DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 1

Project Number: PR-2022-006497

Application Number: SI-2022-00124
Project Name: Airport Hotel

Request: Site plan-DRB

COMMENTS:

- A landfill gas study report has been completed for the site. The Environmental Health Department will need to approve and sign off on the Site Plan prior to approval of the Site Plan.

- In their submittal, the applicant asserted that they have a Shared Parking Agreement with the adjacent Homewood Suites, and a lease for parking with the City on a property adjacent to the subject property. Documentation for the Shared Parking Agreement and City lease must be provided.

- The subject property is located within the Airport Protection Overlay Zone. The requirements of the zone must be met per 3-3 of the IDO.

- The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plan to the DRB members for their e-signatures.

- The Climatic and Geographic Responsiveness form was filled out as required by IDO 5-2(D). The last page of that form outlines how to do the Sun/Shade Analysis. Plan sheets that shown that analysis was performed should be included in a resubmittal.

- The application shows compliance with Building Design standards of IDO Section 5-11. The ground floor has a clear architectural distinction through the use of storefront glass and doorways and stone finish along sections of the bottom floor. The North elevation is the street-facing façade on Sunport Place. The north façade has upper floor windows and ground floor windows that extend 45 feet of the 136-foot building length with no more than 40 feet separating a feature. The building length is greater than 120 feet and includes changes in materials and colors. The outdoor seating area and sun deck provided at the northwest corner of the building is also compliant with the IDO.

- The note regarding 'turf' on the Landscape Plan needs to be updated to 'cool season grass species' based on the last IDO update. (See IDO 5-6(C)(4)(d) 'No more than 10 percent of required landscape areas shall be cool season grass species.' See IDO definitions for details on qualifying cool season grasses.)

- These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 2-8-22