

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Residence Inn - Grand Avenue **FILE #** 16-085-666
 2. **APPLICANT:** St. Paul Hotel Ventures, LLC **HEARING DATE:** October 20, 2016
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 200 Grand Ave, between Smith and Leech
 5. **PIN & LEGAL DESCRIPTION:** 01.28.23.41.0003, 0004, 0013, 0014, 0017, and 0018; Samuel Leeches Addition, Block 2, Lot 1 except the E 75 ft. thereof, Lot 2, Lot 3, Lot 12, the E 62.5 ft. of Lots 13 and 14, and the S 40 ft. of Lot 13
 6. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** T2
 7. **ZONING CODE REFERENCE:** § 66.331; § 61.501
 8. **STAFF REPORT DATE:** October 14, 2016 **BY:** Lucy Thompson
 9. **DATE RECEIVED:** September 29, 2016 **60-DAY DEADLINE FOR ACTION:** November 28, 2016
-

- A. **PURPOSE:** Conditional use permit for building height of 45 ft., providing for a 55 ft. height for portions of the building set back more than 10 ft. from setback lines.
- B. **PARCEL SIZE:** 41,817 sq. ft.
- C. **EXISTING LAND USE:** Vacant/surface parking
- D. **SURROUNDING LAND USE:**
 - North: United/Children's Hospital Campus
 - East: Vacant historic firehouse (Hope Engine House)
 - South: Surface parking, Bonfe's car repair
 - West: Vacant lot
- E. **ZONING CODE CITATION:** § 66.331 lays out dimensional standards for buildings in the T2 district. § 66.331(e) and (f) provide for a conditional use permit for building height up to 45 ft., and additional height by setting the building back from side and rear setback lines. § 66.331(k) requires 6 ft. setbacks from interior lot lines for walls containing windows, and provides for a setback easement to be recorded in lieu of this requirement. § 61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** This site was part of the 2010 *District 9 Commercial Zoning Study*, requested by the Saint Paul City Council and conducted by the Saint Paul Planning Commission to assess whether the existing gateway zoning was consistent with the District 9 Plan. The parcel was rezoned from B3 to T2 by the Saint Paul City Council in 2011.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 9 Council has not taken a position.
- H. **FINDINGS:**
 1. St. Paul Hotel Ventures, LLC has applied for a conditional use permit for a building height of 45 ft., which will go up to 55 ft. in specific locations where the building is set back from side property lines by 10 or more feet.
 2. The applicant wishes to build a five-story Residence Inn hotel with 100 guest rooms, a one-meal-a-day lobby restaurant serving hotel guests only, a small meeting space, a pool and fitness room, and back-of-house support facilities.
 3. § 66.331 states that the maximum building height for a non-residential or mixed-use building in the T2 district is 35 ft., subject to footnotes (e) and (f). § 66.331(f) allows for the maximum building height to increase to 45 ft. with a conditional use permit, and § 66.331(e) allows for additional height beyond 45 ft. equal to additional setback from side and rear setback lines. § 66.331(k) requires 6 ft. setbacks from interior lot lines for walls containing windows, and provides for a setback easement to be recorded in lieu of this requirement. The applicant is proposing setbacks from interior lot lines as follows: 23.1 ft. on the west; 39.7 ft. on the south; and 13.3 ft. on the north, where there will be a setback easement.

4. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Saint Paul Comprehensive Plan identifies this parcel as part of a Mixed-Use Corridor, targeted for higher-density, mixed-use development. The *District 9 Area Plan Summary* (2010/2013) recommends concentrating commercial activity at key nodes along W. 7th, including Grand Avenue. The District 9 Plan also calls for new commercial construction and building rehabilitation to comply with design guidelines to ensure compatibility with the scale, proportion and character of existing buildings, and to generally lessen the impact on adjacent residential uses.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition can be met subject to conditions based on review by the Department of Public Works as part of City site plan review pertaining to use of the alley, avoiding creation of a dead-end alley, and access to and from Smith Avenue. The site plan submitted with the conditional use permit application shows ingress to a rear surface parking from Leech Street, and shows ingress and egress via the alley to W. 7th Street. The site plan also shows 2-way traffic in the portion of the parking lot on Lot 12 at 362 Smith Avenue, which would provide access to and from Smith. However, the site plan shows the western part of Lot 12 as an “adjacent parking lot.” It should be clarified that Residence Inn parking lot access to and from Smith Avenue will be maintained.

Legislative Code § 69.502 generally prohibits creation of dead-end alleys, and where unavoidable requires that they be provided with adequate turnaround facilities as may be determined by the director of public works. It appears that egress from the alley to Smith Avenue would be required.
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed extended-stay hotel is compatible with the type and scale of development in the immediate neighborhood. United/Children’s Hospitals has a dense campus across Grand Avenue, and uses on W. 7th in the immediate neighborhood are auto-oriented/non-residential.
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The applicant has indicated that, while a separate project, the Hope Engine House next door is planned for “amenity functions” and public spaces related to the hotel.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a building height of 45 ft., providing for a 55-ft. height for portions of the building set back more than 10 ft. from setback lines, at 200 Grand Avenue, subject to the following conditions:
- 1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 - 2. The applicant shall demonstrate, as part of City site plan review, how the project design will comply with the design guidelines contained in the District 9 Area Plan Summary.
 - 3. Adequate ingress and egress to the rear surface parking lot shall be provided, including clarification that Residence Inn parking lot access to and from Smith Avenue will be maintained, subject to City site plan review and approval.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only
File # 16-085666
Fee: 800.00
Tentative Hearing Date:
10-20-16

PD=9

+

APPLICANT

Name St. Paul Hotel Ventures, LLC.
Address 7900 International Drive, Suite 155
City Blomington St. MN Zip 55425 Daytime Phone 952-229-4433
Name of Owner (if different) BK 200 Grand, LLC
Contact Person (if different) Brody Norrland Phone 952-229-4432

PROPERTY LOCATION

Address / Location 200 Grand Ave, St. Paul, MN 55102
Legal Description * attached
Current Zoning T-2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 66, Section 66.331, Paragraph E+F of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.
* Attached.
We will also utilize a 3-6" or greater no build easement

Required site plan is attached

Applicant's Signature Brody Norrland Date 9/29/2016 City Agent ADD
9/29/16

September 30, 2016
(10/03/2016 Revised)

Mr. Carl Kaeding
Mr. Brody Nordland
Kaeding Management Group
7900 International Drive, Suite 155
Bloomington, MN 55425



**RE: Residence Inn by Marriott Grand Avenue
St. Paul, Minnesota**

Dear Carl and Brody:

This letter is to address the St Paul city zoning code requirements for the 200 Grand Avenue site.

• **Project Description** •

The entire development is to consist of the renovation/conversion of an existing Fire House, coupled with a hotel project incorporating the current prototype of the Residence Inn by Marriott.

There are two components to the project:

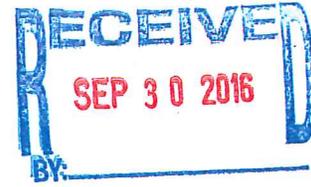
1. Fire House:

This 2-story, 1870's, brick structure is the very first municipal fire station in St. Paul. The firehouse appears to be in good condition for its age. The exterior masonry bearing walls, wood floor and roof joists were intact, with no severe structural problems. The original windows and glass appear to be in place. The Fire House will be treated as a separate building and planning submittal. However, the synergy of having amenity functions in the Fire House is intended for the project. The programmed use for the Fire House is a flexible and developing separately from the hotel.

2. Residence Inn:

The Residence Inn Hotel will be based on the brand prototype. The hotel consists of a **5-story hotel with 100 guestrooms**, a one-meal-a-day lobby restaurant (serving only hotel guests), small meeting space, pool and fitness, and BOH support spaces like offices, staff room, laundry/housekeeping, maintenance, mechanical spaces, etc. The total building area is approximately **73,000 gross square feet**. The Hotel public spaces will be adjacent to the Fire House. The Hotel amenities are to be limited to those required in the prototype.

3. Site Development:



The site is organized around the guest and parking entries of each building and service needs for deliveries and trash/recycling.

City ordinances require a 1 parking space for 3 guestrooms. Bike racks can substitute for 4 bikes for 1 stall. The site will provide 31 stalls with the remaining requirement provided by bike parking.

Another issue is the separate properties for the Fire House and the Residence as described above. In order to have unprotected openings (as defined in the city building code) on the south side of the Fire House, there must be at least 20' space between the Firehouse building and the Hotel with the property line bisecting the space.

4. Zoning requirements for the Site:

The Following is a brief summary of the zoning requirements of the site.

- Existing T2 Zoning
- **Hotel is a permitted use**
- "0" Setback requirements (Footnote k – applies to internal property lines where opening occur – a 6' setback is required)
- Building Height (**55' building height requested**)
 - 35' Basic height
 - 45' Conditional use permit (Footnote f)
 - Setback 1/1 Height gain. (Footnote e)
- Density (**Project complies with < 2.0 FAR**)
 - 0.3–2.0 FAR with surface parking
- Parking (**31 spaces provided on site**)
 - 1 space per 3 occupancy units plus required parking for bars, restaurants, assembly rooms (30-35 required)
 - Share parking concept is available (100% of required parking is needed between 6pm and 7am)
 - Bicycle parking required. Bicycle parking shall be provided according to the following:
 - Off-street parking facilities shall provide a minimum of one (1) secure bicycle parking space for every twenty (20) motor vehicle parking spaces, disregarding fractional bicycle spaces.
 - **Some bike packing will be substituted for required vehicle parking as permitted by the code.**

5. Conditional Use Permit:

The Project will require a CUP to allow for the intended height. This project will require footnote "f" to Table 66.331 of the zoning code which provides for a 45' height.

Carl Kaeding & Brody Nordland

October 3, 2016

Page 3 of 3



Additionally, the project intends to utilize footnote "e" to Table 66.331 to reach to intended 55' building height. All parts of the building which achieve the 55' height will be setback from the property line and required yard setbacks at least 10' to allow for footnote "e".

The property line to be established 10 feet south of the Firehouse will require a "No Build Easement" on the Firehouse property side to provide for the yard setback (footnote "k") to allow the footnote "e" requirement to be achieved. This easement will be approximately 4' wide per the current plan layout

Sincerely,

Elness Swenson Graham Architects, Inc.

A handwritten signature in black ink, appearing to read "Jim Timm". The signature is fluid and cursive, with a large loop at the end.

Jim Timm, AIA
Vice President

Attachments

cc: Paul Mittendorff
Heather Whalen
Mark Kronbeck

Conditional Use Permit Application
St. Paul Hotel Ventures, LLC
9/29/2016

Address: 200 Grand Ave.

St. Paul, MN 55102

Legal Description:

Real property in the City of St. Paul, Ramsey County, Minnesota, described as follows:

Lot 12, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota.

AND

The South 40 feet of Lot 13, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota, except the East 62.5 feet thereof, and also excepting therefrom that part conveyed to the City of Saint Paul by Deed filed December 21, 1887, in Book 193 of Deeds, Page 380.

Except the West 85 feet thereof.

Proposed Use: 101-unit Hotel; Residence Inn by Marriott.

Description: The site is zoned T-2, which allows a height of 45' with a conditional use permit. The zoning also allows, in Chapter 66 Sec. 66.331 (e), the height to exceed the maximum, if set back from side and rear setback lines a distance equal to the additional height, which would allow our proposed 55' building height.

A hotel project on the 200 Grand Ave site is in harmony with the general purpose and intent of the current zoning code. The site is zoned T-2, in which a hotel is permitted. The height of the proposed structure, 55', exceeds the 35' maximum height in the zoning restrictions for T-2. A conditional use permit for the added 20' will allow the building to meet the minimum amount of hotel guestrooms to make the project viable on this site. The project will create jobs and spur continued economic development, consistent with the comprehensive plan for the area.

The practical difficulty on this site is its size. This difficulty increased and the buildable footprint of the hotel structure decreased when the restoration of an existing local historic landmark became included in the scope of the project. This difficulty, due to circumstances unique to the site, can be alleviated with the approval of a conditional use permit. The proposed hotel project will conform to the essential character of the area; the proposed height will mirror the height of neighboring buildings, including the hospital property directly across the street.

Contacts:

Architect:

James Timm, AIA

Vice President

Elness Swenson Graham Architects, Inc.

500 Washington Avenue South, Suite 1080

Minneapolis, MN 55415-1153

www.esgarch.com

O: 612-339-5508

D: 612-373-4668

E: jim.timm@esgarch.com

Owner's Representative:

Brody Nordland

St. Paul Hotel Ventures, LLC

7900 International Drive, Suite 155

Bloomington, MN 55425

www.kaedingmanagement.com

O: 952-229-4433

D: 952-229-4432

E: brody.nordland@kaedingmanagement.com

Residence Inn -
Grand Avenue
1000 Grand Avenue

RECEIVED
OCT - 5 2016
BY: _____



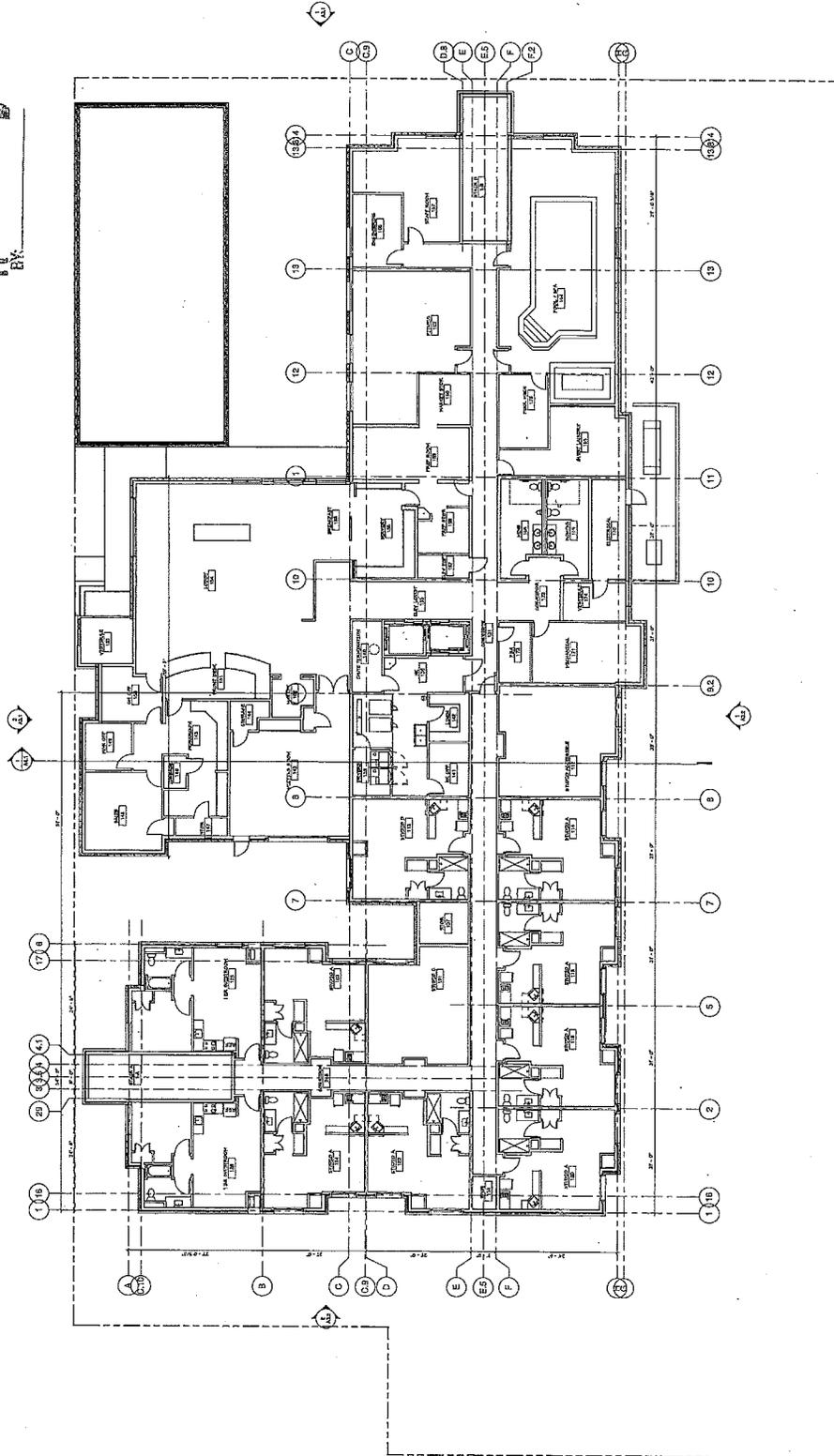
ES&C ARCHITECTURE & INTERIORS
1800 WASHINGTON AVENUE, SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.3333
WWW.ESANDI.COM

This document is the property of ES&C ARCHITECTURE & INTERIORS. It is to be used only for the project and location specified herein. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ES&C ARCHITECTURE & INTERIORS.

Project: _____
Client: _____
Date: _____

NOT FOR
CONSTRUCTION

Project Status	
Original Date:	Revised:
No.:	Description:
Date:	
Project Manager:	Client:
Architect:	Contractor:
Interior Designer:	Finisher:
Site Plan:	
Residence Inn - Grand Avenue	
FIRST LEVEL PLAN A1.1	



FIRST LEVEL FLOOR PLAN
A1.1

ES&C ARCHITECTURE & INTERIORS

Residence Inn -
Grand Avenue
Date: 07/24/14

RECEIVED
OCT - 5 2016
BY: _____



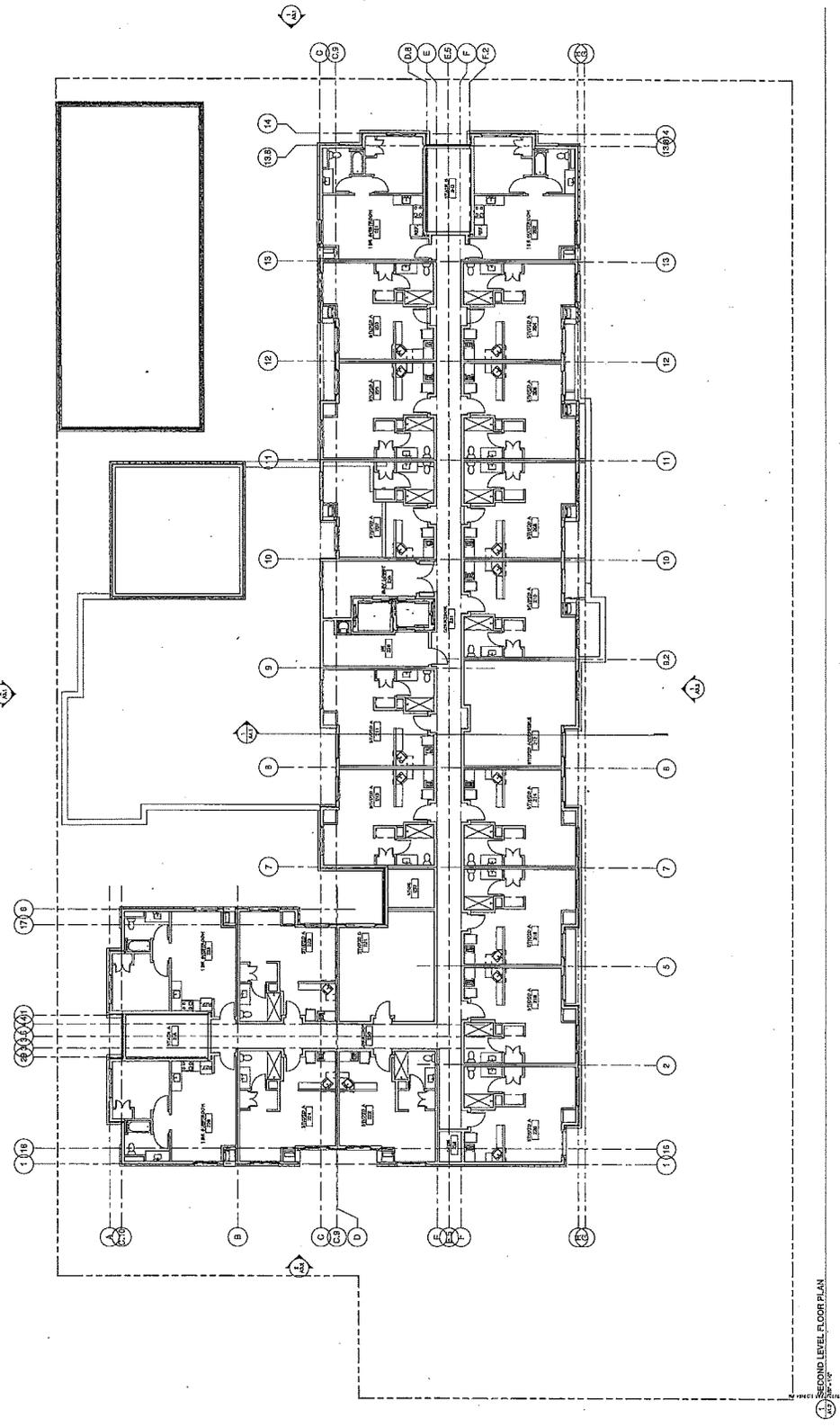
ES&C ARCHITECTURE
150 WASHINGTON AVENUE, SUITE 200
ANN ARBOR, MI 48106
PH: 734.769.4400
WWW.ESANDC.COM

THIS DOCUMENT IS THE PROPERTY OF ES&C ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ES&C ARCHITECTURE.

DATE: 07/24/14
PROJECT: RESIDENCE INN - GRAND AVENUE
SHEET: A1.2

NOT FOR CONSTRUCTION

Project Status	ORIGINAL DATE: 08/08/14 REVISION: No. 01/08/15 DATE: 01/08/15
PROJECT INFORMATION	ARCHITECT: ES&C ARCHITECTURE OWNER: RESIDENCE INN - GRAND AVENUE
SECOND LEVEL PLAN A1.2	



SECOND LEVEL FLOOR PLAN

Residence Inn -
Grand Avenue
Grand Avenue, Ave.



ES&C ARCHITECTURE & INTERIORS
500 WASHINGTON AVENUE, SUITE 200
ANN ARBOR, MI 48106-1500
TEL: 734.769.1100
WWW.ES&CARCHITECTURE.COM

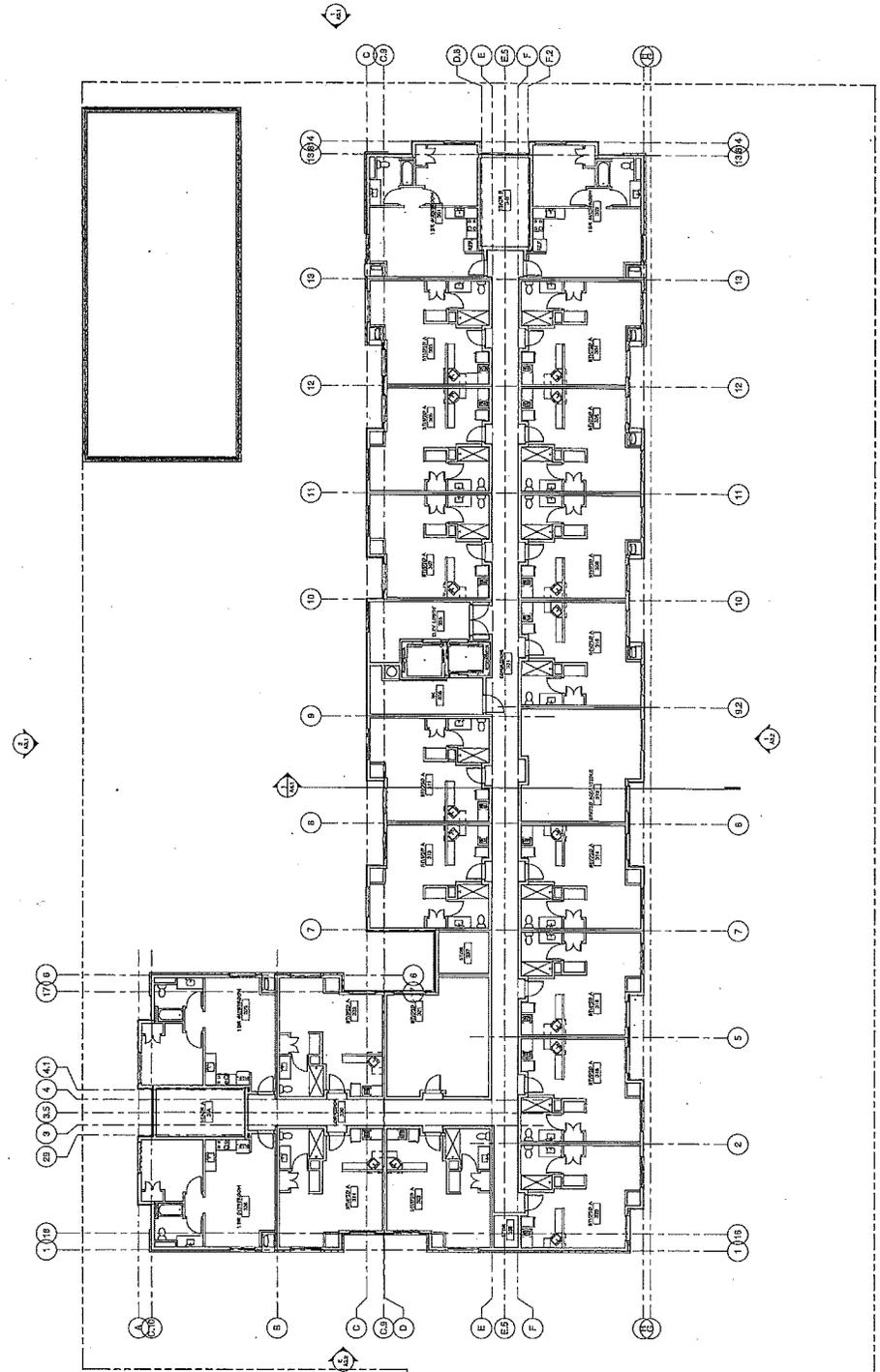
THIS DOCUMENT IS THE PROPERTY OF ES&C ARCHITECTURE & INTERIORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ES&C ARCHITECTURE & INTERIORS IS STRICTLY PROHIBITED.

DATE: 10/15/16
PROJECT: RES

NOT FOR CONSTRUCTION

PROJECT STATUS	
ORIGINAL DATE: 10/15/16	DATE
REVISION:	NO. DESCRIPTION
PROJECT NUMBER: _____ PROJECT NAME: _____ ARCHITECT: _____ CONTRACTOR: _____ SITE: _____	
TRIM LEVEL PLAN A1.3	

RECEIVED
OCT - 5 2016
BY _____



ES&C ARCHITECTURE & INTERIORS

Residence Inn -
Grand Avenue
1000 Grand Avenue, Suite 100
Denver, Colorado 80202

RECEIVED
OCT - 5 2016
BY: _____



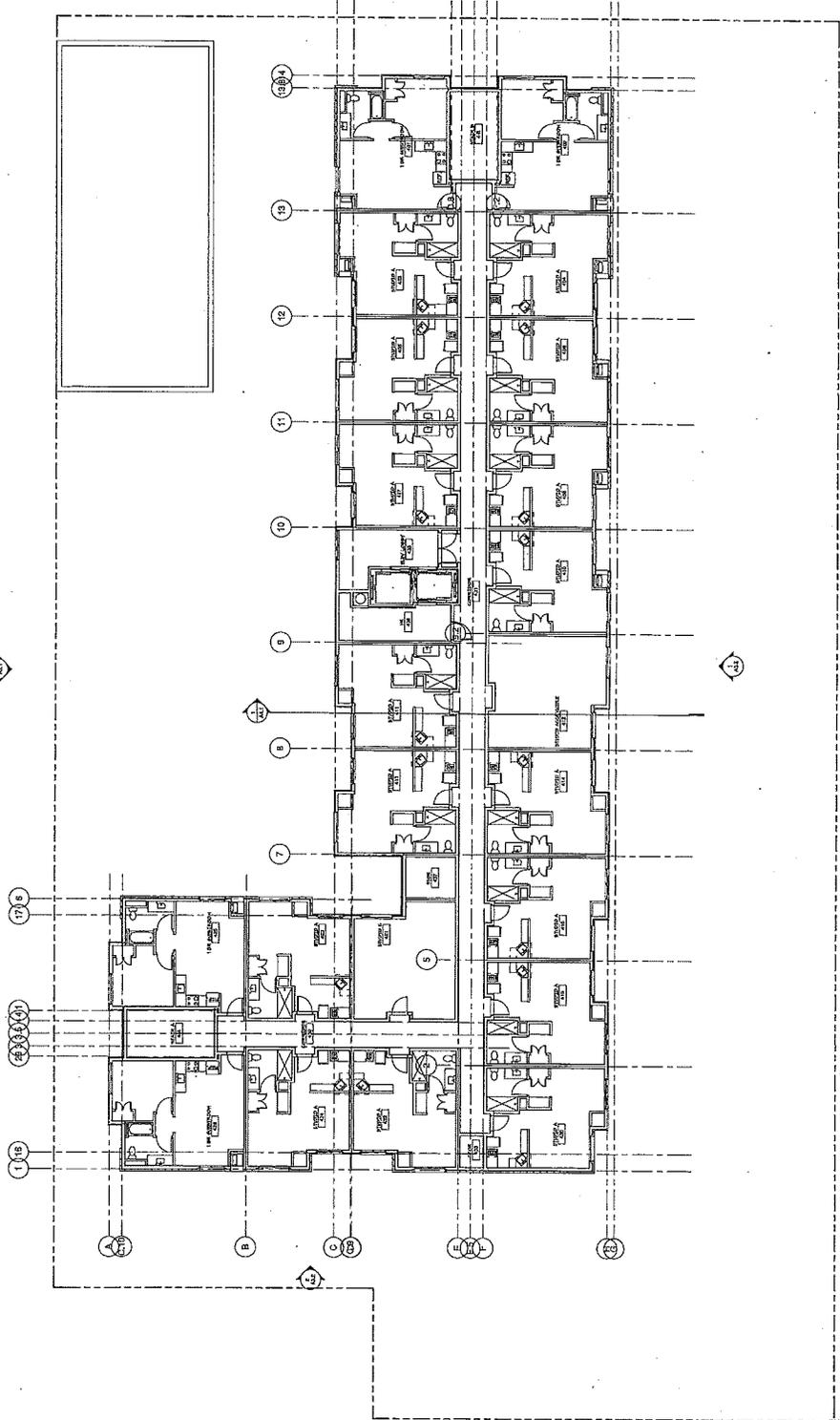
ESG
1000 Grand Avenue, Suite 100
Denver, Colorado 80202
Tel: 303.733.1100
Fax: 303.733.1101
www.esg.com

ESG is a registered provider of continuing education for architects, engineers, interior designers, landscape architects, and planners. For more information, please visit www.esg.com.

DATE: _____
DRAWN BY: _____
CHECKED BY: _____

NOT FOR
CONSTRUCTION

PROJECT STATUS	
PROJECT ISSUE	NOV16
REVISED	
NO.	01/10/16
DATE	
PROJECT NUMBER	
PROJECT NAME	Residence Inn - Grand Avenue
PROJECT ADDRESS	1000 Grand Avenue
PROJECT CITY	Denver, CO
PROJECT STATE	CO
PROJECT ZIP	80202
FOURTH LEVEL PLAN	
A1.4	



10/5/16

Residence Inn -
Grand Avenue
1000 Grand Avenue, St. Louis, MO 63102

RECEIVED
OCT - 5 2016
BY: _____



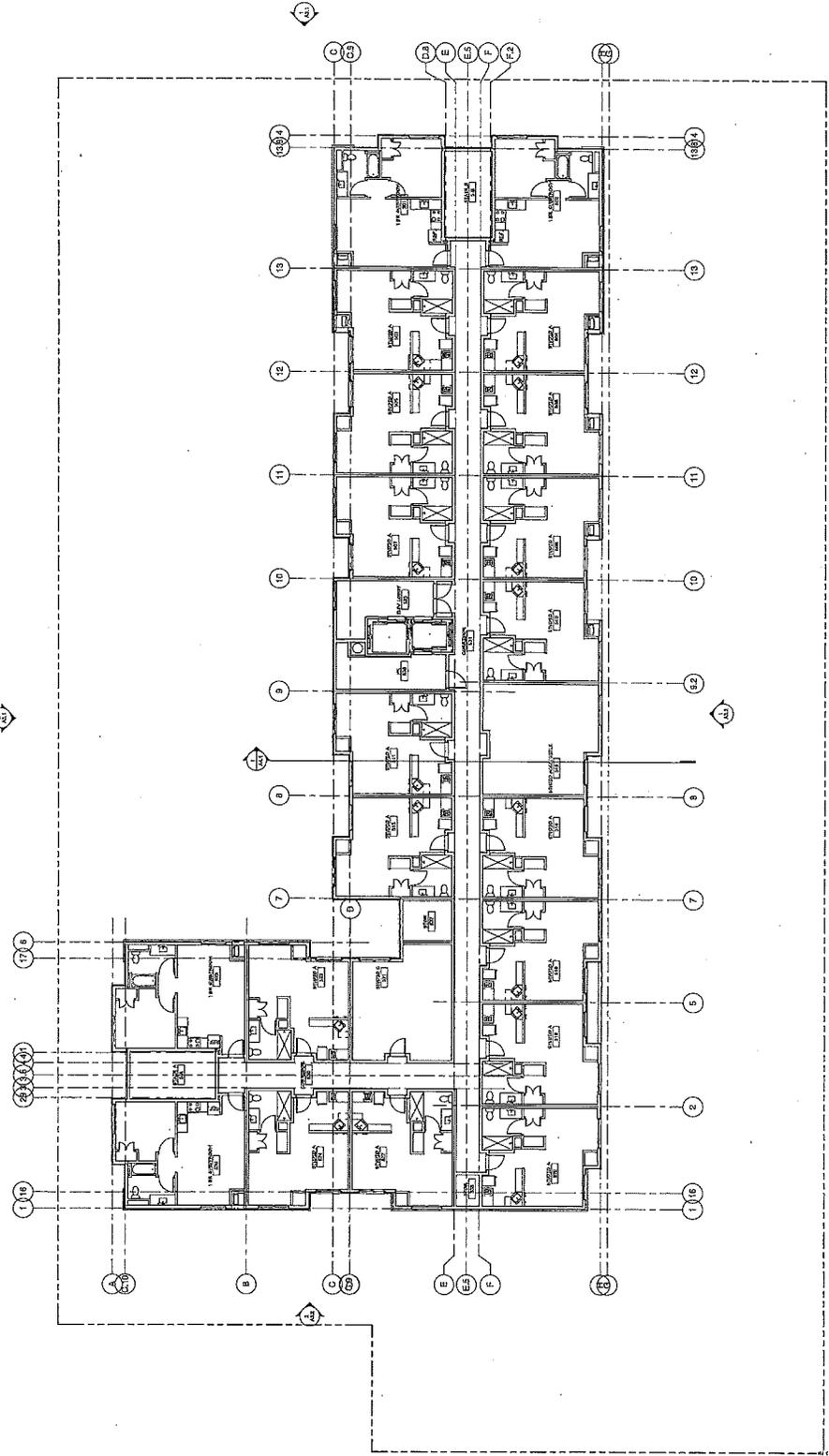
ES&C ARCHITECTS
1000 GRAND AVENUE, SUITE 100
ST. LOUIS, MO 63102
TEL: 314.433.1000
WWW.ESANDC.COM

THIS DOCUMENT IS THE PROPERTY OF ES&C ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ES&C ARCHITECTS.

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

NOT FOR
CONSTRUCTION

Project Status DESIGN STAGE: INITIAL REVISIONS: No. Description Date	PROJECT NUMBER: ARCHITECT: ES&C OWNER: GRAND AVENUE SERIES:	Residence Inn - Grand Avenue FIFTH LEVEL PLAN A1.5
--	---	---



ES&C ARCHITECTS

Residence Inn -
Grand Avenue
Charlotte, NC

RECEIVED
OCT - 3 2016
BY



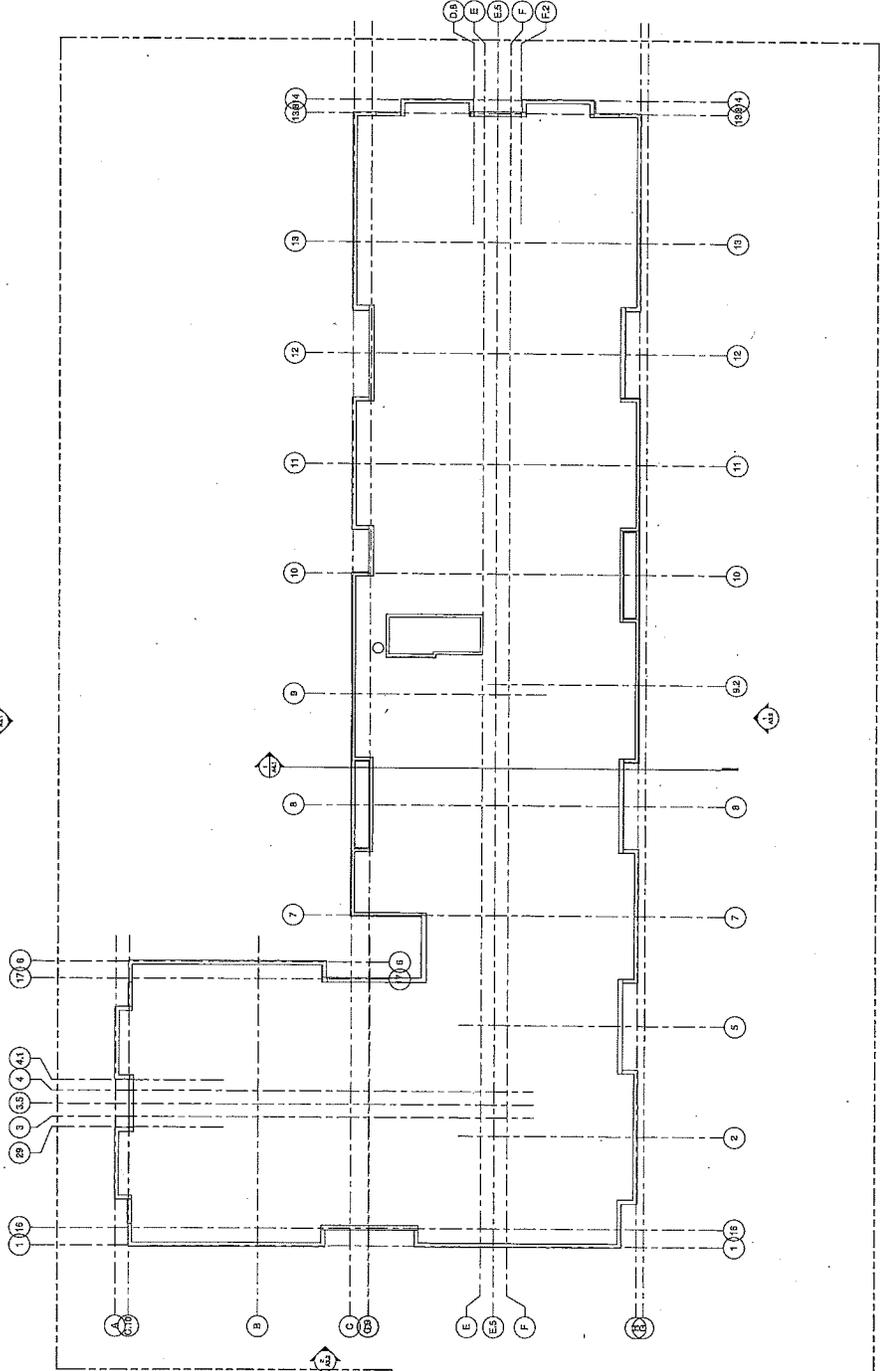
ES&C ENGINEERING ARCHITECTURE
150 WASHINGTON AVENUE, SUITE 200
CHARLOTTE, NC 28202
P: 704.375.1100
F: 704.375.1101
WWW.ES&CENGINEERING.COM

THIS DOCUMENT IS THE PROPERTY OF ES&C ENGINEERING ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ES&C ENGINEERING ARCHITECTURE.

DATE: 10/13/16
DRAWN BY: [Name]
CHECKED BY: [Name]

NOT FOR
CONSTRUCTION

Project Status	Project Status								
DESIGNER: [Name]	DESIGNER: [Name]								
ARCHITECT: [Name]	ARCHITECT: [Name]								
DATE: [Date]	DATE: [Date]								
<table border="1"> <tr> <td>APPROVED BY:</td> <td>DATE:</td> </tr> <tr> <td>Author:</td> <td>Check:</td> </tr> <tr> <td>Drawn:</td> <td>Checked:</td> </tr> <tr> <td>Scale:</td> <td>Scale:</td> </tr> </table>		APPROVED BY:	DATE:	Author:	Check:	Drawn:	Checked:	Scale:	Scale:
APPROVED BY:	DATE:								
Author:	Check:								
Drawn:	Checked:								
Scale:	Scale:								
PROJECT NAME: Residence Inn - Grand Avenue ADDRESS: Grand Avenue									
SHEET NO: A1.6 TOTAL SHEETS: [Total]									



1. 1" = 8'-0" ROOF
2. 1" = 8'-0" WATER

Residence Inn -
Grand Avenue
1500 GRAND AVENUE, SUITE 100

RECEIVED
OCT - 5 2016
BY:



Edward S. Smith Group Architects
150 Washington Avenue, Suite 100
Portland, Oregon 97201
P: 503.228.3333
F: 503.228.3334
www.esaarchitects.com

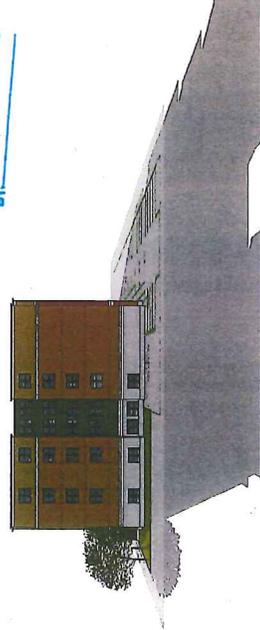
These views are for informational purposes only and are not intended to represent the final design. The design is subject to change without notice. The views are not to scale and are not intended to represent the final design. The views are not to scale and are not intended to represent the final design.

DATE: 10/5/16
DRAWN BY: [Name]

NOT FOR CONSTRUCTION



VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM NORTH
GRAND AVENUE



VIEW FROM EAST
LEECH STREET

Project Status	
DESIGN/SCHE: INITIAL	DATE: 10/5/16
REVISIONS:	NO. DESCRIPTION DATE
PROJECT MANAGED BY: [Name]	
ARCHITECT: [Name]	CLIENT: [Name]
LOCATION: [Address]	PROJECT: [Name]
Residence Inn - Grand Avenue	
COORDINATOR: [Name]	
A 3.0	

Residence Inn -
Grand Avenue
Riverside, California, 92504



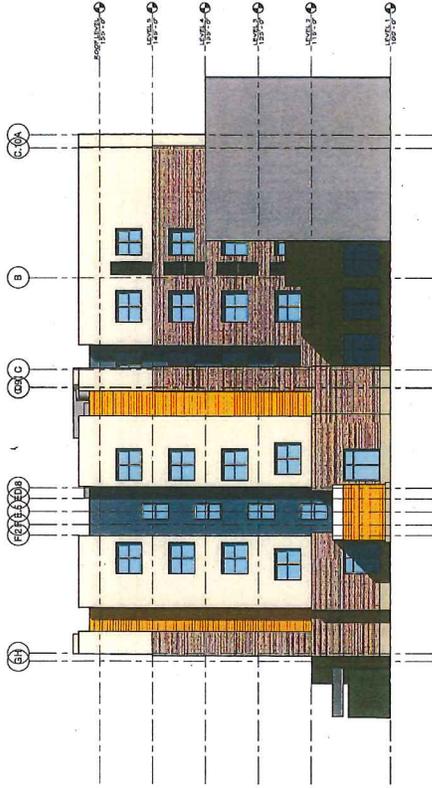
ESG
1500 WASHINGTON AVENUE, SUITE 1000
RIVERSIDE, CALIFORNIA 92504
TEL: 951.343.3333
WWW.ESG.COM

ESG is a registered provider of continuing education for architects, engineers, interior designers, landscape architects, and planners. This course is approved for 1 AIA CEU hour. For more information, visit www.aiaa.org.

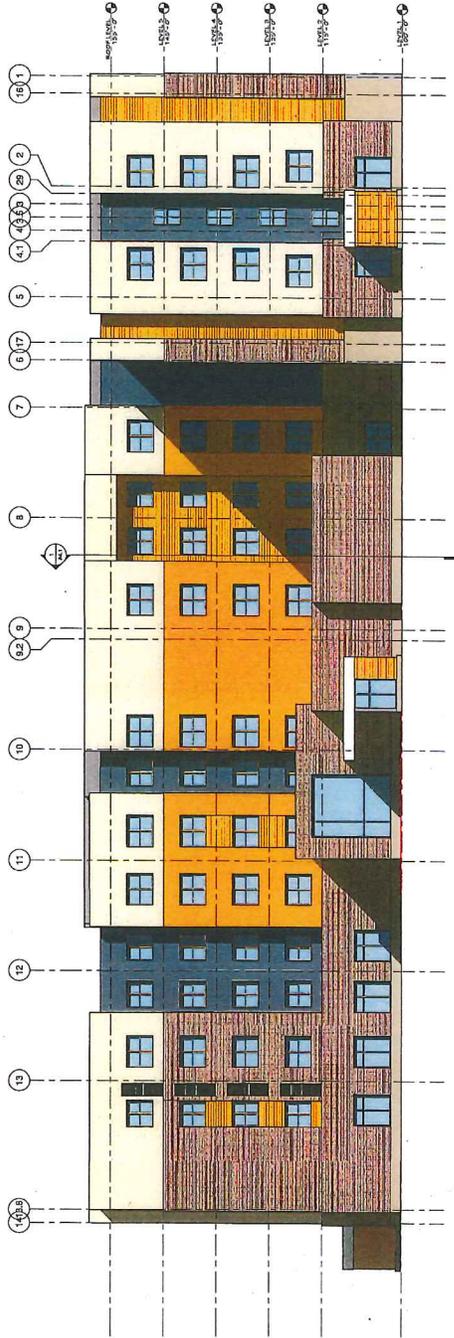
DATE: 10/15/16
DRAWN BY: [Name]
CHECKED BY: [Name]

NOT FOR CONSTRUCTION

Project Status	
ORIGINAL DATE:	08/2015
REV.:	01/2016
DATE:	01/2016
Project Number:	
ESG:	1500
REV.:	01/2016
DATE:	01/2016
Residence Inn - Grand Avenue	
EXTERIOR ELEVATIONS	
A3.1	



4 EAST ELEVATION
1500.0

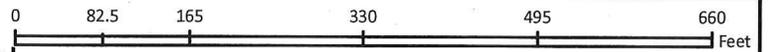


5 NORTH ELEVATION
1500.0

RECEIVED
OCT - 5 2016

Bing Maps - Directions, trip planning, traffic cameras & more





FILE NAME: Residence Inn-Grand Avenue

Aerial

APPLICATION TYPE: CUP

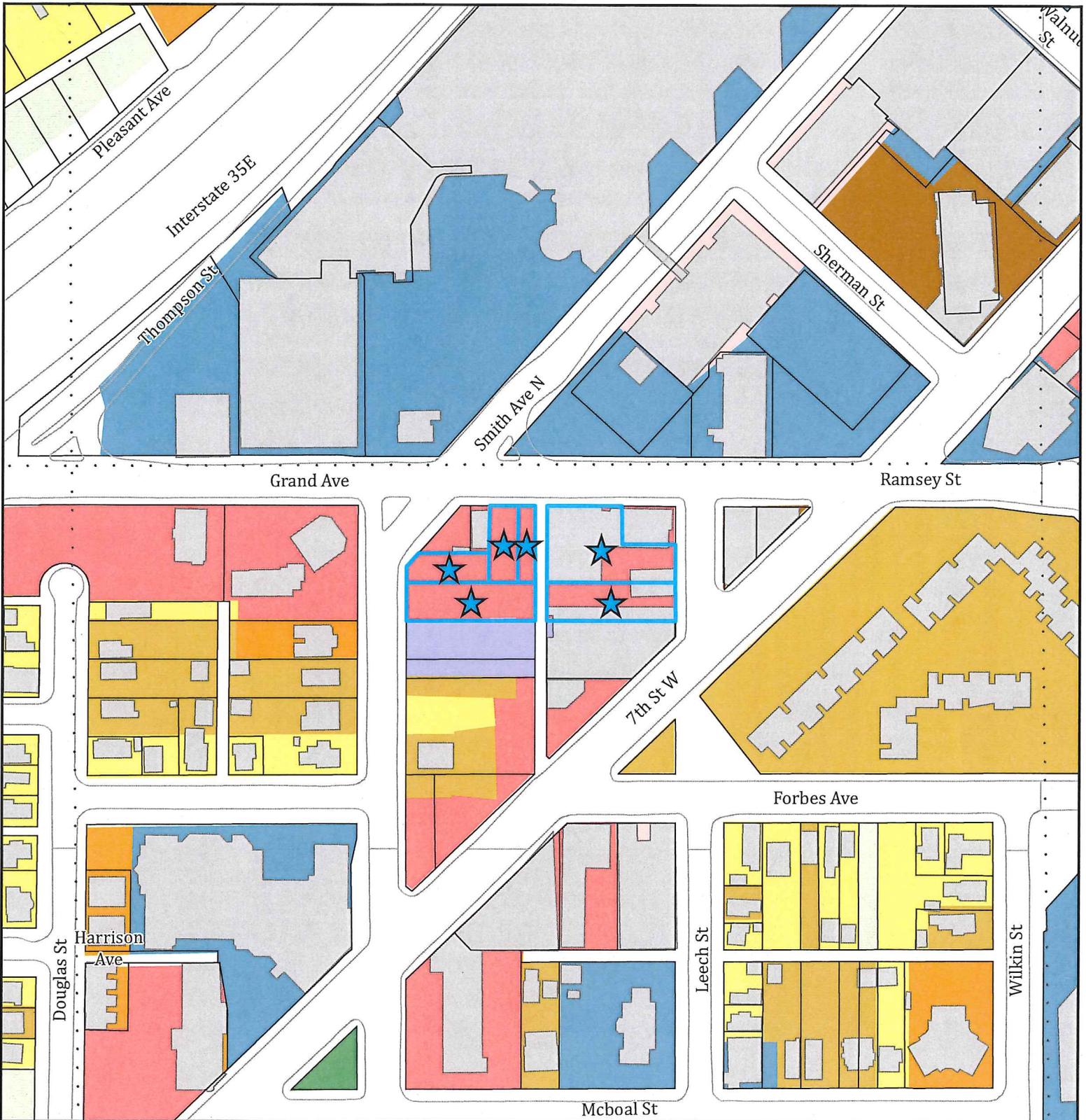
 Subject Parcels

FILE #: 16-085666 DATE: 10/4/2016

PLANNING DISTRICT: 9

ZONING PANEL: 15





FILE NAME: Residence Inn-Grand Avenue

APPLICATION TYPE: CUP

FILE #: 16-085666 DATE: 10/4/2016

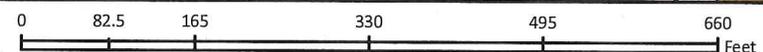
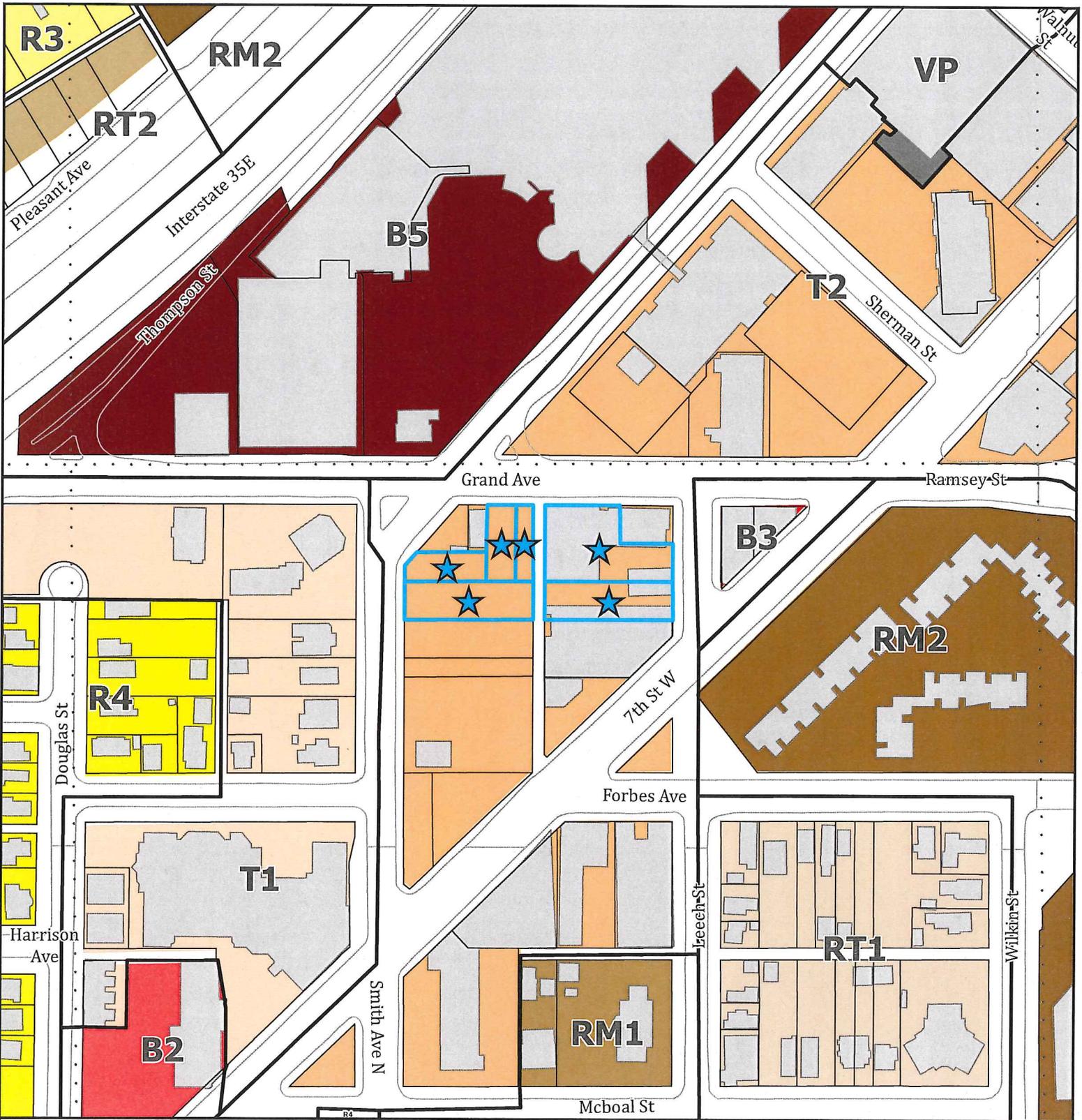
PLANNING DISTRICT: 9

ZONING PANEL: 15

Land Use

- | | |
|---|--|
|  Single Family Detached |  Institutional |
|  Single Family Attached |  Park, Recreational or Preserve |
|  Multifamily |  Undeveloped |
|  Office |  Subject Parcels |
|  Retail and Other Commercial |  Section Lines |
|  Mixed Use Residential | |
|  Industrial and Utility | |





FILE NAME: Residence Inn-Grand Avenue

APPLICATION TYPE: CUP

FILE #: 16-085666 DATE: 10/4/2016

PLANNING DISTRICT: 9

ZONING PANEL: 15

- Zoning**
- Subject Parcels
 - Section Lines
 - R3 One-Family
 - R4 One-Family
 - RT1 Two-Family
 - RT2 Townhouse
 - RM1 Multiple-Family
 - RM2 Multiple-Family
 - T1 Traditional Neighborhood
 - T2 Traditional Neighborhood
 - B2 Community Business
 - B3 General Business
 - B5 Central Business Service
 - VP Vehicular Parking

