

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 23, 2009
Re: Staff Report for Hilton Garden Inn Addition – Development Plan

Item #4 – Hilton Garden Inn Addition – Development Plan (PID# 200910300054)

Application: Development Plan
Location: 3928 Jackpot Rd
Applicant: **Tricia Gaydosh, Schnippel Construction**
Zoning: PUD-C
Use: **Hotel**

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary:

The applicant is proposing to construct a 12,060 square foot addition onto the east side of the existing 49,190 square foot hotel located at 3928 Jackpot Road. The addition will be three (3) stories, to match the height of the existing structure. The addition will include a total of twenty-four (24) rooms, one of which will be handicap-accessible. The existing building entrance and connection to the parking lot on the east side of the structure will be relocated to the north side of the addition, and the parking lot will not be impacted by the proposed addition.

Site Plan:

The proposed building addition conforms to all building setback requirements outlined in Table 1135.14-III.

Parking:

The parking lot will not be impacted by the proposed addition. The lot currently contains 144 parking spaces, and Code requires a minimum of one parking space per room. The addition will increase the number of rooms from 87 to 111, which will not require the construction of additional spaces.

Building:

The proposed 12,060 square foot addition will increase the existing 49,190 square foot structure to 61,250 square feet. The addition will utilize the same materials as the existing structure, with matching colors. The applicant has provided building elevations and diagrams displaying the proposed materials to be used for the addition.

Signage:

No new signage is proposed for the site.

Lighting:

Two canopy lights will be installed at the new entrance to be located on the north side of the proposed addition. Four path lights are proposed along the sidewalk connecting the parking lot to the entrance.

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 uses 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 addition will not harm the present and potential 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: All applicable Code requirements have been met.

- (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 site has already been developed and will not be affected by the proposed addition.

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

Finding Met: The proposed change does not impact the uses' conformance with the use intent of the area. The use is permitted in C-2 districts, which may be permitted with Planning Commission approval in a PUD-C district.

- (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: The existing roadway will be adequate to carry the additional traffic generated by the proposed building addition safely to and from the site.

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

Finding Met: The proposed utility extension services for the building addition will be adequate for the proposed development.

- (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 project will be developed in one phase and will contain all the parking spaces, landscaping, and utilities required to create a desirable and stable environment.

- (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 proposed expansion, including the building addition and landscaping, can be completely developed within seven years.

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 stipulations:

1. The address on Sheet C1.1 should be changed from 2839 Jackpot Road to 3928 Jackpot Road.
2. The photometrics displayed on Sheet 1.3 should be labeled with the corresponding footcandles to show that the relocated sidewalk meets the 0.5 footcandles minimum, per Section 1135.12(n).