

Legislation Text

File #: 4833, **Version:** 1

CC MEETING: July 7, 2020

DATE: June 30, 2020

TO: Erin Rinehart, City Manager

FROM: Michael McCauley, Senior Planner
Marc Guy, Assistant City Manager

Hold A Public Hearing And Consider An **Ordinance Amending The Zoning To Establish A Special Use Permit For A Residence Inn Hotel On An Approximately 4.6 Acre Tract Zoned PD-189 For The (O-4) Office District And Located Approximately 800 Feet North Of East Trinity Mills Road/President George Bush Turnpike, Between Raiford Road And McCoy Road; Amending The Official Zoning Map Accordingly.** Case No. PLSUP 20-1X1 Residence Inn Carrollton.

BACKGROUND:

Planned Development 189 (PD-189) requires a special use permit (SUP) for a residence hotel or hotel suites (as defined by the Comprehensive Zoning Ordinance).

For over 10 years it has been the City's objective to have high-quality hotel development on the west side of the Raiford property, as shown on the "Original Hotel Development Concept Plan," which is attached to this report. When City Council considered the original PD in 2010, the Council chose to allow full-service and limited-service hotels by right but required an SUP for a residence hotel to afford the City Council the opportunity to ensure the hotel's quality and meet the City's expectations for quality hotel development.

The Urban Design Standards for Raiford Road (adopted in 2011) are applied to this property.

On May 7, 2020, at the request of the applicant, the Planning and Zoning Commission kept the public hearing open and continued the case to the June 4 Commission meeting.

On June 3, 2020, the Planning and Zoning Commission meeting scheduled for June 4 was rescheduled to June 18 due to an incorrect Zoom meeting notification posted on the Planning and Zoning Commission agenda.

STAFF RECOMMENDATION/ACTION DESIRED:

On June 18, 2020, the Planning and Zoning Commission recommended **DENIAL** of the request. The applicant has submitted a written request to appeal the Commission's decision and requested the case be scheduled for the July 7 City Council meeting. A three-fourths (3/4) affirmative vote by all members of the Council is required to overrule the Commission's recommendation of denial.

Staff is recommending approval of the special use permit request with stipulations and adoption of the proposed ordinance.