

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 14, 2009
Re: Staff Report for Candlewood Suites – Development Plan

Item #3 – Candlewood Suites – Development Plan

(PID# 200903240011)

Application: Development Plan
Location: 3962 Jackpot Road
Applicant: Brian Hagemeyer, GPD Group
Zoning: PUD-C
Use: Extended Stay Hotel

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary:

The applicant is requesting approval of a Development Plan for the construction of an extended stay hotel to be located at 3962 Jackpot Road, on the southeast corner of the intersection of Killdeer Drive and Jackpot Road (Parcel ID Number 040-008161). This site is zoned Planned Unit Development – Commercial (PUD-C) which permits any use permitted in a C-2 district, including extended stay hotels, by right. By definition, an “extended stay hotel” permits guests to stay for more than 30 consecutive days but otherwise meets the requirements for “hotels.” Below are the definitions from Chapter 1131 of Grove City’s Codified Ordinances for hotel and extended stay hotel facilities.

"EXTENDED STAY HOTEL" means one or more structures or buildings where a guest can obtain an accommodation for a fee for a period of time that can exceed thirty (30) consecutive days but that otherwise meets the definition of hotel and complies with any applicable Life Safety Code or Building Code requirements imposed by the Fire Marshal and is constructed in accordance with applicable Building and Property Maintenance Codes and approved by the Building Official. The term "extended stay hotel" excludes the terms "dwelling unit" and "multi-family".

"HOTEL" means one or more structures or buildings where a transient guest can obtain an accommodation for a fee to remain on the hotel premises for a period not to exceed thirty (30) consecutive days and which meets the following additional requirements:

- A. Provide fresh linens daily to each accommodation or at some other interval upon request of the occupant of an accommodation but no less frequent than weekly;
- B. Clean each accommodation in use daily or at some other interval upon request of the occupant of an accommodation but no less frequent than weekly;
- C. Make each accommodation available for a fee on a daily or weekly basis; and
- D. If a garage for motor vehicles is provided, it must be a public garage.

Site Plan:

The proposed extended stay hotel is located on 1.21 acres at the southeast corner of Killdeer Drive and Jackpot Road and is accessed by two 24-foot curb-cuts; one on Killdeer and one on Jackpot. A 24-foot wide drive aisle provides circulation and access through the parking area.

Parking:

Parking for the proposed extended stay hotel will be located to the east and south of the main structure, allowing the building to essentially screen the view of the lot from both Killdeer and Jackpot. The proposed parking lot does not meet the minimum parking space requirements for a property zoned PUDC; however, a parking agreement has been drafted between the owner of the proposed site and the owner of the property to the south, preventing any disputes from occurring should the parking lot of the proposed lot be filled and customers should park in the lot to the south. Both the property owner for the site in question and the property owner of the site to the south are one in the same, operating under separate names. Staff feels that the reduction in parking from the required 73 spaces to the provided 60 spaces will be adequate with the drafting of the parking agreement. Section 1135.12 authorizes the Planning Commission to approve a deviation from the parking requirements.

Building:

The applicant has proposed to construct a 40,544 square foot, four-story structure with a gazebo located to the north of the building, between the structure and Killdeer Road. The total height of the proposed building (51' 6") will exceed the permitted height of 35' allowed by code for lots zoned PUDC; however, the applicant has received a variance from the BZA for the building height. The building is divided vertically by different paint colors and horizontally by the use of Harvest Blend Belden Brick on the façade of the bottom two floors. The applicant has chosen the colors White Heron, White Sand, and Light Khaki for the main structure. Additional architectural interest will be added to the building at the entrance, as well as shutters on select windows, and brick quoins. Parapet walls will extend above the height of all mechanical equipment to screen them from view. The proposed dumpster screening utilizes the same Harvest Blend Belden Brick as is used on the main structure façade.

Signage:

The applicant has proposed five signs for the site; one on each building elevation and one monument sign at the northwest corner of the property, at the intersection of Killdeer and Jackpot. The monument sign will be eight feet tall, oriented perpendicular to Jackpot, with a brick base to match the Harvest Blend Belden Brick used on the main structure. The signs located on each elevation of the main structure will be of the same dimension with a total area of 161 square feet. The building's signs will feature the Candlewood Suites emblem and its name. The applicant has chosen the colors PMS 201 Red and PMS 288 Blue to be used on the signage. The proposed signage exceeds the 200 total square feet permitted according to Section 1145.16(a), however Section 1145.16(g) states that commercial properties located in a PUD zoning classification may request a deviation from subsection (a) subject to recommendations of the Planning Commission and Council approval. Staff feels that the signage is appropriate for the mass and scale of the overall structure and is in character with the neighboring hotel signage.

Lighting:

The applicant has proposed to utilize three fixtures for site lighting to illuminate all vehicular and pedestrian areas. The lighting fixtures are the same utilized within the Putt N Play Fun Center, directly to the east of the applicant's property. Lighting levels meet the minimum lighting levels required by code. These fixtures also match the theme of the fixtures utilized in Parkway Centre.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed site is surrounded by similar uses to the north, south, and west and will not negatively affect the surrounding uses.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development required two variances (reduced front setback along Killdeer Road and an increase in permitted building height) to be obtained and two deeds of easement to be drafted with neighboring properties in order to develop the site. All necessary steps have been taken by the applicant to obtain these exceptions from the Zoning Code, each of which staff feels was warranted by the design of the proposed site.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The land surrounding the proposed site has already been developed. Staff has worked with the applicant to ensure that the proposed development is in character with the surrounding properties, by using similar materials, lighting fixtures and site furnishings.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: Staff believes the proposed use is in conformance with the existing development pattern for the area. The proposed site has hotels on the neighboring parcels to the north, south, and west, and the parcel to the east of the applicant's parcel is the site of the Putt N Plan Family Fun Center.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Existing streets are suitable to carry the anticipated traffic.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: After the drafting of a sewer agreement with the property owner to the south, existing and proposed utility services will be adequate for the proposed development. The agreement (easement) allows the applicant site to tap into, clean and use the sewer services already located on the parcel to the south, provided that the easement does not interfere with the south parcel's use of the sewer.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The proposed development will be development in one phase. The applicant is requesting a reduction in the required parking spaces from the required 73 spaces to 60, with an agreement with the neighboring parcel to the south to share access to parking. All parking areas have the required landscape screening along the perimeter, as well as evergreen shrubs to screen the electrical transformer located in the northeast portion of the lot. Staff feels each of the landscaping measures described above create a desirable environment and properly screen undesirable features of the development.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The development of the Candlewood Suites will be completed in a single phase, including all buildings, parking spaces, landscaping, and utility areas.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulation and the understanding that the deed of easement is to be executed and recorder with Franklin County:

1. Prior to the execution of the Deed of Easement, Exhibit C shall be revised to reflect the proper street names. As submitted Killdeer Road is labeled as Stringtown Road.
2. Signage shall be in accordance with the submitted sign plan. Wall signage shall consist on individually mounted channel letters and shall not exceed a total of 161 square feet per building elevation.