



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** November 13, 2018

**Reference:** Consider approval of an ordinance for PD-221R9R2-HC, to amend the Planned Development to attach a Detail Site Plan to allow a 129-room suite (residence) hotel, with a variance to Sec. 12-30-18. (2) c. Not more than 22 room units per acre, and authorizing the Mayor to sign.

**2030: Business Prosperity**

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### Executive Summary:

The subject tract was designated as a future hotel site in the Concept Plan when a Detail Plan for the TRU hotel was approved on the lot abutting to the south. This proposed 129 room Homewood Suites Hotel meets all the requirements of the Hotel Ordinance, except for the additional acreage/density requirement for Residence Hotels and received the variance to Sec. 12-30-18. (2) c. Not more than 22 room units per acre, when approved by City Council on October 9, 2018

### Introduction:

Per the regulations of the Hotel Ordinance a Homewood Suites Hotel is classified as a Residence Hotel which is defined as:

“A multi-dwelling, extended stay lodging facility consisting of efficiency units or suites with a complete kitchen (which are defined as containing a stove top and oven and full size refrigerator) suitable for long-term occupancy. Customary hotel services such as linens, maid service and telephone are provided.”

This Homewood Suites complies or exceeds all requirements of the Hotel Ordinance, except for Sec. 12-30-18. (2) c. Not more than 22 room units per acre.

### Analysis:

On October 9, 2018, the City Council unanimously approved PD-221R9R2-HC, Homewood Suites, with a variance to Sec. 12-30-18.(2) c. Not more than 22 room units per acre, subject to the conditions as recommended by the Planning and Zoning Commission. The applicable conditions have been incorporated into the ordinance.

On September 20, 2018, the Planning and Zoning Commission unanimously recommended approval of PD-221R9R2-HC, Homewood Suites, with a variance to *Sec. 12-30-18.(2) c. Not more than 22 room units per acre.*, subject to the following conditions:

1. This property will need to be replatted to provide necessary easements.

2. Traffic Impact Analysis being submitted prior to submission of a Replat to determine if deceleration lane(s) will be required.
3. Signs to be compliant with the provisions of the Sign Ordinance
4. Additional comments will be generated at the time of Detail Engineering review and Building Permit review.

**Legal Review:**

The City Attorney reviewed this ordinance.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommended DENIAL of PD-221R9R2-HC, Homewood Suites, due to noncompliance with **Sec. 12-30-18.(2) c. *Not more than 22 room units per acre.***

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Overall Site Plan
4. Exhibit C - Detailed Site Plan
5. Exhibit D - Landscape Plan
6. Exhibit E - First Floor Plan
7. Exhibit F -Typical 2nd-5th Floor Plan
8. Exhibit G - Building Elevations Sign Package (5 pages)