
CITY OF GREEN
PLANNING DEPARTMENT REVIEW

PLANNING & ZONING COMMISSION

June 20, 2012

ITEM 12-23 RESIDENCE INN/HAMPTON INN ADDITION

(G. Rouse, GBC Design, Inc.)

Location: Arlington Ridge East, Lots 2 & 4

New Building/Building Addition

Zoning: B-1

PLANNING DEPARTMENT

Applicant is proposing a new Residence Inn facility and a building addition to the existing Hampton Inn facility, which are both located within the Arlington Ridge East subdivision. The proposed land use is permitted in the B-1 District. Both projects are being reviewed simultaneously in this report due to the coordination required with respect to lot line adjustments, parking accommodations, and stormwater management.

RESIDENCE INN

The proposed Residence Inn would consist of a total of 80 suites within a four-story structure. The building footprint would total 22,146 sq. ft. and the overall floor area would be 68,339 sq. ft. The facility would provide “extended stay” accommodations for business travelers seeking an apartment-style setting. Residence Inns are architecturally and environmentally designed to resemble an upscale residential complex and are built specifically for extended-stay travelers. An average daily rate of \$117.00 places the facility in a much higher quality category than the existing Value Place on Fortuna Drive, which is currently offering a rate of \$189.00 per week (\$27.00 per night). The average stay at a Residence Inn is in the range of 10-12 nights. (The applicant has provided a market analysis and feasibility study for this project, which is on file).

The facility would be situated on what is currently the vacant 1.67 acre Lot 2 of the allotment, which is located on the north side of the cul-de-sac. This lot would be enlarged to 2.085 acres and renamed Lot 2R in conjunction with a proposed replat of the allotment, which is also under review at tonight’s meeting. This replat proposes to modify the lot areas of four of the five existing lots, all of which have common ownership. Lot 5, which is owned by Bob Evans Farms, would not be impacted.

The proposed Lot 2R would meet code requirements for lot area, width, and frontage, if approved. The front building setback would comply given the 48’ proposed building height. Building coverage of the new lot would comply at 26% (33% maximum). Impervious surface ratio of 75% would also comply (75% maximum).

Parking required for the proposed hotel would be 80 spaces (one space per room or suite). The proposed site would accommodate a total of 68 parking spaces (including handicap). The on-site parking shortfall would be handled through a cross-parking easement that would allow parking on all four of the replatted lots. (Note: The 68 spaces would accommodate 85% of the total suites available. Average occupancy of the facility is projected at about 65% in year one, per applicant.) Upon completion of the Residence Inn, Hampton Inn addition (89 rooms upon expansion), and existing Holiday Inn Express (91 rooms), a total of 260 parking spaces would be required. Proposed parking would accommodate 299 spaces. (This total includes 39 spaces at the rear of the Hampton Inn that would be landbanked for future use.) Parking spaces would measure 10’ x 18’ with 2’ overhang, which is permitted per code. Parking setbacks and aisle widths would comply. Pavement would be asphalt and landscape islands would be provided per code.

Access to the site would be provided via a new driveway situated on the vacant Lot 1 of the allotment, directly west of the hotel site. This drive would also serve any future development of Lot 1 (possible restaurant). The existing Holiday Inn Express access drive at the east end of the cul-de-sac would be modified slightly to allow joint ingress/egress. Cross-access easements would be provided for both driveways. Drive widths would comply. A pedestrian walkway would be provided that would connect with the existing stairway down to the adjacent Bob Evans facility to the north.

Building elevation drawings and a color rendering have been provided. The building would have an overall height of 48', which complies (48' maximum). The design of the building includes a variety of roof lines and building materials, which include cultured stone, two shades of brick (reddish and brown tones), and fiber cement board in beige/sage color tones. The main roof would be weathered wood asphalt shingles. Lower roofs would feature a Hemlock Green metal, which would closely match the sage cement board. Window trim would be tan color cement board. A material sample board will be presented by the applicant at the meeting. A floor plan is also provided for the facility, which also includes an outdoor patio and activity court (i.e. basketball/tennis).

Proposed HVAC units would be ground-mounted and located at the front, side, and rear of the building. Landscape screening would be provided. A dumpster with enclosure would be situated at the rear of the building. The enclosure would consist of a brick façade to match the building and cedar board gates. The enclosure would also feature an attached covered storage area with overhead garage door.

No freestanding ID sign details are provided at this time. Applicant may return at a later date for review. Wall signs are indicated on building elevations. Sign details will need to be submitted to the Zoning Division for review and permitting. The remaining high-rise sign pole from the former Days Inn would be removed.

A site landscape plan is provided. The plan indicates grass areas around the building as well as varieties of trees/shrubs and planting beds for annual flowers and perennials.

A site lighting plan is provided. The plan indicates pole mounted light fixtures around the perimeter of the parking areas and activity court. Parking lot lights would be shoebox style LED fixtures mounted at a 20' overall height. The activity court would feature two 16' tall poles with shoebox style LED fixtures. Proposed heights would comply for cut-off style lights (20' Maximum). Decorative lighted bollards are also proposed along entry walkways. Lighting specifications are provided. A site photometric plan indicates minimal light migration onto adjacent properties.

A site grading plan has been provided. The site is primarily flat with a sharp grade change down toward I-77. This will require a retaining wall around the north/northeast edge of the site to support the rear parking lot. The wall would match the existing wall at the Holiday Inn Express. Retaining wall calculations/design details are forthcoming for review. A site SWPPP is provided and will need to be submitted to the SSWCD for review. A *Land Disturbance* permit is required for this project prior to commencement of earthmoving activities (more than one acre to be disturbed).

Stormwater management/water quality would be provided for the project. A series of catch basins/storm pipe would route run-off to an existing 12" storm sewer and outlet to the detention basin located at the rear of the Holiday Inn Express. Enlargement of this basin would be required to handle the additional flow. Stormwater management calculations and basin design details have been submitted for Engineering review. A *Stormwater Management Maintenance Agreement* is required for this project. (The agreement would actually cover the drainage from the four replatted lots, which would contribute run-off to this basin.)

A site utility plan is provided. The facility would be served by central sewer and water services. Additional utility connections are shown on the plan. A right-of-way permit is required for all work to be performed within

the public right-of-way.

HAMPTON INN

The proposed addition to the existing Hampton Inn would involve the expansion of the facility from 66 rooms to a total of 89. The 23 new rooms would be added within a three-story addition on the east side of the building. The footprint of the addition would total approximately 4,916 sq. ft. and total floor area would be 14,391 sq. ft.

The hotel is currently located on Lot 4 of the allotment. This lot would be increased from 1.88 acres to 2.91 acres upon the replat (Lot 4R). This increase in area would be achieved by shifting a portion of the east property line to the east and incorporating the 0.75 acre Block A of Interstate Business Park, a contiguous strip of land to the south. (Per the original Interstate plat, this block was to be deeded to property to the north or south and not an access point to the allotment.)

The proposed Lot 4R would meet code requirements for lot area, width, and frontage, if approved. Front building setback would comply. The 41' side/rear yard setback would comply given the 40'-1" height of the proposed addition, which would match the existing height. Building coverage of the new lot would comply at 15% (33% maximum). Impervious surface ratio of 68% would comply (75% maximum). This ratio also takes into account the landbanked parking area proposed.

The proposed expansion of the hotel would require an additional 23 parking spaces. The addition would displace 13 existing spaces on the Holiday Inn Express site and seven (7) spaces directly east of the existing Hampton Inn facility. Per the plans, a total of 76 additional spaces would be provided primarily within the former Block A strip of land directly south of the facility. Of this total, 37 spaces adjacent to the building would be constructed initially and 39 spaces would be landbanked for future use. (Note: this landbanked area would also be landscaped and would allow 7,020 sq. ft. of green space to remain until future use, if needed). Parking spaces would measure 10' x 18' with a 2' overhang. The new parking lot would also tie in with the existing lot directly west of the building. This tie-in would create a complete drive aisle circulation around the building, which is beneficial for fire-fighting purposes. A new building entryway would be installed on the south elevation to accommodate guests using the new lot. Parking aisle width and setbacks would comply.

Building elevations are provided. The proposed overall height would match the existing building, which complies (48' maximum). The addition would feature a matching brick façade, tan color EIFS, dark bronze metal roof, and windows to provide a seamless transition from existing to new. The existing dumpster enclosure would be removed and replaced with a new facility at the eastern edge of the new parking lot. The enclosure would consist of brick façade to match the building and cedar board gates and an attached covered storage area similar to that proposed at the Residence Inn site.

No additional identification signs are proposed at this time. The existing wall sign on the east elevation would be relocated to the east elevation of the addition.

Additional trees and grass areas would be provided within new parking lot islands created by the reconfiguration of the parking lot/drive aisles. New landscape plantings would be added adjacent to the building along the north and south sides.

A site lighting plan is provided. The plan indicates six pole lights to be installed along the perimeter of the new parking lot/drive aisle. Lights would be a shoebox style with 400 watt metal halide fixtures to match the existing. Pole height of 20' would comply. A photometric plan is provided that indicates minimal light migration onto adjacent properties.

A site grading plan is provided. The most significant grading would take place in conjunction with construction

of the new parking lot to the south. This would require removing material from the existing higher ground in this area and constructing two sections of retaining wall along the new south property line. Wall calculations and details are forthcoming for review. A site SWPPP is provided and will need to be submitted to the SSWCD for review. A *Land Disturbance* permit is required for this project prior to commencement of earthmoving activities (more than one acre to be disturbed).

Additional stormwater run-off from the new parking lot and roof area would be collected in a modified catch basin (existing to be lowered) and one new catch basin at the east end of the new parking lot. This new system would connect with the existing storm sewer system and route run-off to the detention basin behind the Holiday Inn Express. Stormwater calculations are forthcoming.

DESIGN REVIEW BOARD

Made the following recommendations to the Planning & Zoning Commission:

1. Provide landscaping in the landbanked parking area south of the Hampton Inn. It was recommended that plantings be of such varieties that can be relocated on site if the parking area is utilized in the future.
2. Per the June 5, 2012 letter submitted to the DRB from the project architect, the following items were agreed to:
 - A. Retaining walls would be similar to the existing walls at the Holiday Inn and 42” high security fence similar to wrought iron will be used as required.
 - B. HVAC condensers will be screened with landscaping or decorative fencing.
 - C. The overall landscape plan will be enhanced and additional landscaping will be provided at the Hampton Inn.

(Note: these items have been addressed)

ENGINEERING

Currently reviewing revised site improvement plans.

FIRE

Acceptable.

ZONING

Right-of-way, Sewer, Zoning, and Building permits are required. A Certificate of Use and Occupancy is required prior to operation of facilities.

STAFF RECOMMENDATION

Staff recommends conditional approval of the plans for the proposed Residence Inn and Hampton Inn Addition contingent upon the following:

1. *Final Engineering approval of the site improvement plans, stormwater management calculations, and retaining wall details.*
2. *City Council acceptance of the replat of the subdivision to modify the boundary lines of the four existing lots. This replat must be recorded with Summit County.*

3. *Submission of a cross-access and parking easement agreement for review and approval. This easement must be recorded with Summit County.*
4. *Provision of a public sidewalk to provide a pedestrian link between the hotels and future development within this allotment. (Any sidewalk outside the right-of-way would need to be provided an easement.)*

Staff would recommend separate motions for each proposal.