



Legislation Text

File #: 17-1749, **Version:** 1

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.54 Acre from PUD (Planned Unit Development District) to PUD (Planned Unit Development District), The Glen Mixed Use Development PUD Zoning and Supplemental Regulations, 201, 213, 215, 217 Glen Avenue and 1025 East Ann Street (Ordinance No. ORD-17-22) (CPC Recommendation: Approval - 6 Years and 1 Nays)

Approval of this ordinance will zone this property PUD (Planned Unit Development) to allow construction of a 9-story mixed-use hotel/residential/retail building. Approval of this ordinance will also create supplemental regulations for the new PUD, which will replace the supplemental regulations for the current PUD zoning district on the same site.

Petition Summary:

- The petitioner proposes a 162-room hotel, 24 apartments, a restaurant, and 5,181 square feet of retail. These uses are listed in the draft supplemental regulations.

The Planning Commission raised the following issues, which were addressed by the petitioner and staff as described:

- CPC asked why the parking entrance is located on Glen instead of East Ann Street. Traffic staff responded that no left turns could be permitted from Glen Street into The Glen due to stacking problems at the Catherine Street & Glen intersection. Right turns out of the development onto Glen will also be difficult given current conditions and backups. As the drive was proposed off Glen in earlier versions of the site plan it did not meet code. Staff felt that having access off Glen is more adverse than routing traffic through the neighborhood to reach an East Ann entrance.
- The width available for the sidewalk and vehicular pullout/dropoff on Glen Street is 20'. Eight feet is proposed for the sidewalk and twelve feet for vehicles. The sidewalk is the designated bike route for this block. The Planning Commission expressed reservations about the possibly inadequate proposed sidewalk width in front of the hotel entrance. The 2013 Nonmotorized Transportation Plan includes in-road bicycle lanes on Glen on their list of long term improvements.
- Valet parking is intended to be available at the vehicular pullout on Glen Street. It is undesirable for persons to pick up cars from valets at the pullout because the valet would be forced to drive the vehicle through the Old Fourth Ward neighborhood to get to Glen Street. A performance standard has been added to the supplemental regulations restricting the pullout to valet drop-offs only.

The City Planning Commission, at its meeting of September 19, 2017, recommended approval of this request.

Attachments: October 23, 2017 Supplemental Regulations
 September 19, 2017 Planning Staff Report
 September 19, 2017 Planning Commission Minutes
 October 23, 2017 Development Agreement

Prepared By: Jill Thacher, City Planner

Reviewed By: Brett Lenart, Planning Manager
 Derek Delecourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator
(See attached ordinance)