



PREPARED FOR THE PLAN COMMISSION

Project Address: 2810 Coho Street

Application Type: Conditional Use

Legistar File ID # [48769](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Requested Action: Approval of a conditional use to construct a five-story, 112-room hotel at 2810 Coho Street

Addendum

On October 16, 2017, the Plan Commission voted unanimously to refer a conditional use in the CC (Commercial Center) zoning district to construct a five-story, 112-room “Microtel” hotel to the Urban Design Commission for an advisory recommendation on the design of the building as allowed by MGO Section 28.183(6)(a)9 of the Zoning Code. The Plan Commission recommendation followed concerns in the Planning Division staff report that the proposed 57,014 gross square-foot building did not create an environment of sustained aesthetic desirability, and therefore did not merit approval in the form that the hotel was submitted.

The revised plans before the Plan Commission include several alterations to what had previously been reviewed by staff and the Commission. Instead of the previous “Microtel” brand of the proposed hotel, the applicant is proposing to construct a “Baymont Inn & Suites” brand hotel by the Wyndham Hotel Group. Although the interior layout of the five-story, 112-room hotel and site plan appear to be the same as previously proposed, the exterior of the building has changed significantly. Of note, the material palette has evolved from the predominance of blue-tinted fiber cement panel and contrasting red brick topped by a gabled roof to a more modern exterior clad with a combination of darkly colored brick, corrugated metal siding, wood-tone composite siding, and a flat roof.

The Planning Division believes that the revised plans address many of the design concerns that resulted in the Plan Commission’s referral of the project to the Urban Design Commission for an advisory recommendation. The new exterior of the hotel features a very distinct and strong vertical and horizontal organization of materials to create a more cohesive and visually interesting exterior than the previous version, and the use of a flat roof addresses the earlier concerns about the massiveness of the five-story building both at the site and when viewed from a distance. The introduction of additional windows and enhanced articulation along the western façade addresses the earlier concern about the blankness of that side of the building.

The applicant presented the revised plans for the Baymont hotel to the Urban Design Commission at its December 20, 2017 meeting. Following the presentation, the Urban Design Commission provided the following advisory comments for consideration by the Plan Commission.

- Recommend that the applicant give more thought regarding site/parking lot landscaping.
- That applicant was encouraged to seek more room between south drive and boundary. Work with the Fire Department to gain even a foot of space for landscaping.
- Provide better screening from the neighborhood.
- Develop plan with detention basin.
- Provide a shadow study [Note: A resident of the condominium building to the west of the proposed hotel addressed the Plan Commission at its October 16 hearing on the project.]

Recommendation

In closing, the plans for the proposed hotel have changed considerably from the plans reviewed by the Plan Commission last October and referred. The Planning Division believes that the revised plans address the design concerns raised previously, and that the proposed conditional use request now meets the standards for approval. Should the Plan Commission agree that the request meets the standards for approval, it should consider adding as conditions to its approval any of the recommendations from the Urban Design Commission’s advisory review that it feels are appropriate in addition to the conditions of approval from reviewing agencies included in the October 16, 2017 staff report, which was included in the application materials for this meeting (agency conditions begin on page 6).