



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 7, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #14– SU170804/S170806 - Specific Use Permit/Site Plan - Courtyard by Marriott at Grand Central Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a hotel on 3.064 acres. The subject property, Lot 6, Block A of Grand Central Crossing Addition, is generally located on the SEC of State Highway 161 and Arkansas Lane. The property is zoned Planned Development-273A (PD-273A) District and within the SH 161 Overlay District. The applicant is Ray Francis, Grand Prairie Hotels, LLC.

Ms. Ware stated the four-story hotel includes a pool, outdoor lounge area, indoor bistro, and an exercise room. The site is accessible from State Highway 161 and Arkansas Lane by mutual access easements. Hotels require one parking space per unit plus four spaces; the proposal includes 124 parking spaces and meets the parking requirements. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. With the exception of the building height and Floor Area Ratio, the proposal meets the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. Appendix F applies to development within an overlay district and contains standards intended to increase the quality of development. These standards include requirements for building materials, articulation, and architectural elements. The building elevations consist of brick, stone veneer, metal panels, and Exterior Insulating Finishing System (EIFS). Appendix F requires that one hundred percent of building façades be finished with principal masonry materials but allows material substitutions for up to 50% of the building façade. Metal panels may be substituted for up to 30% of a façade. Metal exceeds 30% on three facades. Appendix F also requires that 25% of primary facades be accented in stone. The north, south, east, and west facades are considered primary. The north and west facades do not meet the

percentage of required stone. Primary facades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F.

Ms. Ware stated the Building Height & FAR – The applicant is requesting exceptions to the maximum building height and maximum FAR to construct a building with a height of 56 feet and an FAR of 0.52. Similar exceptions have been granted for hotels. Staff is supportive of the request. Metal Panels – The applicant is requesting a building materials exception to allow the use of metal panels on greater than 30% of the building façade. The intent of Appendix F is to encourage development that contributes to a visually distinct corridor and uses a variety of materials. The metal panels will be finished in three different colors. The variation in color meets the intent of Appendix F. Staff is supportive of the request. Stone Accent – The applicant is requesting a building materials exception to the requirement for 25% stone accent for the north and west facades. Staff does not object to the request.

Ms. Ware stated the Development Review Committee recommends approval subject to DRC comments.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Don Evenson, Coordinator from Fargo, South Dakota stepped forward representing the case and to answer questions from the Commission, his job is to find locations and this Marriott would make the city proud.

Manager Jeff Anderson with Grand Prairie Hotels, LLC, P.O. Box 27, Henderson, KY was present in support of this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170804/S170806 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**