



# VILLAGE ACTION REPORT

**PROJECT: Comfort Suites General Development Plan**

**APPLICANT: Todd Rizzo - Greywolf**

**PROJECT LOCATION: Parcel #0711-041-2120-1 on Landmark Drive**

**REPORT DATE: January 15, 2020**

**PROJECT DESCRIPTION:** The applicant is seeking approval of a Planned Unit Development for a five-story, 82 room hotel totaling approximately 57,000 sq. ft. The hotel will be branded as a Comfort Suites, which is a CHOICE Hotels brands. Amenities will include an indoor pool, meeting room, fitness center, and an outdoor space.

**PLAN COMMISSION MEETING: January 8, 2020**

**STAFF REPORT PROVIDED BY:**  X  Planner,  X  Engineer,      Public Works

**MOTION:** by Broom (1st), Jushchyshyn (2nd)

The site plan was APPROVED WITH CONDITIONS, with the conditions as follows:

## Planning

1. The sidewalk on Landmark Drive should be a minimum 6' wide to maintain adequate clear space around the overhang of parked cars or implement wheel stops to prevent overhang.
2. Provide exterior material samples at meetings for review of the Precise Implementation Plan.

## Engineering – General Development Plan

1. The sidewalk adjoining parking lots where curb and gutter is not shown should be raised sidewalk.
2. Tree locations should be revised based on the location of the sanitary sewer line and cleanouts shown on the existing survey.
3. Verify that one half of the area of the trash enclosure is sufficient for the site in the case the properties become independently owned in the future.
4. The north side of the hotel should be reviewed. Concrete patio is planned and fenced on the property on the north side of the building which is on land owned by the other property and will limit the use of that land by the northerly property owner. A property line adjustment or permanent easement should be attained for the patio use to avoid concerns if properties are sold in the future.

5. The concrete patios are overtop existing storm sewer and a sanitary clean out. Access structures and drains will need to be maintained. Existing brick columns for the pergola overhang exist within the proposed concrete patio area.

**VOTE:** 5 Aye, 0 Nay, 0 Abstain

**APPLICANT COMMENTS:**

- (Todd Rizzo - Greywolf) – provided an overview of the site plan and hotel branding and operations. Also provided overview of the neighborhood meeting held on January 7, 2020.

**PLAN COMMISSION COMMENTS:**

- (Schulze) – do rooms on the first floor face the proposed patio/BB Jack's? Rizzo replied there are no guest rooms on the first floor. Some rooms above look out over the proposed patio.
- (Broom) – asked applicant to consider car charging stations and public pool passes.
- (Schulze) – will there be a monument sign? Rizzo replied they are not sure if one is required by the brand. They will know when they submit the PIP.
- (Ratcliff) – asked if Summit approval was a similar process? Ruth replied yes, they are both Planned Unit Developments. Giese noted that a Planned Unit Development essentially creates a unique zoning district for a specific project.

**PUBLIC HEARING COMMENTS:**

- None

**STAFF COMMENTS:**

- See planning staff report.

**ARCHITECTURAL REVIEW COMMITTEE MEETING: January 15, 2020**

**STAFF REPORT PROVIDED BY:** X Planner, X Engineer, \_\_\_ Public Works

**MOTION:** by Hackel (1st), Knudtson (2nd)

The General Development Plan was APPROVED WITH CONDITIONS, with the conditions as follows:

1. Pending submittal of the Precise Implementation Plan.

**VOTE:** 4 Aye, 0 Nay, 0 Abstain

**APPLICANT COMMENTS:**

- (Todd Rizzo - Greywolf) – provided an overview of the site plan and hotel branding and operations. Described the proposed insulated concrete form system which is more energy efficient but places some limitations on façade design. Noted CHOICE Hotels is in the process of rebranding Comfort Suites and this would likely be the first in the country with the new design.

**ARCHITECTURAL REVIEW COMMITTEE COMMENTS:**

- (Williams) – will the hotel be LEED certified? Rizzo replied they will not be seeking certification.
- (Hackel) – thinks the project is a good fit for the Commerce Park. Has some concerns related to the tight site, including potential for white EIFS to look dirty over time due to proximity to people walking nearby and lack of landscaping next to the building, particularly on the west side facing Highway N. The ARC discussed various options including removing a couple of parking spots to create space for additional landscaping. The applicant will work on a preferred option for the PIP submittal. Asked if there will be signage on the north side? Rizzo replied it's possible and final signage will be determined for the PIP.

**PUBLIC COMMENTS:**

- None

**STAFF COMMENTS:**

- See planning staff report.