

**Applicant:** The Noun Hotel, LLC

**Project Location:** 534 & 542 S University Boulevard

**Case Number:** PD25-34

**Time:** 5:30 p.m.

**Applicant Representative:**  
Sean Rieger, Rieger Joyce Sadler LLC

**Attendees:**  
Scott Lambert  
Mark & Jayne Crumpley  
Glenn & Michelle Secrest  
Mitch Baroff  
Judy J. Hatfield  
Aimee Hardesty  
Justin George  
Helen Grant  
Marielle Hoefnagels  
Doug Gaffin  
Cindy Rogers

**City Staff:**  
Anais Starr, Planner II

**Application Summary:**  
The applicant requests an amendment to the existing CCPUD for this site to allow the expansion of the NOUN Hotel to the parcel at 534 S. University Boulevard. The proposed addition will be four stories and will have the same design, and exterior material, primarily brick. The expansion will allow for a ballroom/meeting space and 54 additional guest rooms. The proposed rear setback will be 30 feet from the west property line. The proposed north setback will be ten feet. The existing driveway at 534 S. University Boulevard will be removed, and no additional vehicular access points or parking are proposed for the parcel.

**Neighbors' Comments/Concerns/Responses:**  
The neighbors in attendance at the meeting expressed concern regarding the proposed height of the hotel addition. They stated that the CCFBC Regulating Plan limits the height to three stories on the west side of University Boulevard and that this should be maintained. Some inquired if there was a way to lower the height of the proposed addition.

The applicant indicated that the request was for a four-story addition to match the existing hotel. The NOUN Hotel owner, Scott Lambert, stated that there would be no

windows at the rear of the building and that the proposed perimeter fence would be designed to meet Paul Harris's approval. The applicant representative said a lowering and lengthening of the proposed structure would cause it to encroach on the proposed 30' setback for the addition.

Other concerns raised by neighbors included: stormwater runoff, proposed landscaping and use for the open area, how the addition would be serviced, and where additional parking was proposed.

The applicant representative stated that drainage, along with landscaping, was being developed and would be available at the time of Planning Commission review. He indicated that stormwater runoff would be captured on-site, as was done with the NOUN Hotel construction. He further stated the hotel was to be serviced with the existing loading area off University Boulevard. He indicated a total of 120 parking spaces were provided south of the existing hotel. He added the hotel could lease additional parking spaces from the church if a temporary need arose. Furthermore, he stated there would be no window openings on the rear of the building and no hotel programming in the open space behind the proposed addition.

A neighbor inquired how the expansion would alter the existing walkway from Park Drive to University Boulevard. The applicant representative stated there were no proposed changes to the walkway.

A question by a neighbor about whether the gate onto Park Drive would be open either for construction or on a more permanent basis. The applicant representative stated it would remain closed except on the days when the Presbyterian Thrift Store was in operation.