HYATT STUDIOS VENICE PETITION NO. 24-38SP

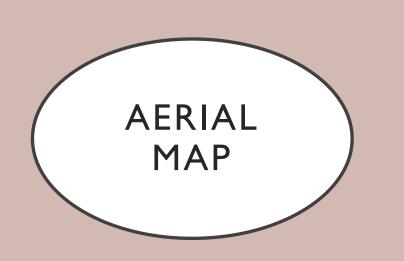
Owner/Applicant: Shree Rishi Hospitality

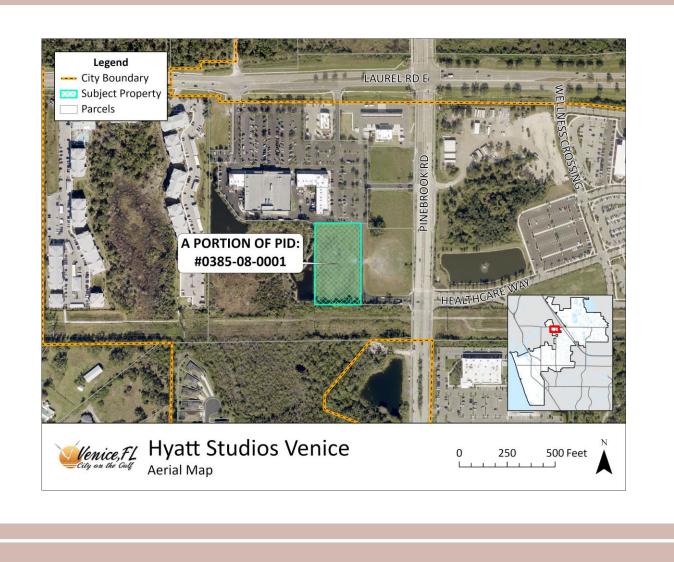
Agent: McKim and Creed, Inc.

	Address:	0 East Pinebrook Road
GENERAL	Request:	Development of a 130-room hotel with associated improvements
	Owner/Applicant:	Shree Rishi Hospitality, LLC
	Agent:	McKim and Creed, Inc.
	Parcel ID:	A portion of PID 0385080001 (new parcel to be recorded by hearing date)
	Parcel Size:	$2.34\pm$ acres
	Future Land Use:	Mixed Use Corridor
	Zoning:	Laurel West
	Comprehensive Plan Neighborhood:	Laurel Road
	Application Date:	October 31, 2024

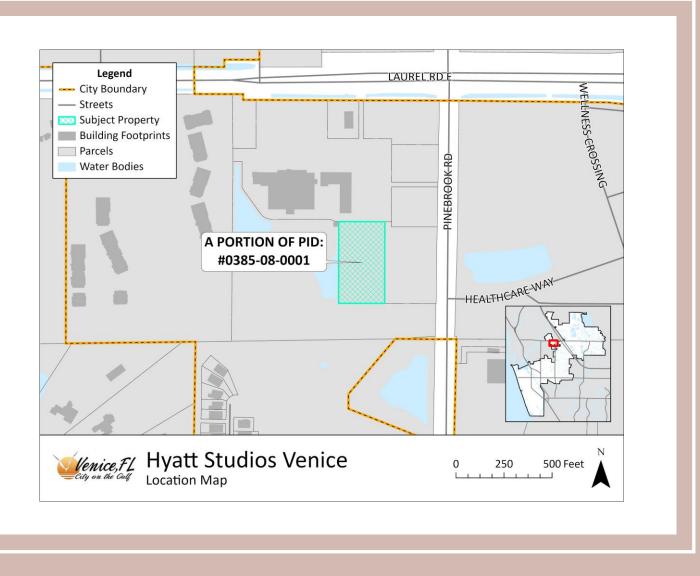
PROJECT DESCRIPTION

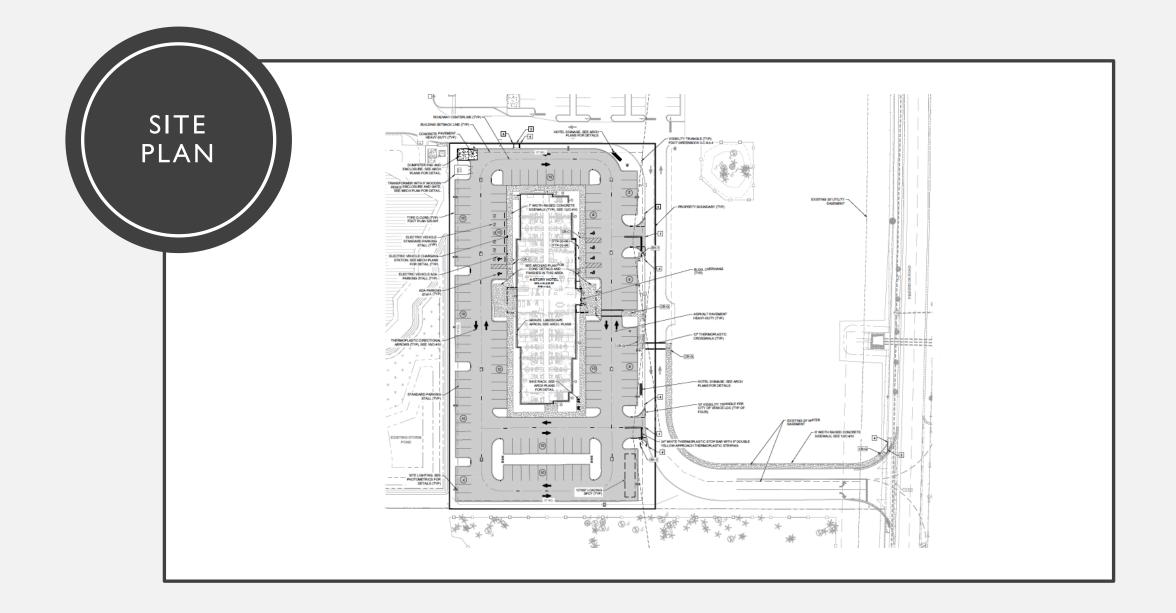
- New 130-room hotel located on Plaza Venezia outparcel
- Hyatt Studios brand
- Layout features one four-story building; parking surrounds entire hotel
- Located adjacent to an existing internal access drive

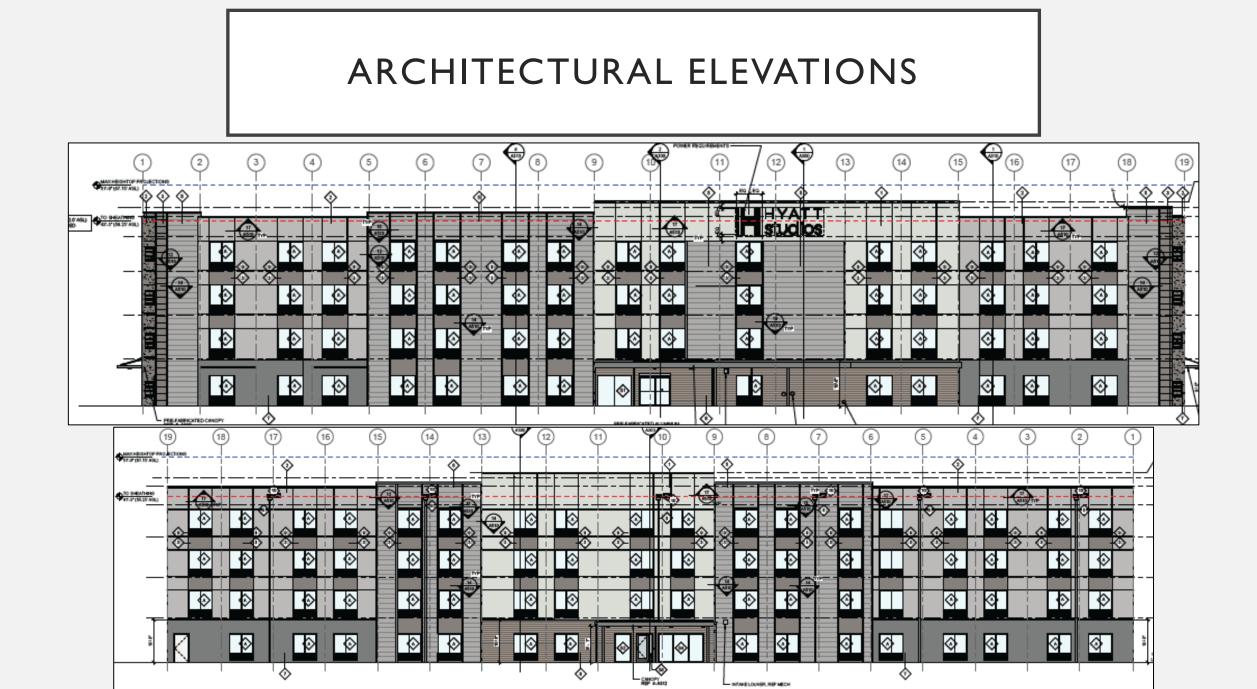








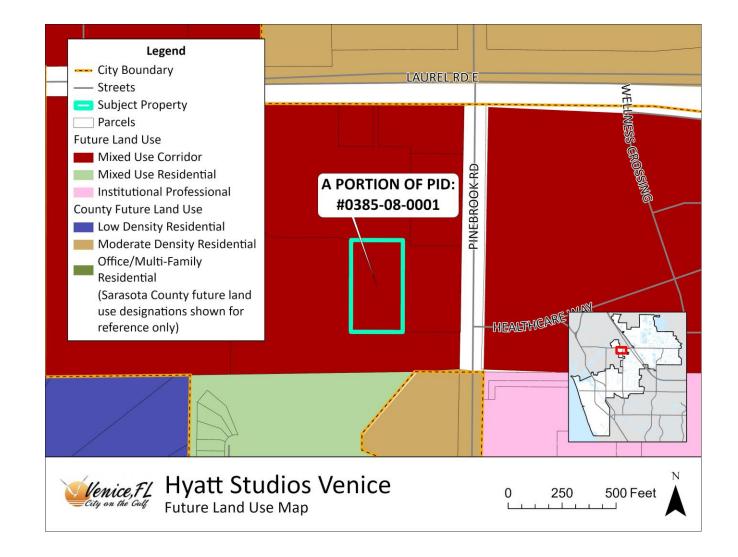


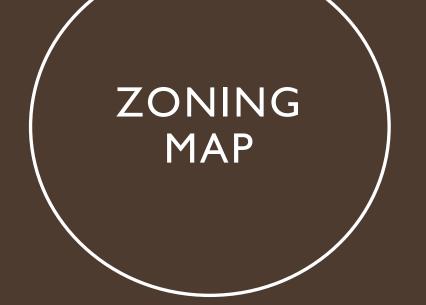


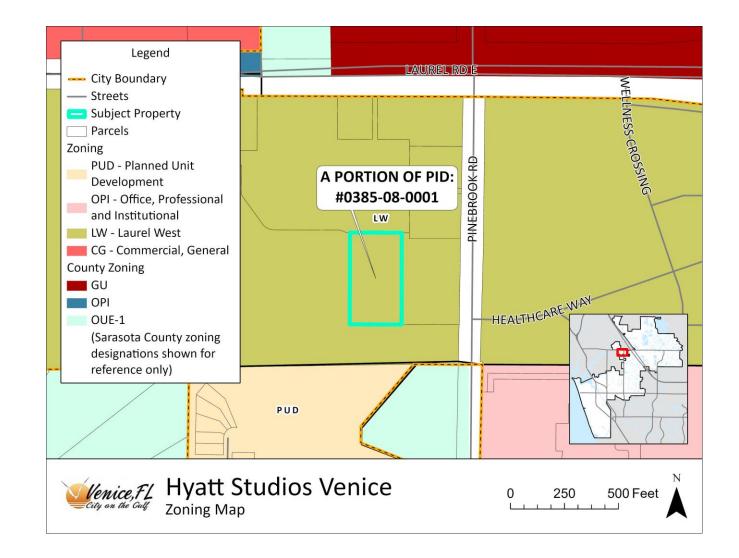
EXISTING CONDITIONS

Future Land Use and Zoning Maps, Site Photos, Surrounding Land Uses

FUTURE LAND USE MAP







SITE PHOTOS

SURROUNDING LAND USES

DIRECTION	EXISTING LAND USE(S)	FUTURE LAND USE MAP DESIGNATION(S)	CURRENT ZONING DISTRICT(S)
North	Commercial (Plaza Venezia)	Mixed Use Corridor (MUC)	Laurel West
South	Vacant commercial (Plaza Venezia)	MUC	Laurel West
East	Vacant commercial (Plaza Venezia)	MUC	Laurel West
West	Vacant commercial (Plaza Venezia)	MUC	Laurel West

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance, Concurrency/Mobility

COMPREHENSIVE PLAN

Strategy LU 1.2.9.c – Mixed Use Corridor

- Typical uses: moderate to medium residential, commercial, and institutional professional
- Intensity max is floor area ratio (FAR) of 1.0
 - Proposing approximately 0.6 FAR

Strategy LU-LR 1.1.1 – Mixed Use Corridor

- Maximum FAR 1.0 per site
- Min/max amount of non-residential square footage permitted in Laurel Road neighborhood
 - Over 2.6 million sf non-residential use remaining
 - Project proposes 61,468 sf total
- Horizontal mixed use in a suburban form with "campus style" design is referenced in these strategies
 - Hotel is not a campus but part of a commercial plat with a variety of retail and other commercial uses

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

 Analysis of the Land Use Element strategies applicable to the Mixed Use Corridor Future Land Use designation, strategies found in the Laurel Road neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE – SITE PLAN

- 1.2.C.8 Land Use Compatibility Analysis
 - Applicant responses to part a. in narrative form, part b. in direct responses (reproduced in staff report)
 - Part a. items:
 - i. Land use density and intensity.
 - ii. Building heights and setbacks.
 - iii. Character or type of use proposed.
 - iv. Site and architectural mitigation design techniques.
 - Part b. summary:
 - Consistent with FLU and zoning, intensity within allowed range
 - No nonconformities on the property to phase out, existing commercial uses in surrounding area
 - Nearest single-family is Windwood (not directly adjacent)

SITE AND DEVELOPMENT PLAN DECISION CRITERIA

- 1. Compliance with all applicable elements of the Comprehensive Plan;
- 2. Compatibility consistent with Section 4 of this LDR;
- 3. General layout of the development including access points, and on-site mobility;
- 4. General layout of off-street parking and off-street loading facilities;
- 5. General layout of drainage on the property;
- 6. Adequacy of recreation and open spaces;
- 7. General site arrangement, amenities, convenience, and appearance; and
- 8. Other standards, including but not limited to, architectural requirements as may be required.

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

 The subject petitions have been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petitions have been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	100 gpd/ERU	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	100 gpd/ERU	Compliance confirmed by Utilities
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24- hour storm event	Compliance confirmed by Engineering

MOBILITY

- Applicant submitted transportation impact assessment
- Reviewed and confirmed compliant by City's transportation consultant

FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning & Zoning	62 PM Peak Hour Trips	Compliance confirmed by City traffic consultant

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY & MOBILITY):

 No issues were identified by the Technical Review Committee regarding the Site and Development request CONCLUSION: PLANNING COMMISSION REPORT AND ACTION Upon review of the petitions and associated documents, **Comprehensive Plan, Land** Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the **Planning Commission to take** action on Site and Development Petition No. 24-38SP.