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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 September 24, 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). The Planning and Zoning Board took the action to continue this application and the accompanying variance application (public hearing cases 2018-08-057 and 2018-08-062) at the March 26, 2019.

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 applicant has provided the following revisions and additional information requested by the Board at the March 26, 2019 meeting. These items that were requested of the applicant are detailed below:

1. Clarify and provide the total square-footage of office and lobby area on the site plan pages. This is defined as office and any common useable areas by office staff and/or customers.

The application identifies on page C001 of the Concept Plan that there is a total public area space of 5,879 square feet (3240 square feet existing and 2639 square feet proposed).

2. Correct the parking space counts and calculations provided to accurately reflect the actual existing spaces on the property, clarify the ratios (number of spaces per Belle Isle code requirements) for what is existing and what is proposed. Please note that the site plan page C-1 previously submitted has conflicting tables.

The application identifies on page C001 of the Concept Plan that per Belle Isle Code, 284 spaces are required. Additionally, this page shows the applicants

plan to provide a total of 161 spaces, which is a parking ratio of 0.72 spaces per room, for which they are seeking the variance in Case #2018-08-057.

3. Provide extended stay restriction language you are proposing to the Board along with documentation of the industry standards for a flag hotel that define required guest and in-room amenities such as microwaves and refrigerators, and on-site guest laundry facilities. With this information, please provide a response to the City Attorney's draft language regarding the extended stay restriction:

As a condition of the variances requested, there is a prohibition on extended stay hotels on the property. For the purposes of this restriction "extended stay hotel" means a hotel, motel or other public lodging establishment with guest rooms for lodging offered to the public for compensation, which: (i) are advertised, designed, intended or routinely utilized for weekly or monthly occupancy; or (ii) any of the guest rooms have cooking facilities, dishwasher, kitchenette sink or a refrigerator larger than 3.2 cubic feet. "Cooking Facilities" shall mean a stove top burner; a hotplate that does not serve as an integral part of an appliance designed solely to produce coffee; a conventional oven; a convection oven; a grill; a hibachi; or any oven producing heat using resistance heating elements or infrared heating sources. Microwaves and coffee makers shall not be considered Cooking Facilities.

The developer has provided that they take no objections to the extended stay restriction language as proposed by the City of Belle Isle.

4. Provide documentation that the existing fence on-site has been patched-up so that there are no gaps in the fence. This may be achieved with temporary materials such as chain-link fencing.

The applicant provided pictures showing that the fence has been repaired so that there are no gaps in the fence.

5. Provide a site plan page that shows detail of the proposed fence replacement for the property. This must include locations of the new fencing and adequate details of fence style, dimensions, and design.

The application identifies on page C100 of the Concept Plan detail for the proposed property fence, including fence design, height and proposed location.

6. Provide a site plan page that shows detail of the proposed security camera upgrades. This must include locations of the proposed and existing cameras both inside and outside the hotel (both the existing and proposed buildings). With this, specifications and data must be provided that identify how the security system will interface with the Belle Isle Police Department.

The application identifies on page A-4, Studio 407 of the Concept Plan detail for the proposed security camera system, including for the existing hotel and proposed addition. The Concept Plan identifies that the system will be Advanced IP Wireless with remote access and will integrate with the Belle Isle Police Department via IP Access.

7. Provide a conceptual drainage plan for the site plan that details existing drainage conditions and systems; piping; where the water goes; and, treatment proposed for the existing development and proposed addition.

The application identifies on page C200 of the Concept Plan detail for paving, grading, and drainage.

8. Provide a landscaping plan consistent with Belle Isle Code Sec. 50-76. 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.

The application identifies on pages L-1 and L-2 of the Concept Plan detail for the existing and proposed landscaping of the entire site. The plan is consistent with Belle Isle Code except for the buffer requirements for the North property, the West property boundary, and the South boundary adjacent to McCoy Road. The North Boundary buffer will need to meet code consistent with providing a 15-foot transitional buffer and the proposed plan updated to reflect this. There is no development proposed on the property affecting the West property line, because of this, maintaining the existing buffer is shown. For the South property line, due to utilities in this area, the applicant is restricted on tree planting and has request a variance from the tree planting requirements for this buffer in Case #2018-08-057.

9. Provide a lighting photometric plan with foot-candle data to ensure no light pollution occurs onto adjacent residential properties.

The application provides on page A-5, Studio 407 of the Concept Plan a lighting photometric plan. This plan shows that there is no light spill-over onto adjacent residential properties and minimal spill-over onto adjacent commercial properties.

The proposed plan complies with the code with an update to the landscaping plan to address the North buffer requirements (subject to granting of the variance requests in PUBLIC HEARING CASE #2018-08-057).

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 Boards 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 Concept Plan but needs to

be updated to reflect the required plantings per code. The owner must execute a recordable document which requires maintenance of the wall in good repair. The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. Storm water 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.
4. A separate sign permit application is required.

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.