

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 1, 2013
Re: Staff Report for Marriott Courtyard –Development Plan

Item #3 – Marriott Courtyard – Development Plan

(PID#201310300040)

Application: Development Plan
Location: Buckeye Place (west of Parkway Center Drive)
Applicant: **Raj Patel, Ascent Hospitality LLC**
Current Zoning: PUD-C
Current Use: Vacant
Proposed Use: Hotel

Relevant Code Section(s):

- Zoning Districts and Regulations – Planned Unit Development District
- Stringtown West Property Zoning Standards Text (C-18-05)

Project Summary:

The applicant is proposing to construct a new Courtyard Marriott hotel on approximately 2.3 acres of land on the north side of Buckeye Place, west of Parkway Centre Drive. The proposed Marriott will be four (4) stories tall with 104 rooms. A development plan was previously approved for the project in 2011; however construction plans were not approved and a building permit was not issued within 18 months of the approval, therefore the development plan became null and void. The proposed development plan matches the plans previously submitted and approved in 2011.

The site of the proposed hotel is part of the Subarea A of the Stringtown West Property, zoned PUD-C, with separate zoning standards text originally approved by C-02-02 and most recently amended by C-18-05. The text specifies that architecture, signage, and landscaping elements are to create a unified development appearance, which shall result in a high quality site. Many aspects of the site were designed with the character of the area in mind, including site fixtures such as benches, trash receptacles, and lighting. Furthermore, stamped concrete walkways have been incorporated into the main guest drop off area as well the sidewalk across the site entrance off Buckeye Place. The exterior of the structure utilizes brick, stone, and EIFS to match the character of adjacent structures such as HH Greg to the west, Drury Inn to the north, and Parkway Centre to the east.

Site Plan

The proposed hotel will be accessed from a single, twenty-four (24) foot wide curb cut off Buckeye Place. A portion of the entrance drive is proposed over the property directly to the east. A shared access agreement was recorded in August 2013 granting vehicular and pedestrian ingress and egress over the shared drive for both properties. All applicable setbacks have been met on the site.

An underground stormwater retention facility is proposed under the front parking area to handle stormwater on the site. It has been reviewed by the city's consulting engineer and has been determined to be appropriate for the development.

Building

The proposed structure will be approximately fifty (50) feet in height, with four (4) stories and a total of 64,403 square feet. The proposed height is permissible, according to the approved zoning text, which grants hotels a maximum building height of 90 feet. The hotel will have 104 rooms and 142 beds. The hotel will also have a large meeting room, lounge and bar area, as well as additional guest amenities such as a pool and exercise room on the first floor.

The proposed building is finished on all four sides with a combination of brick, stone, and EIFS in order to match the character of adjacent developments. Approximately 30% of the exterior of the structure will be brick. The proposed accent stone and EIFS have been selected in neutral colors.

Parking

The proposed parking lot will have a total of 104 parking spaces. According to the zoning text for the site, parking shall be calculated in accordance with Code requirements. The proposed 104 spaces meet the required spaces, of one space for every room or suite. Five (5) handicap accessible spaces are located near the main entrance and guest drop off area. Parking lot drive aisles vary in width between 22 and 24 feet.

Lighting

The applicant is proposing to utilize Beacon lighting, in character with the lighting utilized on HH Greg and other adjacent developments. The proposed lighting provides the required 0.5 footcandle minimum in vehicular use and pedestrian areas.

Signage

One eight (8) foot tall monument sign is proposed at the entrance to the site, with a brick base to match the brick on the main structure. The proposed sign face will display the Courtyard Marriott logo and will be approximately 28.5 square feet in area. Signage is also proposed on all sides of the structure, for a total of approximately 380 square feet of additional signage. Channel letter signs approximately 140 square feet in area are proposed on the west and east elevations.

Building elevations display additional walls signs on the north and south elevations both having sign areas of approximately 51 square feet; however details for these signs were not submitted. Staff would recommend that these signs be individually mounted channel letters on backer board.

Although the total proposed signage exceeds the square footage permitted by Code, staff feels that the signage is appropriate with the scale of the structure and consistent with signage permitted on other

structures in the area. According to the zoning text for the site, signage must create a unified development appearance.

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 hotel will not be detrimental to present or potential surrounding uses. The site has been designed in character with area development.

- (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 signage exceeds permitted signage by Code; however the zoning text for the site does not state that signage must comply with Code, only that it must create a unified development appearance resulting in a high quality site. Staff feels that the proposed signage, though exceeding permitted square footage by Code, is warranted by the overall design of the structure. The height of the structure also exceeds that permitted by Code; however the zoning text for the area permits hotels a maximum height of 90 feet.

- (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 proposed hotel has been designed to incorporate design aspects from adjacent development, in terms of architecture and site fixtures.

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

Finding Met: The approved zoning text for the site identifies hotels as one of the uses intended for Subarea A of the Stringtown West Property.

- (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 Buckeye Place and Parkway Center Drive will be adequate to carry traffic generated by the proposed hotel.

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

Finding Met: The proposed utility services 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 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 proposed project, including all buildings, parking spaces, landscaping, and utility areas, 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 stipulation:

1. Signage on the north and south elevations should be individually mounted channel letters on backer board.