

Project Narrative – Conditional Use

The subject property is located at the southeast corner of Laurel Road and Interstate 75. The property is currently zoned Commercial General (CG) and has a Future Land Use Designation of Mixed Use Commercial.

A Site & Development Plan, Special Exceptions for hotel use and reduced parking stall widths, and Conditional Use for height were previously approved for a five story hotel of 106 rooms on the site. Those approvals expired in 2016.

The current proposal for Site & Development Plan, Special Exceptions for hotel use and reduced parking stall widths, and Conditional Use for height seeks approval for a substantially similar five-story hotel of 101 rooms.

Pursuant to Sec. 86-42(a)(1), a Conditional Use for building height is proposed for the five-story hotel. Specifically, the proposal is to exceed the 35' height limitation of Sec. 86-92(k.) by 4.76'. The proposed hotel is located southeast of the I-75 and Laurel Road Interchange ramps and is substantially below the elevation of the adjacent roadway, thus any impact of the height of the building is mitigated by its location with respect to the interchange ramps. Building heights are calculated from 18" above the average crown of the adjacent road. The attached *Building Height Exhibit*, including a survey of the elevations of the adjacent roads, demonstrate the building height calculations.

The proposed Site & Development Plan is consistent with all applicable elements of the Comprehensive Plan including Policy 8.2 as evaluated below.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

No incompatibility exists, nevertheless, please see additional responses below.

Land use density and intensity.

The proposed hotel use is compatible with the intensity of nearby commercial uses in the neighborhood and typical for neighborhoods located at Interstate interchanges.

A. *Building heights and setbacks.*

The proposed building height is compatible with existing uses in the neighborhood and similar to other uses located at Interstate interchanges.

B. *Character or type of use proposed.*

The proposed hotel use is typical for properties located adjacent to interstate interchanges and is compatible with nearby uses.

C. *Site and architectural mitigation design techniques.*

The site is surrounded on two sides by ramps for the I-75 and Laurel Road interchange. The other adjacent parcels are zoned for Commercial Intensive (CI) use.

Considerations for determining compatibility shall include, but are not limited to, the following:

No incompatibility exists, nevertheless, please see additional responses below.

D. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Not applicable, the closest single-family neighborhood is over 1,600' away and is separated by a mix of existing commercial and industrial uses

E. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Not applicable, the proposed use is separated from residential uses with existing commercial and industrial uses in between.

F. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Not applicable.

G. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The subject property is currently vacant, but the proposed use is consistent with the intensity of development previously approved for the property.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

No incompatibility exists, nevertheless, please see additional responses below.

H. Providing open space, perimeter buffers, landscaping and berms.

The proposed plan meets or exceeds all open space, buffer and landscape requirements.

I. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Light, noise, mechanical equipment, and refuse areas will be sufficiently screened to avoid off-site impacts

J. Locating road access to minimize adverse impacts.

Road access to the property has been designed to minimize impacts.

K. Adjusting building setbacks to transition between different uses.

The building setbacks are two to three times the required setbacks.

L. Applying step-down or tiered building heights to transition between different uses.

Not applicable

M. Lowering density or intensity of land uses to transition between different uses.

Not applicable.