

**APPENDIX A**

**PARTIAL SITE PLAN APPROVAL  
(OCTOBER 23, 2013)**



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**

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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.

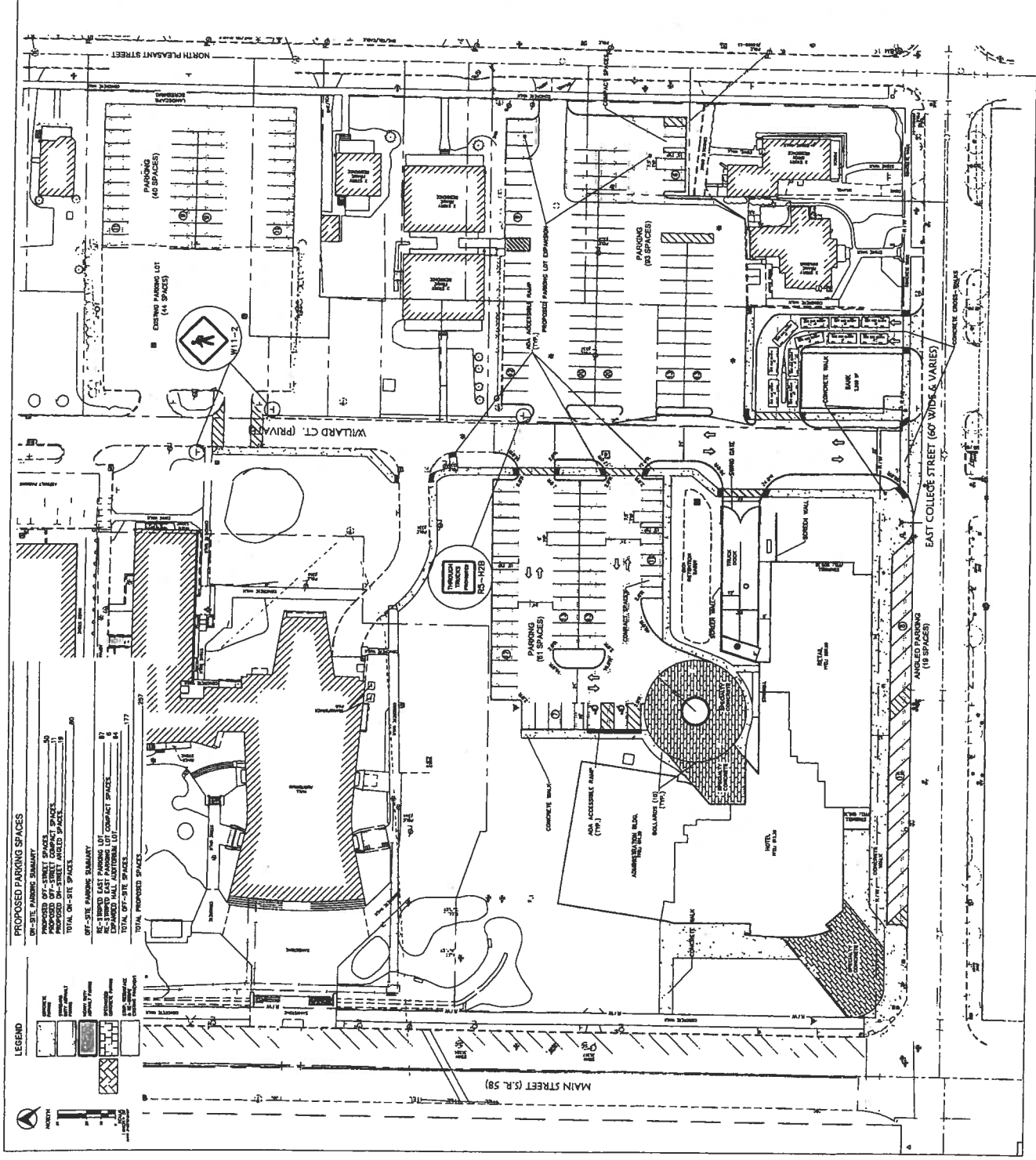
**Solomon**  
 1000 Hill  
 Suite 200  
 Chicago, IL 60611  
 Tel: 312.329.1100  
 Fax: 312.329.1101  
 www.solomon.com

**NEFF**  
 ARCHITECTS  
 1111 N. Dearborn Street  
 Chicago, IL 60610  
 Tel: 312.329.1100  
 Fax: 312.329.1101

Architecture Planning Interior Design

NO.	DESCRIPTION	DATE
1	PRELIMINARY	01/10/07
2	REVISED	02/15/07
3	REVISED	03/20/07
4	REVISED	04/25/07
5	REVISED	05/30/07
6	REVISED	06/20/07
7	REVISED	07/15/07
8	REVISED	08/10/07
9	REVISED	09/05/07
10	REVISED	10/01/07
11	REVISED	10/25/07
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100	REVISED	08/25/11

**Site Layout Plan**  
 Oberlin College Gateway Building  
 201/2007  
 C5.0



**PROPOSED PARKING SPACES**

TYPE	QUANTITY
OFF-SITE PARKING SUMMARY	
PROPOSED OFF-STREET SPACES	40
PROPOSED ON-STREET PARKED SPACES	11
TOTAL OFF-SITE SPACES	51
OFF-SITE PARKING SUMMARY	
RE-TIMED EAST PARKING LOT	87
RE-TIMED WEST PARKING LOT	6
EXPANDED MAIN ALTERNATE LOT	177
TOTAL OFF-SITE SPACES	270
TOTAL PROPOSED SPACES	321

