

APPENDIX B

**SITE PLAN/ BUILDING DESIGN APPROVAL
(DECEMBER 4, 2013)**



December 9, 2013

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

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

Dear Mr. Noble:

This letter will confirm that the “revised” hotel building design for the above-referenced application was considered by the Design Review Subcommittee at its meeting on December 4, 2013. After reviewing the “revised” building design, materials, colors and textures illustrated in your submittal dated November 22, 2013, the Subcommittee determined that it would comply with the Zoning Code’s design standards and guidelines and moved to recommend to the Planning Commission that it be approved as submitted.

This letter will also confirm that the Oberlin Planning Commission subsequently reviewed this application at its meeting on December 4, 2013. In this regard, it is noted that the Planning Commission moved to accept the recommendation of the Design Review Subcommittee, and to approve the proposed building’s architectural design, materials, colors and textures as submitted. That approval is contingent on compliance with a number of conditions including: (1) that all other conditions of partial site plan approval previously identified by the Commission on October 23, 2013 remain applicable; (2) that the applicant comply with all City department requirements including utilities, storm water management, parking (on-site and off-site), etc; (3) that the applicant submit an application to the Planning Commission and obtain a Conditional Use Permit for the proposed outdoor café area shown on the revised plan; (4) that the applicant submit a detailed landscape plan for this development for the review and approval of the Planning Commission ; (5) that the applicant submit a detailed exterior lighting plan for the

Mr. Christopher Noble

December 9, 2013

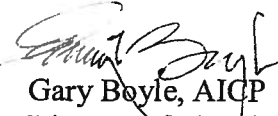
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building and site for the review and approval of the Planning Commission; (6) that all required building permits be obtained from the Chief Building Official prior to any demolition or construction occurring; and (7) that the applicant enter into a Development Agreement with the City for this project.

Lastly, you are reminded that building plans for the proposed bank building must be submitted for the review of the Design Review Subcommittee and a recommendation to the Planning Commission. The submission of a "revised" site plan for that proposed building is also required for the review and approval of the Planning Commission. The Commission must also review the site design for proposed bank drive through and grant a "Conditional Use Permit" for the same.

Should you have any questions concerning this application or the Planning Commission's requirements, please do not hesitate to contact us.

Sincerely,



Gary Boyle, AICP
Director of Planning and Development

Enclosure

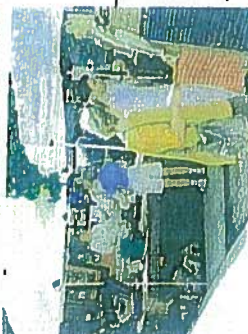
cc: T. Reed, Oberlin College
D. Gibson, Chair, Oberlin Planning Commission
J. Wilson, Chair, Design Review Subcommittee
E. Norenberg, City Manager
R. Schnurr, Chief Building Official
Chief D. Kirin, Oberlin Fire Department
Chief T. Miller, Oberlin Police Department
J. Baumann, Public Works Director
S.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



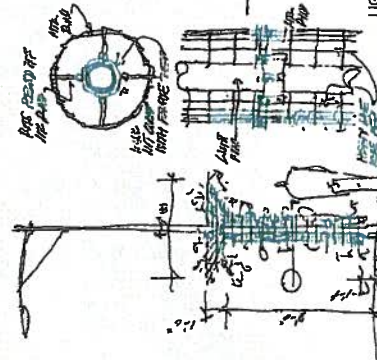
HERB GARDEN



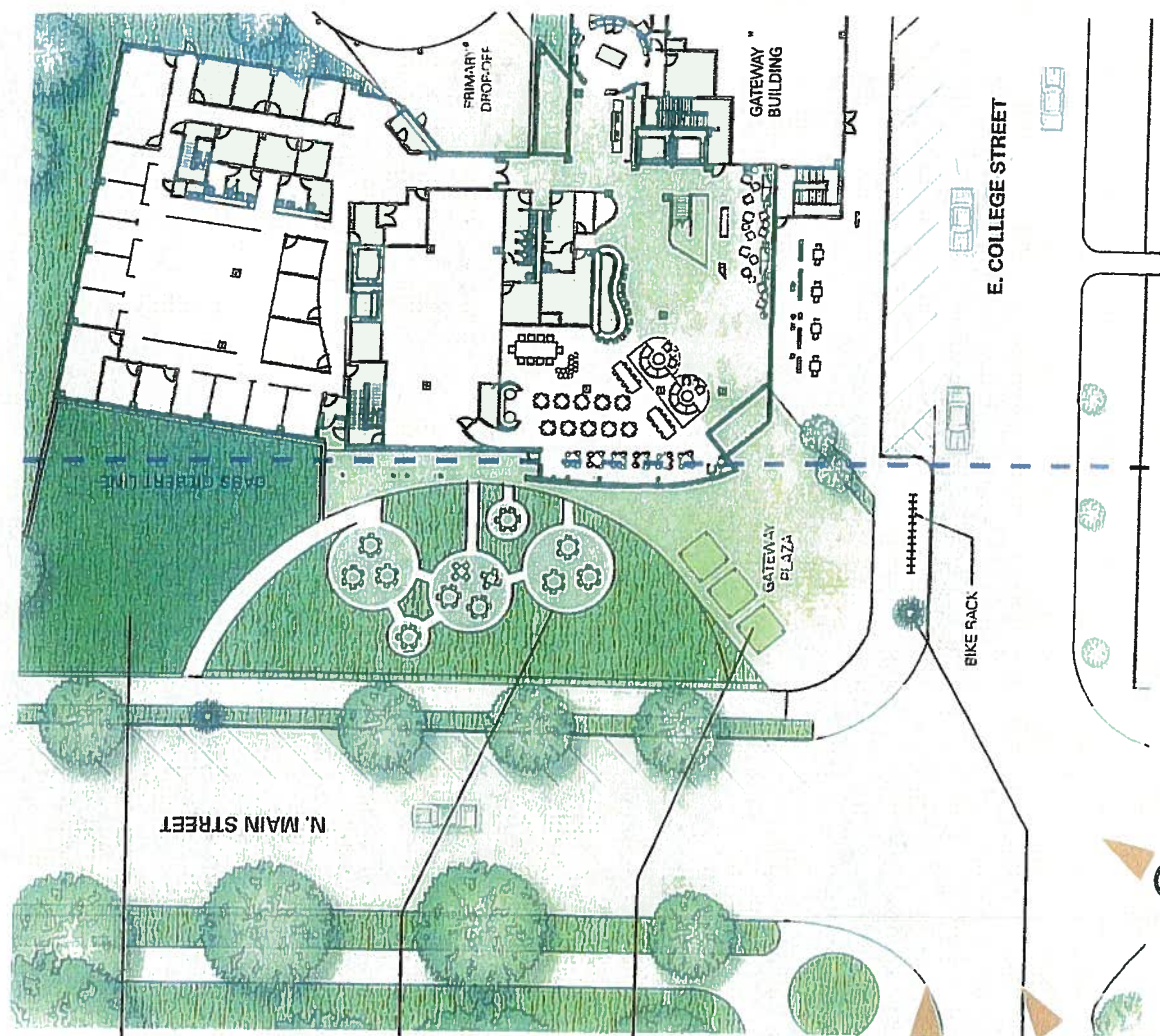
OUTDOOR CAFE PODS



TEMPORARY TENTS FOR PUBLIC ACTIVITIES



LIGHTING



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②

③

ENLARGED LANDSCAPE PLAN
GATEWAY BUILDING
Oberlin College

11.22.2013

2012007

**SITE PLAN GRANTED PARTIAL APPROVAL SUBJECT TO
CONDITIONS BY THE DRAINING COMMISSION ON**





**BUILDING ELEVATION PLANS APPROVED BY THE
 OBERLIN PLANNING COMMISSION, SUBJECT TO
 COMPLIANCE WITH CONDITIONS, ON
 DECEMBER 4, 2013**



BEFORE





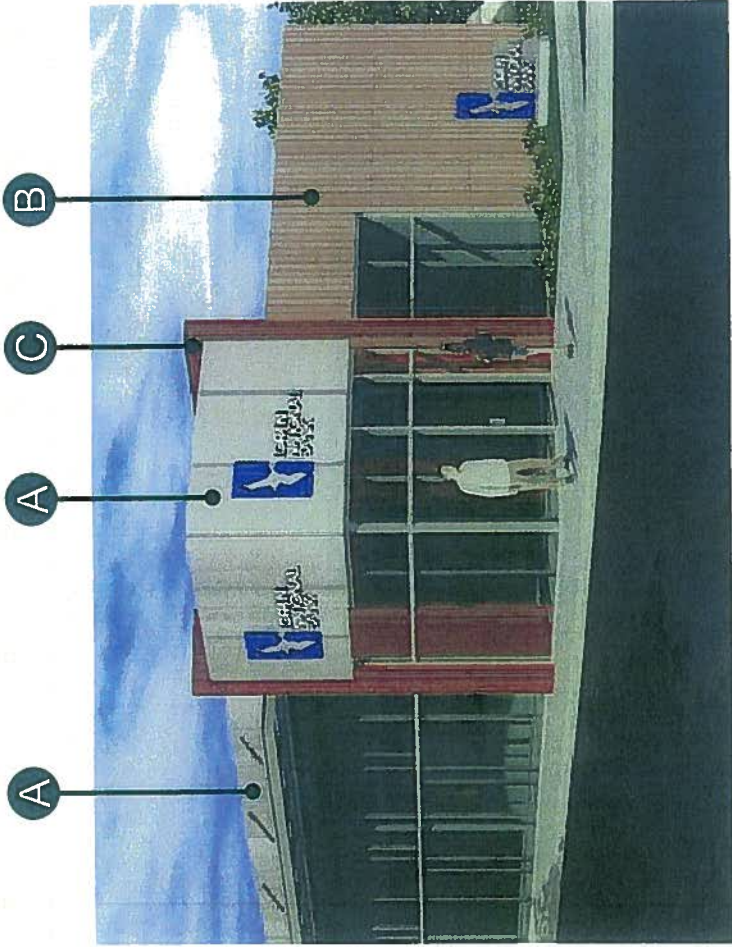
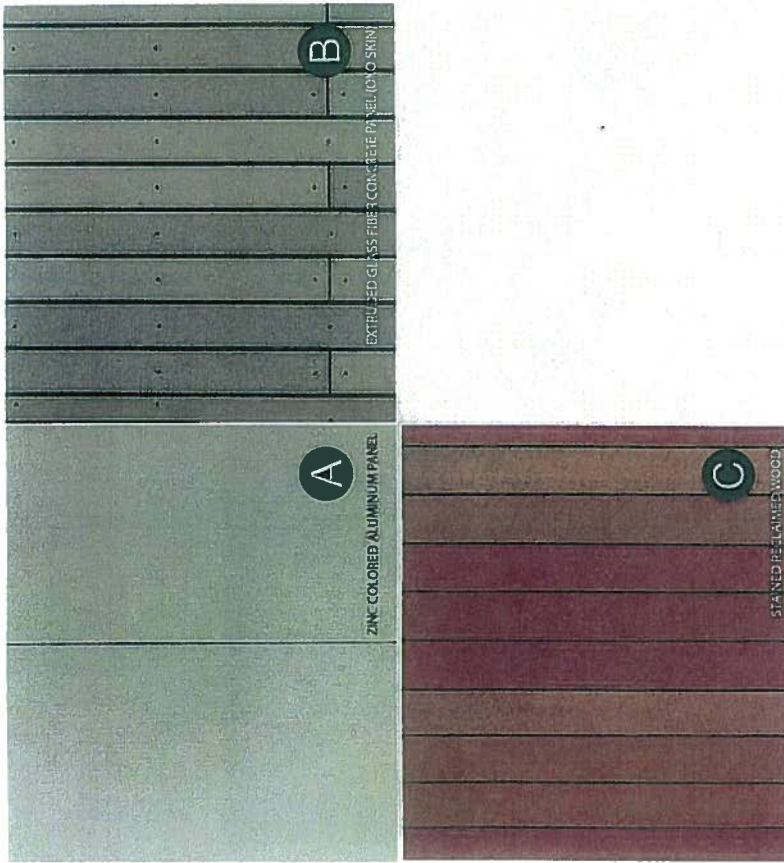
**BUILDING ELEVATION APPROVED BY THE OBERLIN
PLANNING COMMISSION ON MARCH 19, 2014**

**Lorain National Bank - New Oberlin Facility
Gateway Complex
Northwest View**

Project No. 1212

February 28, 2014

Clark & Post Architects, inc.



**BUILDING MATERIALS/ COLORS APPROVED BY THE
 OBERLIN PLANNING COMMISSION ON MARCH 19, 2014**

**Lorain National Bank - New Oberlin Facility
 Gateway Complex
 Materials Palette**

Clark & Post Architects, inc.

Project No. 1212

February 28, 2014