

CITY OF GREEN
PLANNING DEPARTMENT REVIEW

PLANNING & ZONING COMMISSION

June 20, 2012

ITEM 12-22 SECOND REPLAT OF ARLINGTON RIDGE EAST
(J. Colant, Green Bulldog Youth Football)
Location: 2520 Wise Road
New Building
Zoning: R-1

PLANNING DEPARTMENT

Applicant is presenting the Second Replat of Arlington Ridge East. The proposed replat involves the modification of Lots 1-4, which are located on Arlington Ridge East, a 35' wide public right-of-way. The commercial allotment has a total of five (5) lots. The first replat of this allotment occurred in 2008 and involved a minor modification of the right-of-way.

The applicant is initiating this replat in conjunction with the proposed Residence Inn and Hampton Inn building addition, which are also under review at this meeting. The replat would adjust the property lines of the existing Lots 1-4 of the allotment, which are under common ownership. Lot 5, which is owned by Bob Evans Farms, would not be impacted by this replat. The lot line adjustments are being proposed to accommodate building setbacks associated with the two proposed hotel projects. The replat process follows the current practice for modifying existing platted lots.

The proposed Residence Inn would be situated on the existing 1.67 acre Lot 2 of the allotment. This lot would be increased to 2.085 acres and renamed Lot 2R via a shift of the south and west property lines. This shift would allow for a 48' side yard building setback that is required due to the proposed height of the facility.

The existing Hampton Inn is located on the 1.88 acre Lot 4 of the allotment. The replatted Lot 4R would consist of a total of 2.91 acres. This increase in area would involve the shift of the east property line and the incorporation of the 0.75 acre Block A of the Interstate Business Park, a contiguous strip of land to the south that has common ownership. Per the original Interstate Business Park plat, Block A was to be deeded to property to the north or south and not an access point to the allotment. The replatted lot would accommodate the required 41' building setback of the existing facility and the proposed building addition as well as allow for the creation of a new parking area. The new lot would also become a double-frontage lot, which includes the existing Arlington Ridge East frontage and the new 56' of frontage on So. Arlington Road. As access to this lot will be maintained on Arlington Ridge East, a 5' wide reservation strip is required on the S. Arlington Road frontage to prohibit access. (Access from S. Arlington Road is not recommended due to the proximity of the existing Wendy's driveway).

The existing 1.15 acre Lot 1 is vacant and would be replatted to the 1.00 acre Lot 1R. This lot is adjacent to the west of the Residence Inn site and would decrease due to the adjustment of the east property line. The existing 3.31 acre Lot 3 currently houses the Holiday Inn Express. This lot would decrease to 2.86 acres (Lot 3R) due to the lot line adjustments for the Residence Inn and Hampton Inn sites.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Comments have been returned to applicant for revision.

FIRE

No comments requested.

ZONING

STAFF RECOMMENDATION

Staff recommends a favorable recommendation for acceptance of the replat. There are no performance bond requirements associated with this proposal. The appropriate deeds, as referenced, will need to be submitted for review prior to recording.