

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** July 31, 2015  
**Re:** Staff Report for Days Inn– Lot Split

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### **Item #3 – Days Inn – Lot Split**

**(PID# 201506250042)**

**Application:** Lot Split  
**Location:** 1849 Stringtown Road  
**Applicant:** William Weber, P& L Systems, Inc.  
**Zoning:** C-2  
**Current Use:** Hotel

#### **Relevant Code Section(s):**

- 1135.08 Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

#### **Project Summary:**

The applicant is proposing to divide the existing Days Inn property at 1849 Stringtown Road (parcel 040-000903) into three parcels, 1.5 acres, 0.90 acres, and 2.28 acres in size, with two proposed splits.

The applicant has stated that the northern 1.5 acre lot is under negotiations to be sold and developed as a restaurant. The existing Days Inn reception area, meeting room, and bar/restaurant currently located in this area will be demolished and a new building erected. The center parcel to be created is the current site for the hotel's north wing, and will be demolished and replaced with green space. The Days Inn buildings located on the remaining southern 2.28 acres will remain.

#### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.