

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, October 14, 2024

6:30 pm – Informal Planning Commission/Work Study Meeting
7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. MINUTES

1. Minutes of regular Planning Commission Meeting dates September 9th,
2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Site Plan review for proposed hotel establishment, 12500 Reeck Road

VI. OLD BUSINESS

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

Oct 14

RECEIVED

AUG 14 2024

CITY OF SOUTHGATE
BUILDING DEPARTMENT

Form No. 01

Case No. PC

Date Received

07-2024
8-14-24

RETURN TO:

Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

CITY OF SOUTHGATE
APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name <u>Stellar Hospitality Southgate, LLC</u>	Name <u>Triumph Engineering & Design, Inc. Andy Andre, P.E.</u>
Address <u>2600 Auburn Road, Suite 240</u>	Address <u>10775 S. Saginaw St, Suite B</u>
<u>Auburn Hills</u> <u>MI</u> <u>48326</u>	<u>Grand Blanc</u> <u>MI</u> <u>48439</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>Amar George 248-419-5558</u>	Telephone <u>810-444-7815</u>

Information regarding the site:

Street Address: 12500 Reeck Rd., Southgate, MI 48195 (Vacant property north of Staybridge Suites)

Major Cross Streets: Reeck Rd. & Northline Rd.

Parcel / Lot No.: 53-004-99-0017-706

Acreage: 13.17 acres (gross) Dimensions of Parcel / Lot: Refer to Plan Frontage: Refer to Plan

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: Vacant

Hotel Overlay District

Requested action:

☐ Rezoning

Requested District: _____

☐ Conditional Use Approval

Requested Use: _____

☒ Site Plan Review

☐ Plat Review

☐ Other
Please Specify _____

CITY OF SOUTHGATE
SUBMITTAL REQUIREMENTS AND TIMEFRAMES

PLANNING COMMISSION:

The Planning Commission meets the 2nd Monday of every other month. Applicants must complete an Application for Planning Commission Review (Form No. 01).

Conditional Use Site Plan Review: Please submit two separate checks for the following;
Filing Fee: \$500.00
Escrow Fee: \$2000.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **28 DAYS** before the next regularly scheduled Planning Commission meeting.

Site Plan Review: Please submit two separate checks for the following:
Filing Fee: \$500.00
Escrow: \$1500.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **14 DAYS** before the next regularly scheduled Planning Commission meeting.

Rezoning Request: Please submit two separate checks for the following:
Filing Fee: \$500.00
Escrow: \$1500.00

Conditional Rezoning: Filing Fee: \$500.00
Escrow: \$1500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

Public Right-of-Way Vacation: Filing Fee: \$500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

New Atwell Suites hotel that is 4-story with 104 guest rooms with associated drives and parking.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on _____
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature - Owner / Agent: J. Gasao Date: 8/13/2024

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS TG

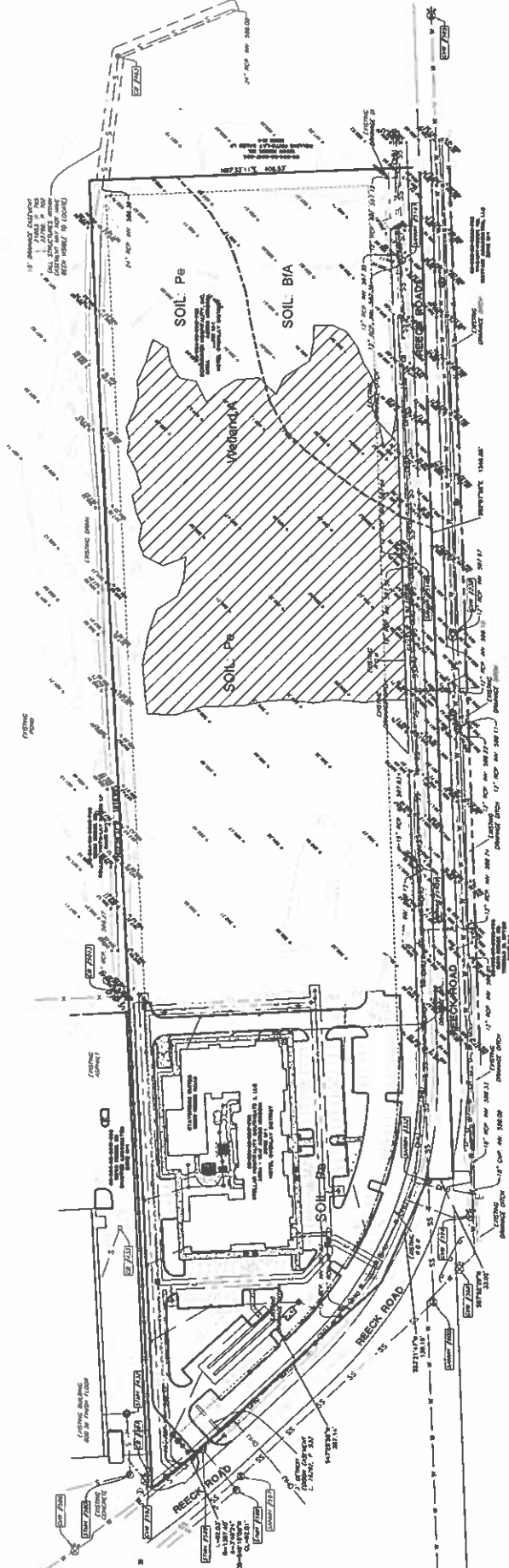
Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____ Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____ Receipt No.: _____

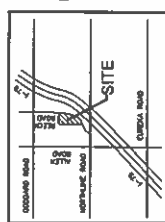


EXISTING STRUCTURE INVENTORY

STRUCTURE NAME	12500 REECK ROAD
STRUCTURE TYPE	HOTEL
STRUCTURE AREA	125,000 SQ. FT.
STRUCTURE VOLUME	1,250,000 CU. FT.
STRUCTURE HEIGHT	100 FT.
STRUCTURE LOCATION	12500 REECK ROAD, CITY OF SOUTHGATE, WAYNE COUNTY, MI 48439
STRUCTURE OWNER	ATWELL SUITES, AN IHG HOTEL
STRUCTURE STATUS	EXISTING
STRUCTURE NOTES	SEE ATTACHED SURVEY FOR DETAILED INFORMATION.

THE LOCATION OF ALL STRUCTURES SHOWN ON THIS SURVEY HAS BEEN VERIFIED BY THE SURVEYOR. THE LOCATION OF ALL UTILITIES SHOWN ON THIS SURVEY HAS BEEN VERIFIED BY THE SURVEYOR. THE LOCATION OF ALL EASEMENTS SHOWN ON THIS SURVEY HAS BEEN VERIFIED BY THE SURVEYOR.

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LOCATION MAP
SCALE: 1"=40'



Know what's below.
Call before you dig.

BARRELY NOTE
TO THE BEST OF OUR KNOWLEDGE, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

PLANNING INFORMATION
CITY OF SOUTHGATE
SOUTHGATE ZONING ORDINANCE
SOUTHGATE ZONING MAP
SOUTHGATE ZONING MAP
SOUTHGATE ZONING MAP

BASE INFORMATION
SOUTHGATE ZONING ORDINANCE
SOUTHGATE ZONING MAP
SOUTHGATE ZONING MAP
SOUTHGATE ZONING MAP

GENERAL DESCRIPTION
PART OF THE SUBDIVISION 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN. THE SUBDIVISION IS A 1/4 SECTION 22, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN. THE SUBDIVISION IS A 1/4 SECTION 22, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN.

GENERAL DESCRIPTION
PART OF THE SUBDIVISION 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN. THE SUBDIVISION IS A 1/4 SECTION 22, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN. THE SUBDIVISION IS A 1/4 SECTION 22, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN.



D&M SITE INC.
SURVEYING, INSPECTION, TESTING, ENGINEERING
400 S. BULLOCK
ANN ARBOR, MI 48106-1000
PH 734-769-1000
FX 734-769-1000



THE 100 COUNTRIES AND TERRITORIES INCLUDED IN THE SURVEY WERE CHOSEN BY THE INSTITUTE OF MANAGEMENT SCIENCES AND THE INSTITUTE OF STATISTICS OF THE UNIVERSITY OF CALIFORNIA, BERKELEY. THE SURVEY WAS CONDUCTED IN 1980 AND 1981. THE SURVEY WAS CONDUCTED BY THE INSTITUTE OF MANAGEMENT SCIENCES AND THE INSTITUTE OF STATISTICS OF THE UNIVERSITY OF CALIFORNIA, BERKELEY. THE SURVEY WAS CONDUCTED BY THE INSTITUTE OF MANAGEMENT SCIENCES AND THE INSTITUTE OF STATISTICS OF THE UNIVERSITY OF CALIFORNIA, BERKELEY.



APPENDIX 10: THE 1990-1991
SEASON IN A NUTSHELL

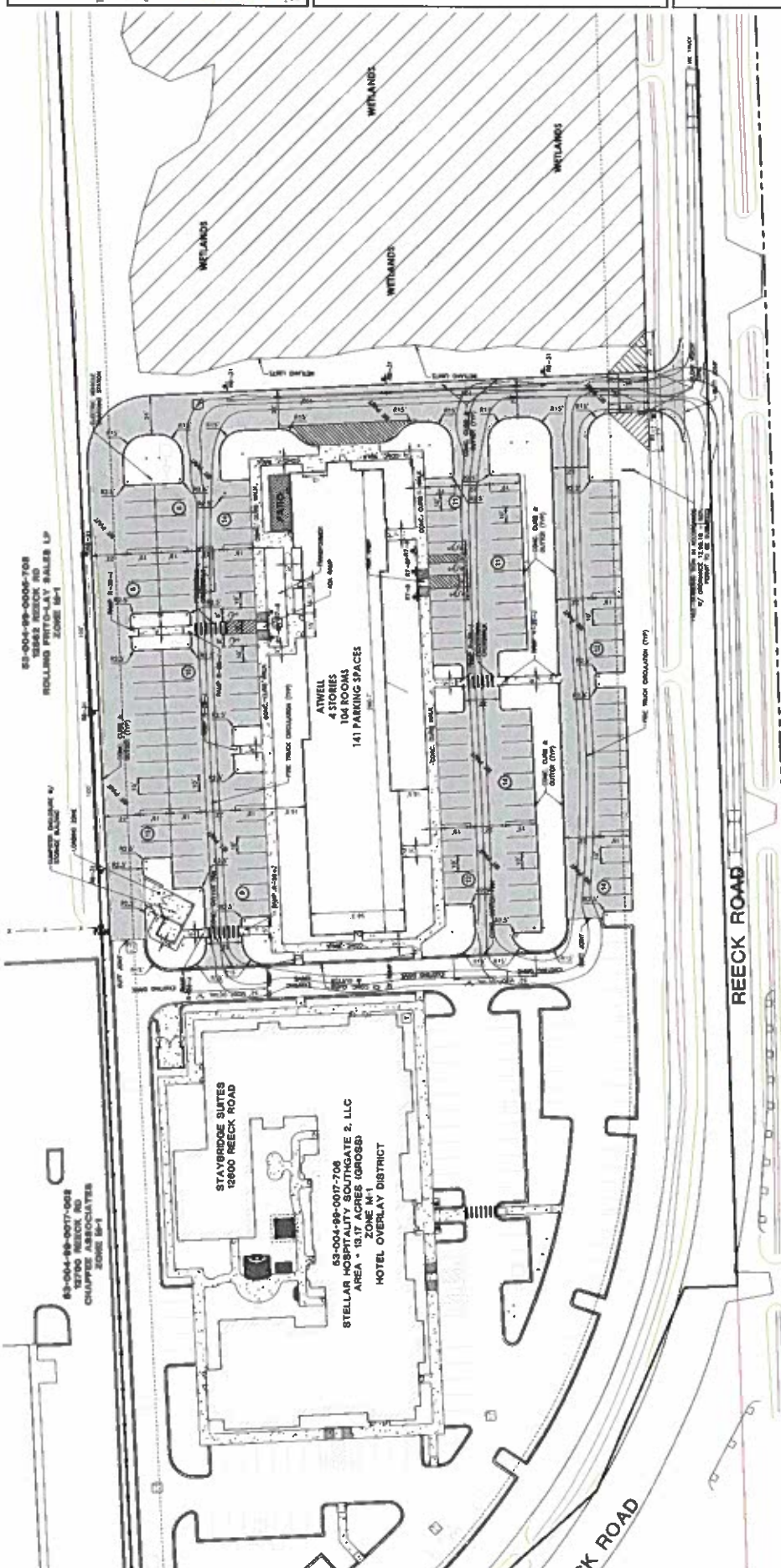
**ATWELL
SUITES[®]**
AN HQ HOTEL

ATWELL SUITES
12500 REECK ROAD
CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN

புதுவையில் 12-ம் தேதி
• இலங்கைப் படைகள் இறங்கின

[illegible]

DRAWN BY: **ALC**
 CHECKED BY: **ALC**
 DATE: **1-1-88**
 JOB NO: **FD-27-204**
 SHEET TITLE: **WHITE LAYOUT AND
PAVING PLAN**
 SHEET: **04-2227**
C3.0



3-005-89-0002-706
12311 RIZICK RD
THOMAS BL. UPTON
ZONE 10-1

SITE REDEMPTION

- [illegible]



LOCATION MAP
SCALE: NTS

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THIS MAP WAS DETERMINED BY THE FIELD PERSONNEL OF THE UTILITY COMPANIES AND ARE NOT GUARANTEED BY THE CITY. THE CITY ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN ON THIS MAP. THE CITY ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN ON THIS MAP.



FIRE TRUCK

Length	30.75'
Width	7.00'
Weight	8,000
Limited by	6,000
Turning angle	33.00°

FIRE TRUCK

TRAPPING CONTROL SIGN TABLE	
DESCRIPTION	NO. OF SIGNS
1 SIGN	84-11
2 SIGNS	87-6
3 SIGNS	87-6
4 SIGNS	88-21

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**ATWELL
SUITES™**
AN IHG HOTEL

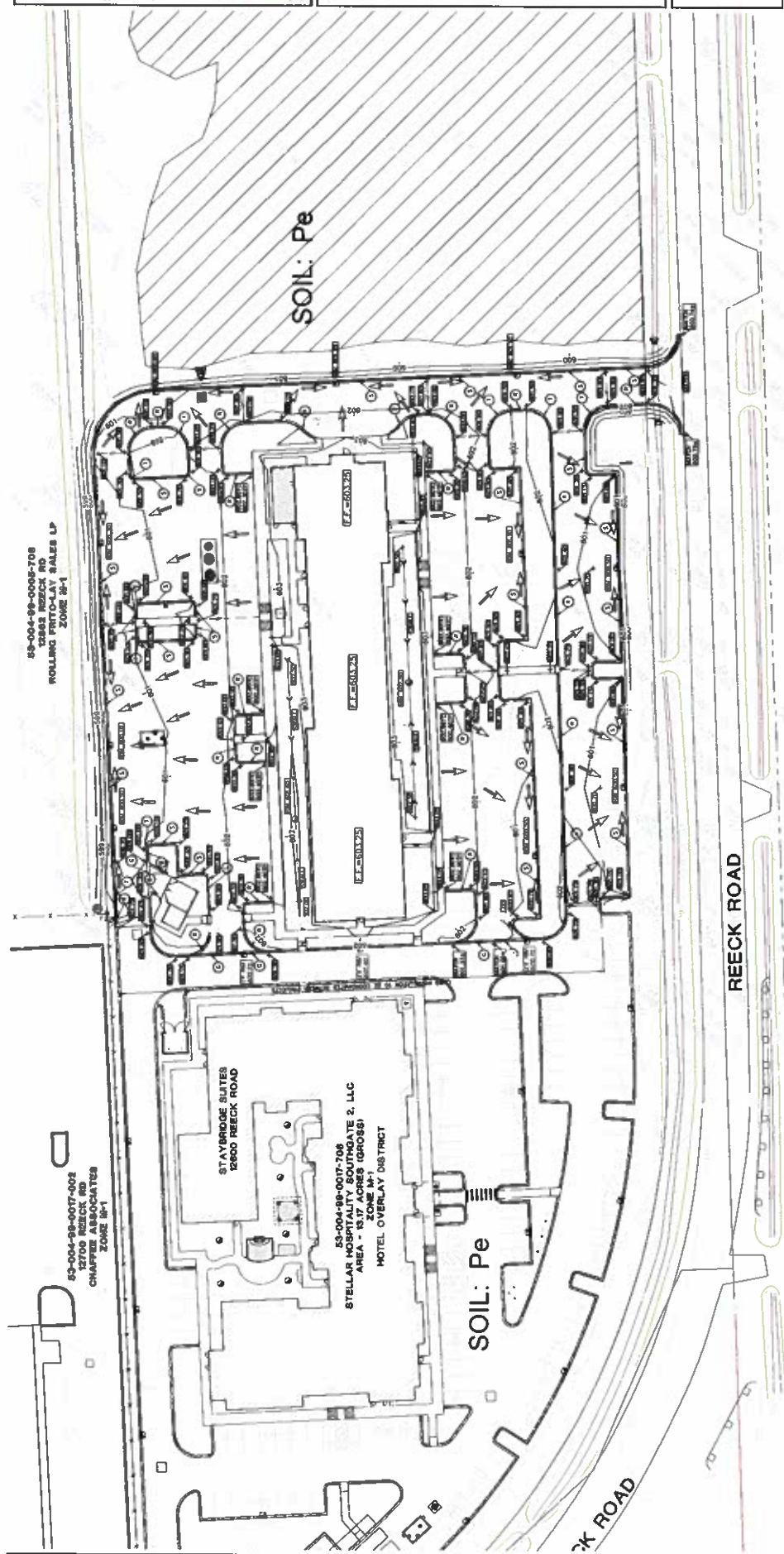
CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN

ATWELL SUITES

WIRTSCHAFTS- UND VERKEHRSPOLITIK
 (Wirtschafts- und Verkehrsminister)

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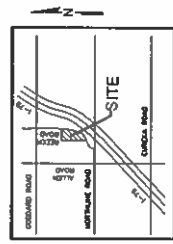
C4.0



3-005-99-0002-708
12511 WEECK RD
THOMAS M. UPTON
ZONE 18-1

CAUTION NOTES

- [illegible]



LOCATION MAP

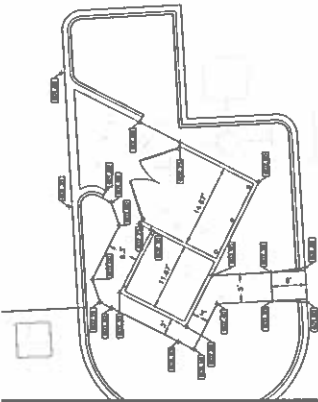
SCALE NTS

THE 10 GIGAWATT AND BEYOND POWER PLANTS BEING BUILT IN THE U.S. ARE BEING DESIGNED TO PRODUCE 10 TIMES AS MUCH ENERGY AS THE PLANTS BEING REPLACED. THE NEW PLANTS WILL BE DESIGNED TO PRODUCE 10 TIMES AS MUCH ENERGY AS THE PLANTS BEING REPLACED. THE NEW PLANTS WILL BE DESIGNED TO PRODUCE 10 TIMES AS MUCH ENERGY AS THE PLANTS BEING REPLACED.



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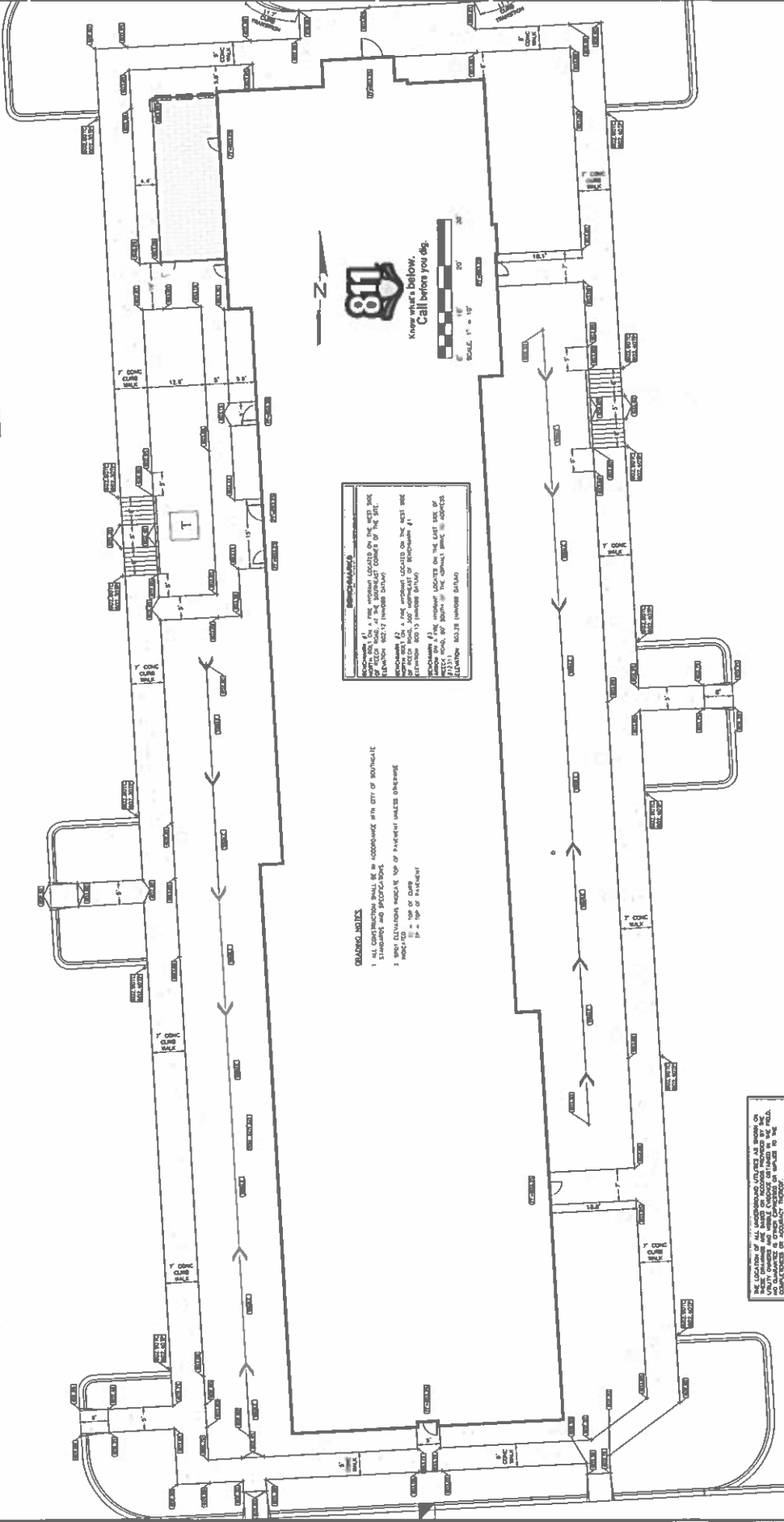
ATWELL-SUITES-
AN IHG HOTEL

ATWELL SUITES
12500 REECK ROAD
CITY OF SOUTHGATE WAYNE COUNTY, MICHIGAN

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SHEET TITLE	
ENLARGED GRADING PLAN	

C4.1

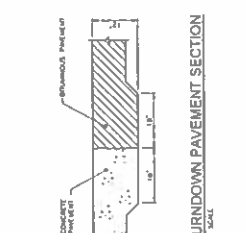
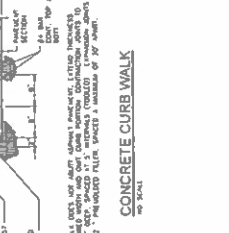
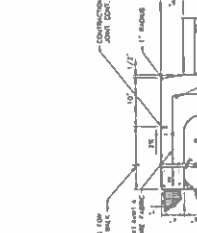
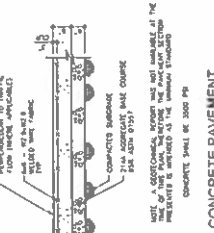
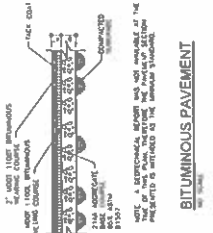
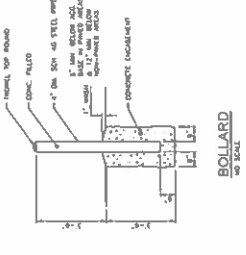
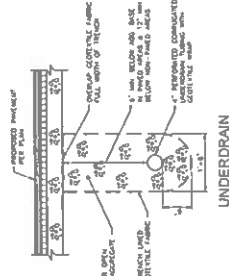
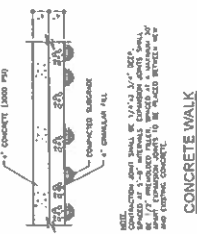
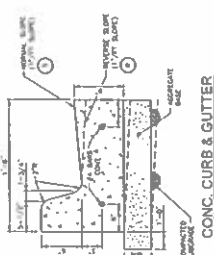
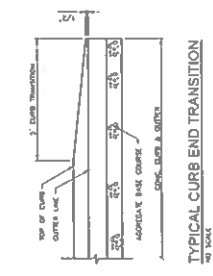
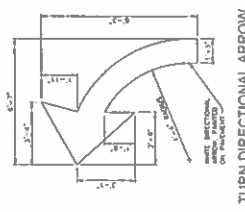
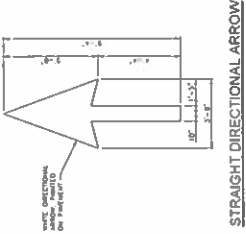
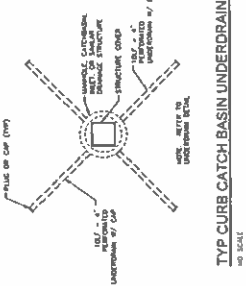
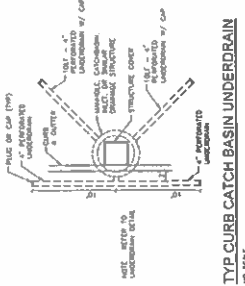
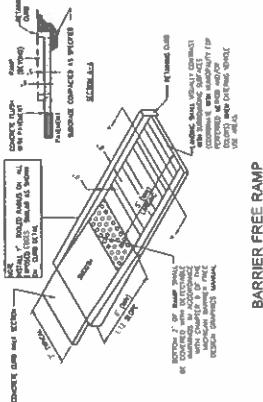
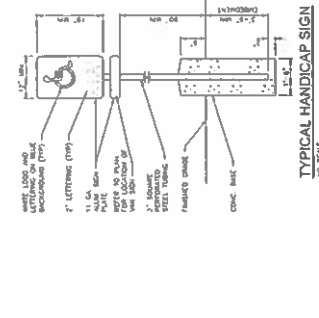


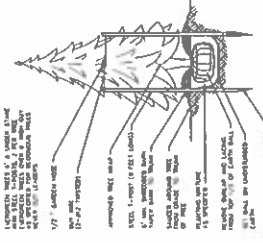
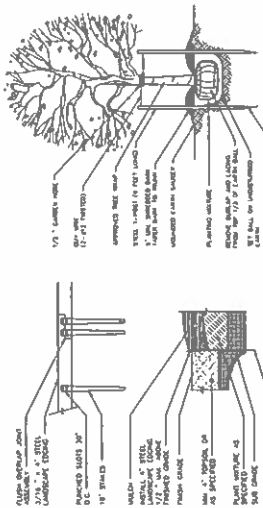
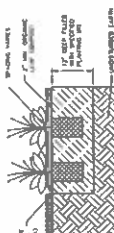
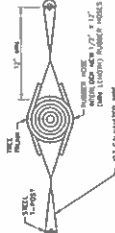
GRADING MATTERS

- [illegible]

[illegible]

THE LOCATION OF ALL UNDERGROUND UTILITIES ARE SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISUAL CHECKS OBTAINED IN THE FIELD. NO GUARANTEE IS GIVEN CONCERNING OR AS TO THE COMPLETENESS OR ACCURACY THEREOF.



[illegible]

Know what's below.
Call before you dig.

KEY NOTES

LABORATORY PROCEDURES

[illegible]

Let
be the
of the
with

2000-01-01
 2000-01-01
 2000-01-01

151 and 152 are 151 and 152

Krueger Klatt Architects
 ARCHITECTS
 12500 Reeck Rd.
 Suite 200
 Auburn Hills, MI 48004

Client:
 Stellar Hospitality
 Southgate, LLC
 12500 Reeck Rd.
 Suite 200
 Auburn Hills, MI 48004

Project:
ATWELL SUITES
 AN IHG HOTEL
 12500 Reeck Rd.
 Southgate, MI 48195

Drawn:
 08.03.2009
 004

Scale:

Note:
 These scales drawings are
 calculated dimensions only.
 Verify existing conditions in field.
 North Arrow:

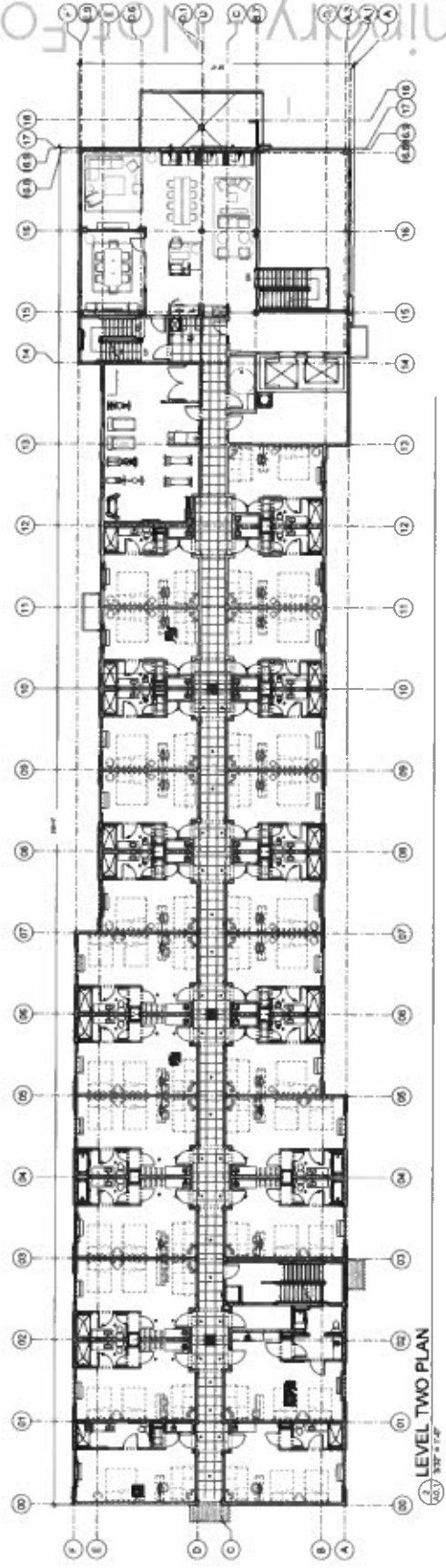
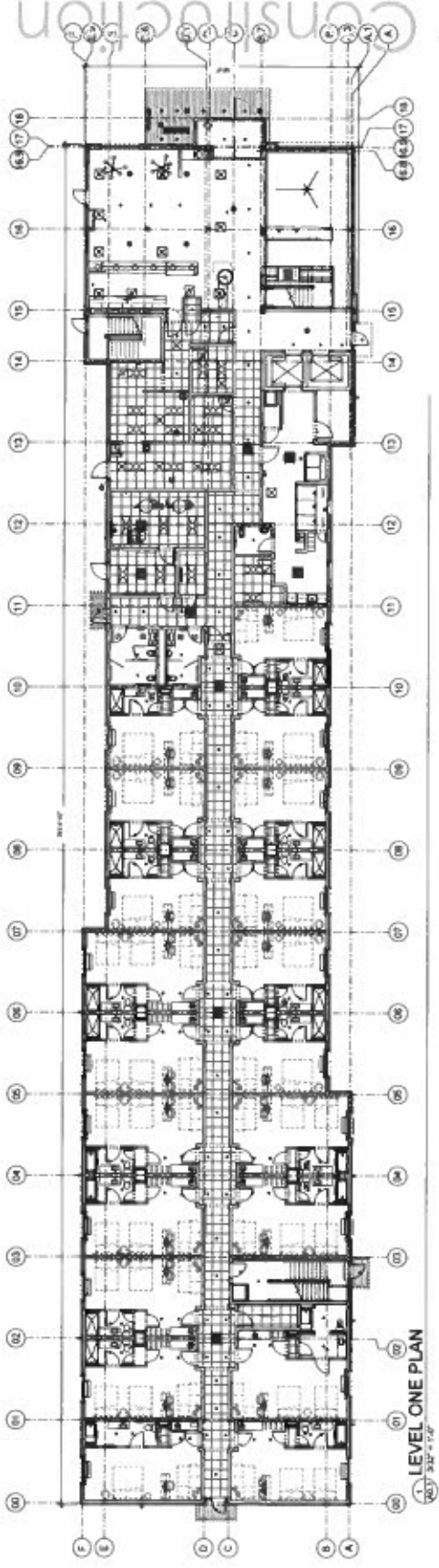


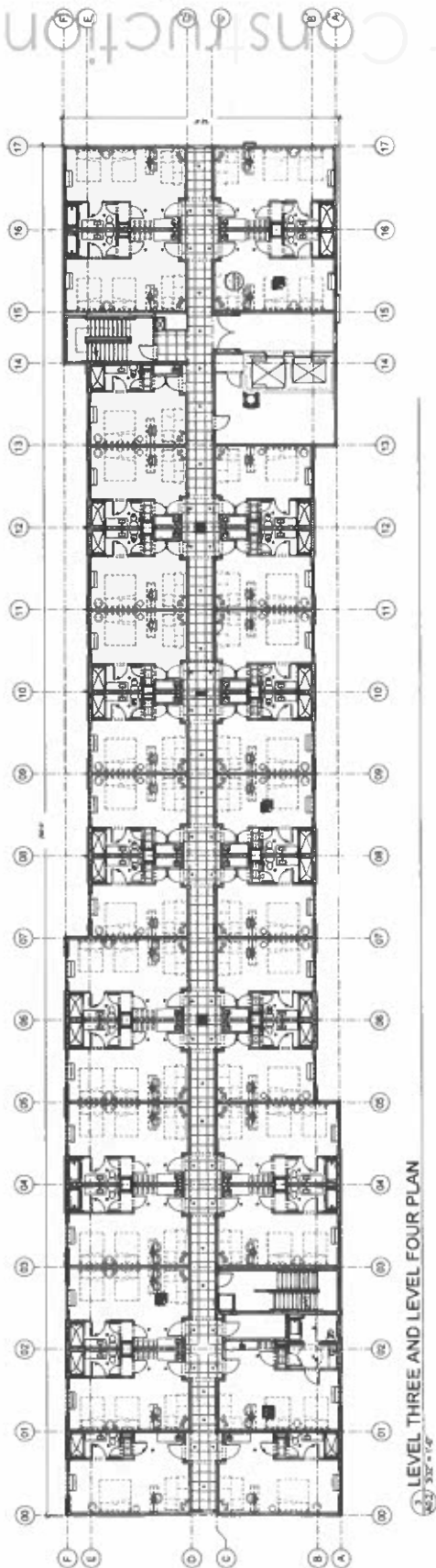
Sheet Title:
FLOOR PLANS

Scale:
 AS NOTED

Project Number:
 24-073

Sheet Number:
A0.1





krieger klatt
ARCHITECTS
interiors consulting

Client:
Stellar Hospitality
Southgate, LLC
2600 Autumn Rd
Suite 240
Aurora, IL 60009

Project:

ATWELL SUITES
AN IHG HOTEL
12500 Reek Rd.
Southgate, MI 48195

Seal: _____

Issued: _____

08-02-2024 12:45

Note: Do not scale drawings. Use calculated dimensions only. Vary existing conditions in field.

North Arrow:



Sheet Title: **FLOOR PLANS**

Scale: AS NOTED

Project Number: 24-073

Sheet Number:

AO.2

[illegible]

Client: Stellar Hospitality
Southgate, LLC
2600 Auburn Rd
Suite 240
Auburn, WA 98006

ATWELL SUITES
ANING HOTEL
12500 Reek Rd
Southgate, MI 48195

Issued:

Issued:

Seal

Note:

Do not scale drawings like illustrated dimensions only. Fully working conditions in hand.

North Arrow:



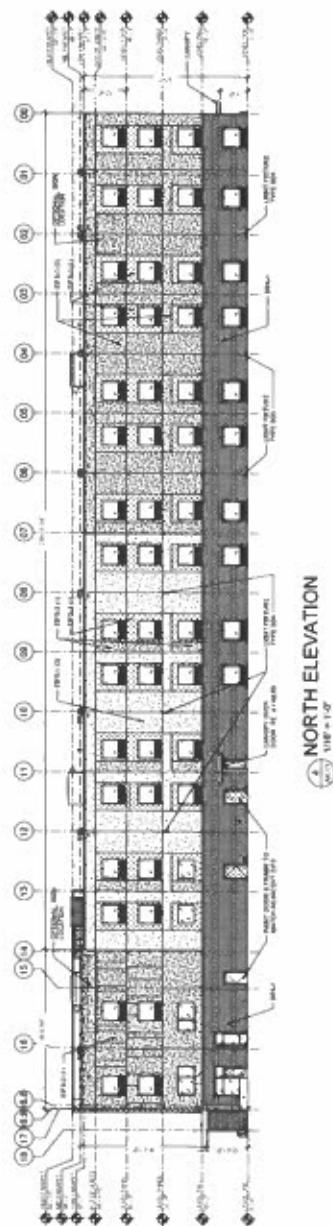
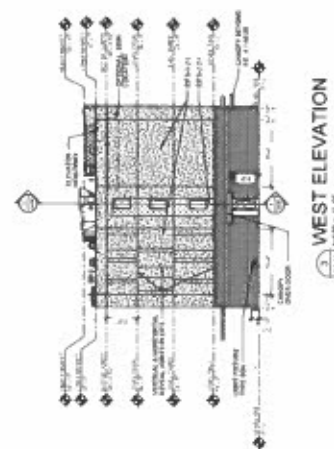
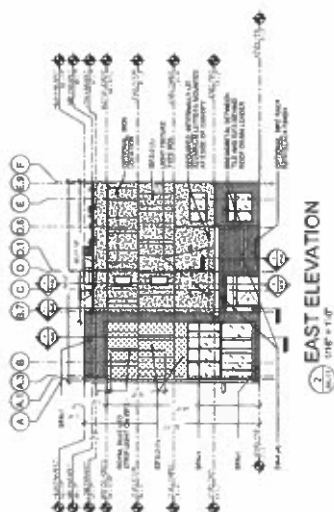
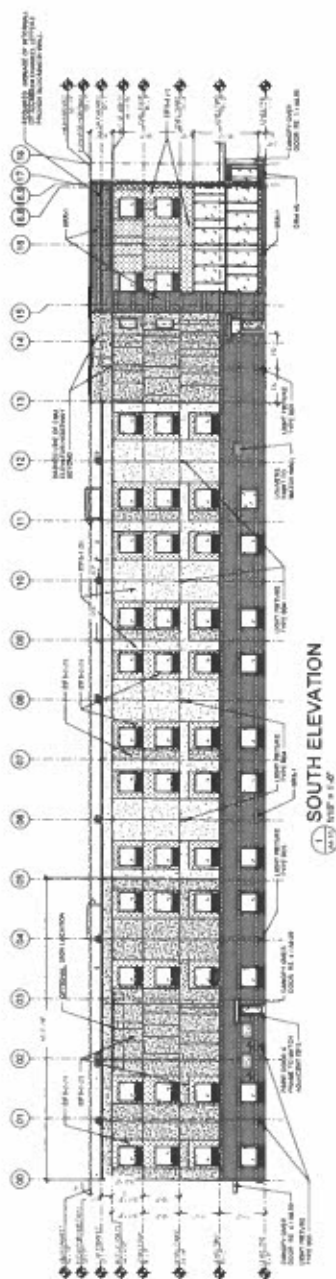
Sheet Title:
**EXTERIOR
ELEVATIONS**

AS NOTED

Project Number: 24-073

Sheet Number:

A4.11





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

September 18, 2024

Site Plan Review

City of Southgate, Michigan

APPLICANT: Stellar Hospitality Southgate, LLC

ADDRESS: 2600 Auburn Road, Suite 240
Auburn Hills, MI 48326

PARCEL ADDRESS/ID: 12500 Reeck Road
53-004-99-0017-706

CURRENT ZONING: M-1, Light Industrial-Research
HOD, Hotel Overlay District

ACTION REQUESTED: Site Plan Review

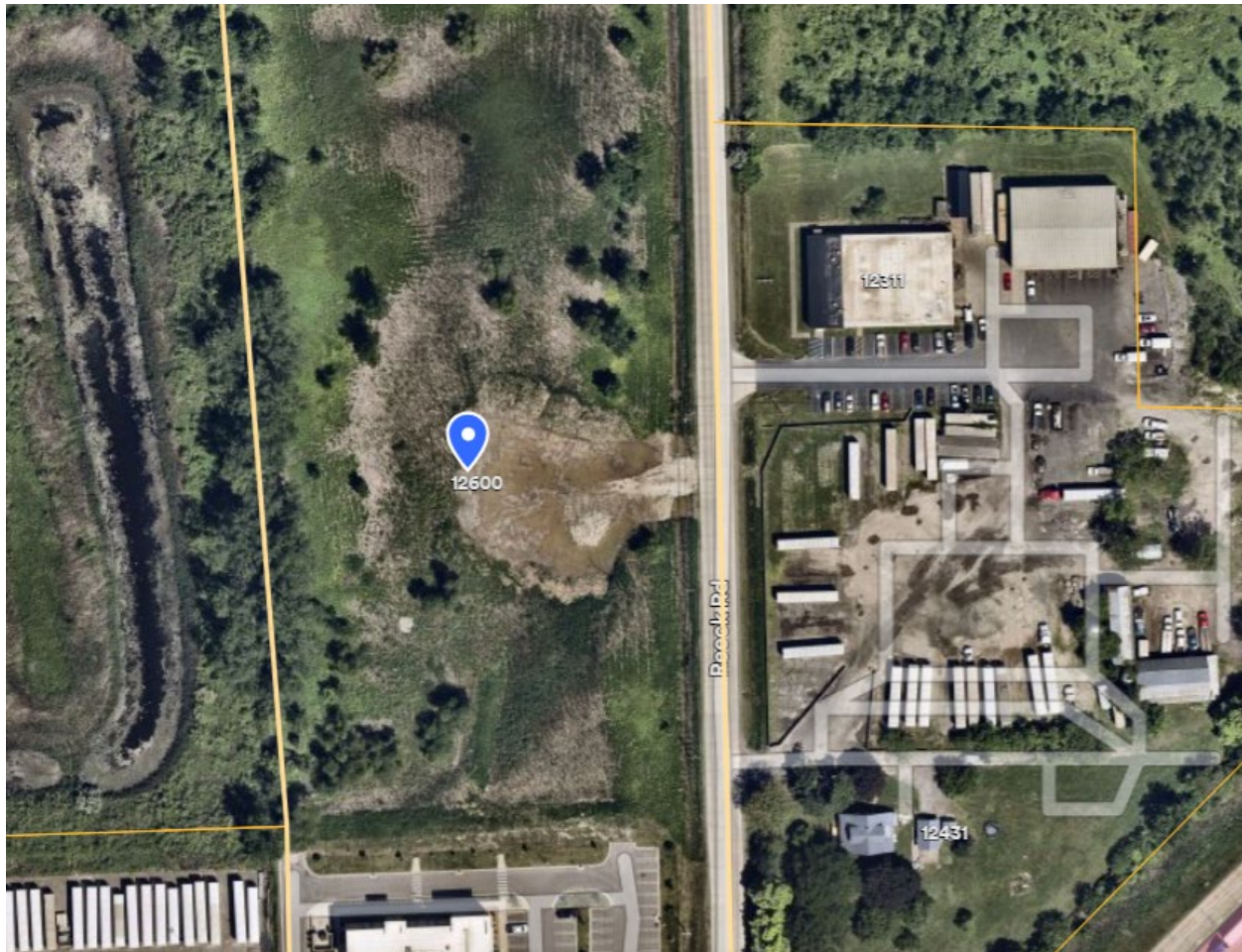
PROJECT AND SITE DESCRIPTION

An application was received to develop a vacant portion of a lot which currently houses Staybridge Suites, located on Reeck Road. The applicant has requested to develop the vacant portion with a new Hotel. The size of the development is approximately 3 acres in size. The parcel is currently zoned M-1, Light Industrial-Research and is located within the Hotel Overlay District (HOD) where Hotel establishments are a permitted use, subject to additional conditions which are outlined later within this report.

Access is proposed directly off Reeck Road, with the proposed parking areas connecting to the existing Staybridge Suites development. The proposed building will consist of four (4) stories containing 104 rooms.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date May 31, 2024

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the Hotel Overlay area requirements based on the requirements of section 1289.05:

	Required	Provided	Meets Requirement
Lot Area	N/A	13.17 Acres	Yes
Lot Width	N/A	≈400 Feet	Yes
Setbacks			
Front	25 feet	≈120 Feet	Yes
Side	20 feet	None*	Yes
Rear	20 feet	≈130 Feet	Yes
Building Height	40 feet	50 Feet	No

*The proposed hotel will connect with the existing Staybridge suites access driveways.

Current Building elevations show a building height of fifty (50) feet. A variance through the City Board of Zoning Appeals will be required to maintain the proposed height.

Items to be Addressed: Reduce building height to forty (40) feet or Seek variance for proposed height through the Board of Zoning Appeals

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Zoning and Land Use

	Existing Land Use	Surrounding Zoning
Site	- Staybridge Suites Hotel - Vacant land	M-1, Light Industrial
North	Vacant land	M-1, Light Industrial
East	Semi-trailer auto services	M-1, Light Industrial
West	- Vacant Land - Semi-trailer parking	M-1, Light Industrial
South	I-75	N/A

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed hotel is located north the of existing Staybridge Suites along Reeck Road, shown to be in line with Staybridge Suites in terms of setbacks in the center of the property. Three (3) parking areas are located on the east and west sides of the building, along with pedestrian paths which circulate the building and extend into the parking areas. A patio is also proposed on the northwest side of the building. A portion of wetland is also located north of the project.

Items to be Addressed: None.

PARKING, LOADING

Motel, hotel, or other commercial lodging establishments are required to provide “One space for each one occupancy unit, plus one additional space for each ten occupancy units, plus parking for accessory uses.”

Based on the 104 proposed rooms, 114 spaces including five (5) barrier-free parking space is required. The proposed number of spaces meets this requirement with 141 spaces proposed, including the required number of barrier-free spaces.

Loading areas within industrial districts are required based on gross floor area of the principal building, which has not been provided. The applicant has indicated that minimal deliveries are anticipated. We ask for further clarification, as there seems to be a parking area on the east side of the building which could serve as adequate loading space.

A summary of parking and loading requirements per section 1292.02 is located within the table below.

	Requirement	No. of Spaces Required & Other	No. Spaces Provided & Other
Off-street parking spaces	1 space for each room 1 additional space for each 10 rooms	114 spaces	141 spaces
Barrier Free	1 space per 25 parking spaces	5 spaces	5 spaces
Maneuvering Lane Width	22 feet	-	22 feet
Size of parking space/width & length	Length – 19 feet Width – 10 feet	-	Length – 19 feet Width – 10 feet
Loading spaces	1,401 – 20,000 sf	1 space	Not provided

Section 1292.03 requires maneuvering lane width for 90-degree parking to measure at least twenty-two (22) feet. Current plan shows and meets this measurement. Parking space dimensions require minimum of ten (10) feet by nineteen (19) feet, which have also been met.

Items to be Addressed: Clarify intent of loading space.

SITE ACCESS AND CIRCULATION

Site Access: The proposed hotel will be accessed via a twenty-four (24) foot wide access drive along Reeck Road. Please note any work performed in the Reeck Road right of way will require City approval. As mentioned earlier, all proposed parking areas will also be accessible from the existing Staybridge Suites areas.

Circulation: Maneuvering lane widths are based on the angle of parking spaces. 90-degree spaces are proposed, where maneuvering lanes are required to be twenty-two (22) ft. in width, where current measurements meet ordinance requirements. Emergency vehicle turning radii have also been provided, and we defer further review of site circulation of emergency vehicles to the Fire Department.

Waste/Dumpster Enclosure: A dumpster enclosure eight (8) feet in height is proposed on the southeast corner of the site. A storage building is also proposed next to the enclosure, for which we ask the applicant to provide greater clarification.

Items to be Addressed: Clarify use of storage building.

UTILITIES

A utility plan for the site has been provided. A permit obtained through EGLE indicates approval of the project to fill in a portion of the wetlands on site. We defer further review of all proposed utilities to the City Engineer.

Items to be Addressed: City Engineer approval.

LANDSCAPING

A landscape plan has been provided on sheet L1.0.

Street Trees: Fifteen (15) deciduous and evergreen trees are proposed along Reeck Road on the eastern portion of the site. Twelve (12) additional trees are proposed along the northern edge of the site along the paved drive. All proposed plantings are required to meet all current American Association of Nurserymen standards, and a note confirming this requirement has not been provided.

Parking Lot: Thirty (30) deciduous and evergreen trees are shown within the parking lot area, along with 176 shrubs of varying types. 220 perennial plantings are also shown around the patio area.

Section 1298.09 states *“Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed street right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space.”* Current plans show a calculation of 21%, meeting ordinance requirements.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, as well as planting size and spacing dimensions, all of which are provided on the current landscape plan. Plan notes also indicate the site will be property irrigated. The applicant shall also provide the city a landscape surety covering the cost estimate of all new plantings.

We also ask the applicant to provide typical distances between plantings to ensure enough space is provided once all trees and shrubs reach maturity.

Items to be Addressed: 1) Provide note on plans indicating compliance with current American Association of Nurserymen standards. 2) Provide landscape surety to City. 3) Provide planting space measurements.

LIGHTING

A photometric plan has been provided on sheet C3.1. Fixture details have also been provided. Eleven (11) freestanding light poles measuring at twenty (20) feet in height and twenty-two (22) illuminated bollards around the building are proposed. All proposed lighting meets ordinance requirements.

Building elevations on sheet A4.10 show building mounted lighting, however, there does not appear to be fixture specifications provided. We ask the applicant to provide these specifications to ensure all lighting remains down shielded.

Items to be Addressed: Provide specifications of building mounted lighting fixtures.

SIGNS

Plans show a freestanding sign near the Reeck Road access drive. Building elevations do not indicate any signage at this time. When the applicant is ready to submit a signage package at a later date, a submitted and approved application through the City Building Department is required.

Items to be Addressed: Submit signage permit through building department.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided. The proposed exterior building materials consists of Building Department approved materials, and uniform architectural design and materials are present on all sides of the building.

Items to be Addressed: None.

HOTEL OVERLAY REQUIREMENTS

Section 1289.05 outlines additional conditions for hotels proposed within the Hotel Overlay District. The applicable requirements of this section are listed below:

1. The minimum setback requirements for the principal use shall be as required by the C-2, General Business District.

CWA Comment: *The setbacks of the C-2 district have been met.*

2. The maximum height shall be 40 feet, with no maximum story requirement.

CWA Comment: *The current height of the building is set at fifty (50) feet. The height will need to be corrected to the 40-foot requirement, or a variance through the Board of Zoning Appeals will be required.*

3. Off-street parking shall be provided and shall be laid out as provided in this section and in Chapter 1292.

CWA Comment: *All proposed off-street parking meets the requirements outlined in chapter 1292, except for loading area, which will require further clarification from the applicant.*

4. Off-street parking may be located in a front yard and in an exterior side yard to a point 20 feet from the street right-of-way line. Off-street parking may be located in a rear yard and in an interior side yard, except when these yards abut a Residential District. No off-street parking shall be permitted within the minimum required setback.

CWA Comment: *We ask the applicant to provide a measurement from the Reeck Road right of way line to the edge of the east parking area to confirm the requirement has been met.*

5. Whenever off-street parking is required to be set back from a property line, the setback shall be landscaped and all landscaping shall be maintained in a living, growing condition, neat and orderly in appearance.

CWA Comment: *The setback area from the eastern parking area is shown to be landscaped.*

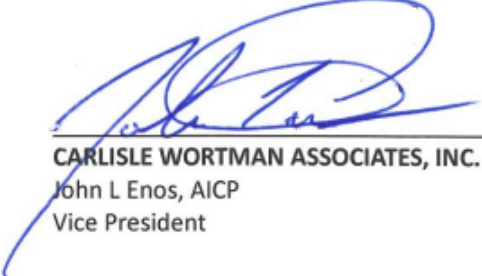
6. The intensity of all exterior lighting shall be of a type that shall not present a potential safety hazard to traffic on adjoining streets, nor shall any such lighting adversely impact abutting properties. All lighting shall be shielded and directed downward. Properties adjacent to residential uses shall install dimmers to reduce parking lot lighting from dusk to dawn.

CWA Comment: *As mentioned previously, fixture specifications for the shown building mounted lighting will need to be provided. We are comfortable with the current fixtures and specifications that have been proposed.*

RECOMMENDATION

Based on the information provided, we recommend approval of the presented site plan for the proposed hotel establishment, with the following items listed below as conditions to be satisfied.

1. Reduce building height to forty (40) feet or Seek variance for proposed height through the Board of Zoning Appeals
2. Clarify intent of loading space.
3. Clarify use of storage building.
4. City Engineer approval.
5. Provide note on plans indicating compliance with current American Association of Nurserymen standards.
6. Provide landscape surety to City.
7. Provide planting space measurements.
8. Provide specifications of building mounted lighting fixtures.
9. Submit signage permit through building department.
10. Provide measurement from Reeck Road right of way to eastern parking lot edge.



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