



REPORT

Planning and Development Dept.

To: Chair and Members of the Oberlin Planning Commission

From: Gary Boyle, Director of Planning and Development

Subject: Application for Site Plan Approval
Revised Final Site Plan Submittal
Proposed Gateway Hotel Complex
College Properties of Northern Ohio, Inc./
Oberlin College
7 North Main Street

Date: June 27, 2014

I. BACKGROUND:

The Planning Commission will recall that the above-referenced application was most recently considered by the Commission at its meeting on June 18, 2014. After reviewing the applicant's submittal, the Commission moved to table this application pending submission of a "revised" final site plan that addresses the requirements of the Zoning Code and City departments.

II. REVISED SITE PLAN SUBMITTAL:

Please be advised that the applicant has submitted a further "revised" site plan, landscape plan and lighting plan sets for the review and approval of the Planning Commission. That submittal is attached to this report as "Appendix I."

The applicant submittal also includes correspondence outlining the applicant's approach to addressing the previously identified requirements of City departments.

III. STAFF COMMENTS:

The applicant's current site plan submittal was received on June 26, 2014.

The applicant's "revised" site plan submittal continues to propose the redevelopment of the Oberlin Inn complex. That project would appear to constitute the first phase of the overall "Green Arts District" which "District" includes the overall block bounded by Main, Lorain, Pleasant and College Streets. The Planning Commission will recall that the applicant has

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previously advised the Commission on July 17, 2013 that no specific concept or development plan for that block has been prepared to date.

The Planning Commission will also recall that it has discussed issues related to urban design, building siting and design, building materials, colors/textures, on- and off-site traffic circulation of all types (pedestrian, bicycle and motor vehicle), utility requirements, landscaping, exterior lighting, etc. with the developer and its design team on a number of occasions. The subject “revised” site plan submittal is an attempt by the applicant to address such site development requirements for this project.

Partial site plan approval related to the building location, etc. was granted by the Planning Commission on October 23, 2013 subject to compliance with conditions and the exterior building design, materials, textures, colors, etc. was approved subject to conditions by the Commission on December 4, 2013. It is also noted that the Commission granted site plan approval to the stand alone bank building located to the east of Willard Court on March 19, 2014, again subject to compliance with conditions. Copies of those approvals were appended to the staff report on this application for site plan approval dated June 13, 2014 and reference to that report may be had for details concerning those approvals.

Staff further notes that site development details related to construction phasing, staging areas for construction equipment and materials, contractor and construction parking areas, etc. still need to be provided by the applicant. That information is required in order to ensure proper coordination of traffic control, etc. during construction. Such coordination can occur with the developer at the building permit stage.

Staff also notes that the Design Review Subcommittee, on June 18, 2014, considered the applicant’s landscape plan and plant material selection, and moved to recommend to the Planning Commission that it be approved as submitted. A copy of the Subcommittee’s recommendation is attached to this report as “Appendix II” of this report.

Lastly, it is noted that preliminary information or reports from the parking consultant engaged by the applicant related to the review of parking supply and demand, etc. in the “downtown district” has not as yet been submitted to the City.

IV. DEPARTMENT COMMENTS:

The applicant’s most recent “revised” site plan submittal was received on June 26th and is now under review by City officials and departments. To date, the only comments that have been received are noted below:

(a) Chief Building Official:

The proposed redevelopment project will require the issuance of building permits under the Ohio Building Code. In this regard, the applicant’s architect has submitted a building permit

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application for the proposed hotel complex. That application and plans are now under review for compliance with the Ohio Building Code.

It is also noted that the applicant has submitted two (2) applications for demolition permits related to the demolition of the south wing of the Oberlin Inn (7 North Main Street) and the stand alone business building located along the north side of East College Street (22 - 40 East College Street). A second demolition permit also proposes the partial demolition of that stand alone business building and the construction of a wall to accommodate the continued use of the east portion of the building by its current tenant (Lorain National Bank). Those applications have been reviewed, and permits issued for the same.

V. Conclusion:

The applicant has submitted a further “revised” site development, landscaping, electrical and lighting plan sets for the Planning Commission’s review and approval. That submittal is in response to the Commission’s and departments’ review of the applicant’s previous submittals. Comments from City departments and officials on this “revised” submittal will be made available to you in advance of your meeting scheduled for July 2, 2014.

This matter is hereby respectfully submitted for your consideration.

