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March 15, 2019 (continued from January 10, 2019)

Site Plan Review: 1853 McCoy Road

Applicant Request: Hotel Addition

Existing Zoning/Use: Retail Commercial District (C-1)/ Hotel

Staff Application Review

The proposed site plan has been reviewed in preparation for the Planning and Zoning Board meeting on March, 2019. The proposed application is for a commercial development to include an addition to the existing hotel. The property is located within the jurisdiction of the City of Belle Isle with a zoning designation of Retail Commercial District (C-1).

Sec. 54-79 of the City Code identifies requirements for the C-1 zoning district. Hotels are allowed as a permitted use. Site plan review and approval is required, however, by the Planning and Zoning Board before a building permit may be issued (Sec. 54-79 (f)(4)).

Staff Review

The proposed plan complies with the code with respect to setbacks and allowed uses (subject to granting of the variance requests in PUBLIC HEARING CASE #2018-08-057). The applicant has provided supplementary information to this application requested by the Board at the January meeting. Please see the attached updated parking analysis, site plan, enhanced security information, and fence replacement quote.

There are additional conditions, however, that need to be considered by the Planning and Zoning Board in determining whether to approve the site plan application. These conditions are identified in the Staff Recommendations section below.

Staff Recommendations

For the Board's consideration, it is within the Board's purview to require conditions applicable to approval of a proposed site plan. Staff recommends that the following considerations as conditions to be placed upon an approval of the proposed site plan:

1. A separate dumpster permit shall be required as part of the building permit process if the current dumpster facilities are being replaced/changes or do not comply with code; or, the applicant may submit certification that the existing dumpster facilities comply with code.
2. An 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. This buffer is identified on the plans as an existing 18-

foot buffer. The owner must execute a recordable document which requires maintenance of the wall in good repair. This buffer appears that additional planting may be needed to be consistent with current code requirements. This can be addressed on the landscaping plan. The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application. This shall include upgrading the existing buffers on site to meet current code requirements with respect to planting materials required and replacement of any existing dead or declining buffer vegetation on the whole property.
4. Stormwater management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.
5. A lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.
6. A separate sign permit application is required.
7. The applicant has provided that they are not utilizing an extended-stay brand hotel but would like certain convenience amenities in individual rooms. Additional conditions may be needed to memorialize this is any approvals.

With these conditions, staff recommends approval of the proposed hotel addition.

The Board may consider any of these conditions or apply others as deemed appropriate by the Board. Please note that if additional plans or agreements are requested, the Board may want to review these prior to granting approval of a site plan.

Upon approval of a site plan, it becomes part of the building permit and may be amended only by the Planning and Zoning Board.

Next Steps

The Board may approve the proposed site plan application as it is, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.