



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: March 5, 2024
Re: Site Plan Review – GrandStay Hotel; 1541 Arbor Way

Douglas A Carlson Development Inc is developing a GrandStay Hotel on a 2 acres lot in Commerce Crossing. The hotel will be a 4 story, 76 unit hotel with a bar, breakfast room, exercise room, meeting room, and swimming pool/hot tub. The hours of operation would be 24 hours a day Monday through Sunday. There is proposed to have 12 to 15 employees on staff.

Site Plan Review

Site/Architectural

This site plan adheres to all setback and height requirements (4 stories, 49 feet tall). The total finished building will be 48,392 square feet (first floor 12,812sq ft). There will be 76 parking stalls which meets requirements.

Façade

The exterior of the building will be a combination of brick veneer, and EIFS with multiple finish patterns.

Landscape

Landscaping plan still needs to be submitted. They will need canopy trees in the front yard setback and plantings around the building.

Lighting

Lighting plan shows a max foot candle of 24.4 which is at the main entrance of the hotel. There is wall mounted lights on the exterior that range from 3 to 10 foot candles. There is ample pole lighting in the parking lot with average foot candle of 2.5. There are no concerns of light impeding on public roads or neighboring property – the average foot candle on the property lines is 0.1.

Stormwater

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

Recommendation:

Staff recommends to approve the site plan for GrandStay Hotel with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
- **Landscape plan is submitted and approved by Planning Department**

