



MEMORANDUM

To: Mayor and City Council

From: Marcie Diamond, Assistant Director of Planning

Date: April 8, 2014

Reference: Consider approval of Case No. PD-237R7-HC, Springhill Suites, to attach a Detail Site Plan for a five-story, 120-room hotel with accessory uses including meeting rooms, pool, fitness center and bar on 2.7 acres of property located on the northeast corner of South Belt Line Road and Chartwell Drive.

2030: **Business Prosperity**

Introduction:

This Detail Plan request is for a 120 room hotel and accessory uses including a restaurant, bar, pool and fitness center. In addition, 5,756 square feet of meeting rooms and a 310 square foot board room are planned which will be available for outside functions. This hotel facility would 180 parking spaces, the site plan is currently indicating 146 spaces for this use.

In the attached letter of appeal from the applicant, he has agreed to all staff conditions as noted below, and has offered to cure the parking deficit by reducing the meeting space from 6,000 to 2,600 square feet. However, he would prefer being approved with the parking and meeting space as shown on the site plan attached to the packet, with the 34 parking space shortage.

Analysis:

On March 20, 2014 the Planning and Zoning Commission unanimously recommended Denial of this request.

Given the Commission's recommendation for denial, a $\frac{3}{4}$ vote of Council (6 out of 7) is required to approve this request.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommended approval, subject to the addition of the following PD Conditions/revisions being made:

- a. No building permit shall be issued for any high density residential development on Lot 2 until such time that this Hotel is under construction, including at a minimum, all underground utilities being installed and the slab has been poured.
 - b. The bar and the breakfast buffet are intended for guests only, and there shall be no outside signs or advertising of these accessory uses.
 - c. Landscaping shall be permitted as indicated on the Landscape Plan
 - d. Two monument signs being permitted, one-40 square foot sign on Belt Line Road and one-20 square foot sign on Chartwell. If the signs are compliant with the Zoning Ordinance they may be approved administratively.
 - i. Revise the word “Marquee” to monument on Sheet SP-1.
 - e. Prior to any development on this property, this property shall be platted.
 - f. Inclusion of operational methods to support the parking reduction (shuttle services, limitation on hours of operation on meeting room use capacities , banquet room capacities, etc.) to be added as PD conditions, if supported by the Planning and Zoning Commission.
2. There may be additional comments at the time of engineering review, including, but not limited to the location of the driveway on Chartwell Drive.

Attachments:

Letter to appeal from Dilip Pranav, Chase Hospitality, dated March 27, 2014

Staff Report

Parking Analysis from Dilip Pranav, Chase Hospitality

Site Plan

Landscape Plan

Floor Plans (3 pages)

Elevations (2 pages)