Legislation Details (With Text)

File #:	20-0942	**Version:** 1	**Name:**	7/20/20- 2800 Jackson Hotels Rezoning	
Type:	Ordinance		**Status:**	Passed	
File created:	7/20/2020		**In control:**	City Council	
On agenda:	8/17/2020		**Final action:**	8/17/2020	
Enactment date:	8/17/2020		**Enactment #:**	ORD-20-23	

Title: An Ordinance to Amend Chapter 55 (Unified Development Code), Zoning of 4.5 Acres from R5 (Hotel District) to C3 (Fringe Commercial District), 2800 Jackson Road Hotels, 2800 Jackson Road, (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-20-23 - 2800 Jackson Road Hotels Ordinance Briefed and Approved.pdf, 2. ORD-20-23 - 2800 Jackson Road Hotels Ordinance Briefed and Approved.docx, 3. ORD-20-23 Approval notice.pdf, 4. ORD-20-23 - 2800 Jackson Road Hotesl Ordinance Briefed.pdf, 5. 2800 Jackson Road - Ordinance to Rezone to C3.pdf, 6. Staff Report 6-16-2020 CPC Mtg - 2800 Jackson Road Hotels w Att.pdf, 7. WLN clipping 2800 Jackson Rd Rezone - Public Hearing Notice.pdf, 8. WLN clipping 2800 Jackson Rd - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
8/17/2020	1	City Council	Held and Closed	
8/17/2020	1	City Council	Adopted on Second Reading	Pass
7/20/2020	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Unified Development Code), Zoning of 4.5 Acres from R5 (Hotel District) to C3 (Fringe Commercial District), 2800 Jackson Road Hotels, 2800 Jackson Road, (CPC Recommendation: Approval - 8 Yeas and 0 Nays)
Approval of this ordinance will zone a 4.5-acre parcel from R5 (Hotel District) to C3 (Fringe Commercial District) to allow the site to be redeveloped with two new hotels.

The Master Plan's 8 elements, taken together, seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and denser, mixed uses on vibrant, active, friendly streets. The Land Use element recommends "commercial" for the site. The site is currently vacant, the former Michigan Inn hotel was demolished in 2009. The C3 district is the most appropriate current zoning designation as it allows all types of commercial uses including hotels and restaurants. All recent hotels in the City have been approved under a C3 or Office zoning district. It is also found adjacent to this site. The R5 District has lower height limit and regulates density of hotels by calculating rooms per 900 sq ft of lot area.

The C3 district suits the needs of the applicant, land owner, and community, and provides more flexibility for future uses. The public sidewalks installed as a result of this project, result in improved pedestrian circulation along the Jackson Avenue corridor.

Accompanying the rezoning petition, as a separate submittal, is a site plan petition to construct two new hotel buildings. The site plan is in full compliance with the C3 Zoning District.

The City Planning Commission determined that the proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended approval of the request at its meeting of June 16, 2020.

Attachments: June 16, 2020 Planning Staff Report
June 16, 2020 Planning Commission Minutes
Ordinance to Amend Chapter 55
Prepared by: Matt Kowalski, City Planner
Reviewed by: Brett Lenart Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: Tom Crawford, Interim City Administrator
(See Attached Ordinance)