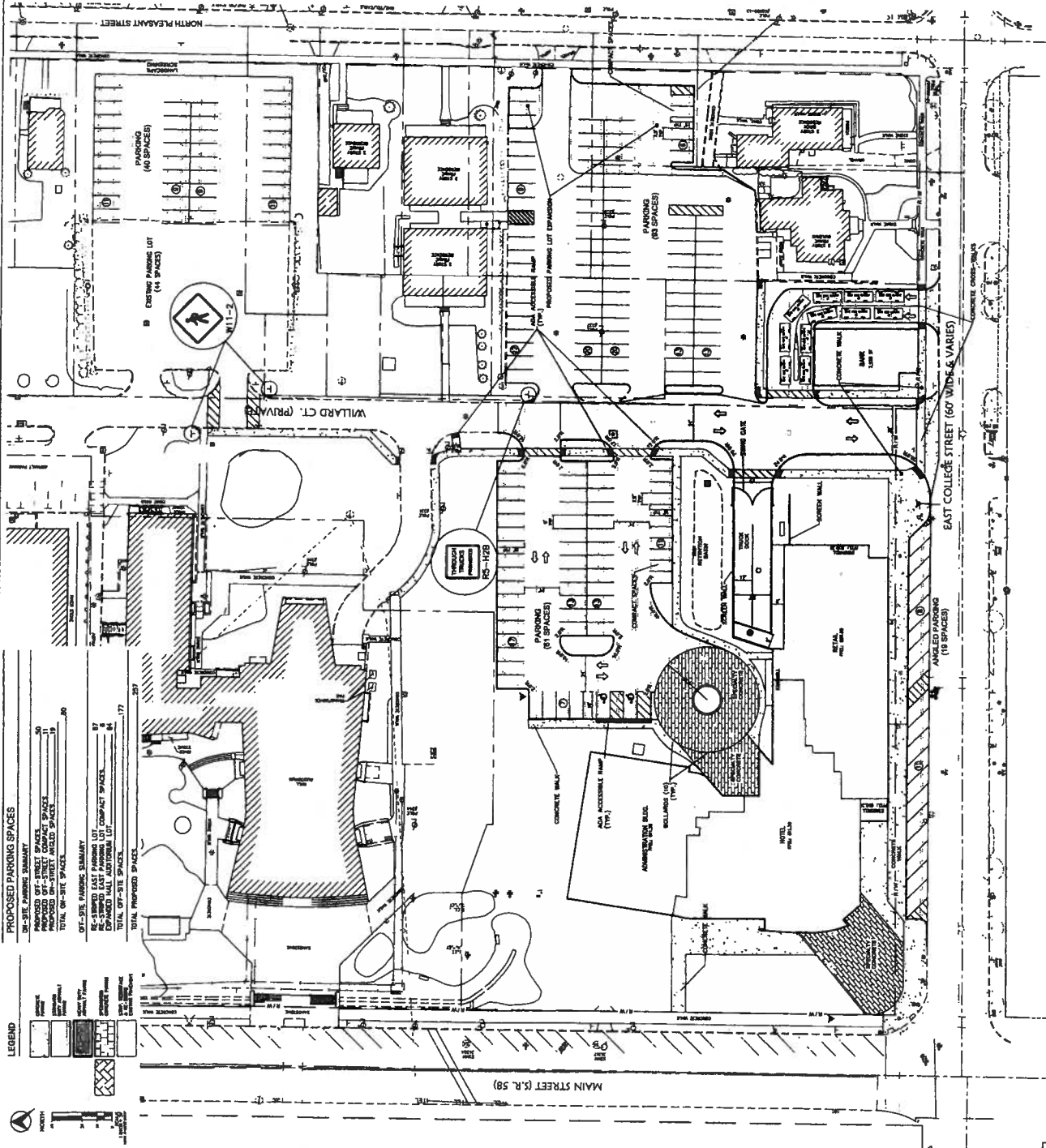
Schedule  
 Consultant  
 BUSHZ  
 www.bushz.com  
 Phone  
 419.233.1100  
 Fax  
 419.233.1100  
 Address  
 11181 BUSHZ

**NERF**  
 ARCHITECTS  
 11181 BUSHZ  
 CLEVELAND, OHIO 44130-3300  
 TEL: 216.464.1100  
 FAX: 216.464.1101  
 WWW.NERFARCHITECTS.COM

| NO. | DESCRIPTION       | DATE     |
|-----|-------------------|----------|
| 1   | ISSUED FOR PERMIT | 12/15/07 |
| 2   | AS NOTED          | 12/15/07 |
| 3   | AS NOTED          | 12/15/07 |
| 4   | AS NOTED          | 12/15/07 |
| 5   | AS NOTED          | 12/15/07 |
| 6   | AS NOTED          | 12/15/07 |
| 7   | AS NOTED          | 12/15/07 |
| 8   | AS NOTED          | 12/15/07 |
| 9   | AS NOTED          | 12/15/07 |
| 10  | AS NOTED          | 12/15/07 |

OBERLIN COLLEGE  
 GATEWAY BUILDING  
 CLEVELAND, OHIO  
 SHEET NUMBER  
 C-5.0  
 DATE  
 12/15/07  
 DRAWN BY  
 PROJECT NUMBER  
 2012007

SITE LAYOUT  
 PLAN  
 SHEET NUMBER  
 C-5.0  
 DATE  
 12/15/07  
 DRAWN BY  
 PROJECT NUMBER  
 2012007



**PROPOSED PARKING SPACES**

| ON-SITE PARKING SUMMARY          |           |
|----------------------------------|-----------|
| PROPOSED OFF-STREET SPACES       | 30        |
| PROPOSED ON-STREET ANGLED SPACES | 18        |
| <b>TOTAL ON-SITE SPACES</b>      | <b>48</b> |

| OFF-SITE PARKING SUMMARY                       |           |
|--|-----------|
| EXISTING PARKING LOT (4 SPACES)                | 4         |
| RE-CONFIGURED EXISTING PARKING LOT (18 SPACES) | 18        |
| EXPANDED HALL ADJUTANT SPACES                  | 6         |
| <b>TOTAL OFF-SITE SPACES</b>                   | <b>28</b> |
| <b>TOTAL PROPOSED SPACES</b>                   | <b>76</b> |

