



Legislation Text

File #: 11-0268, **Version:** 2

Resolution to Approve Briarwood Lots 12 & 13 Hotels PUD Revised Elevations, 1401 Briarwood Circle

On October 19, 2009, City Council approved the Briarwood Lots 12 & 13 PUD Site Plan to construct two, four-story hotels on this 8.28-acre site. The development agreement, also approved by Council on October 19, 2009, included a provision that the construction of the building be consistent with the elevation drawings approved as part of the site plan. If the petitioner were to propose any changes to the elevations, setbacks, aesthetics or materials, City Council approval would be necessary.

The petitioner is requesting a redesign of the originally approved west building, which was to be a four-story, pitched and shingled roof structure with brick, exterior finish insulation system (EIFS), and metal fascias/soffits. The proposed redesign will be a four-story, flat roof with similar materials and the addition of EPDM (Ethylene Propylene Diene Monomer (M-class) rubber), for the flat roofs (which is hidden on the ground by parapets). In addition, the elevations would be revised to include metal panels in the middle of the guestroom tower, a pitched-roof structure of brick, glass, shakes and horizontal siding.

Approval of the attached resolution will allow the modifications to the elevations as the petitioner moves forward to obtain building permits. Staff has reviewed and supports the proposed modifications.

Attachments: Approved Elevations
Proposed Revised Elevations

Prepared by: Chris Cheng, City Planner

Reviewed by: Wendy Rampson, Planning Manager
Sumedh Bahl, Community Services Administrator

Whereas, On October 19, 2009, City Council approved the Briarwood Lots 12 & 13 PUD Site Plan to construct two, four-story hotels on an 8.28-acre site;

Whereas, On October 19, 2009, City Council also approved the Briarwood Lots 12 & 13 Development Agreement, which contained a provision that construction of the buildings be consistent with the approved elevation drawings, and that any changes to the elevations, setbacks, aesthetics or materials would require City Council approval; and

Whereas, Raymond Management Company, Inc., petitioner, has requested revisions to the approved elevations for the west building located on Briarwood Lots 12 & 13;

RESOLVED, That City Council approve the revised elevation drawings for Briarwood Lots 12 & 13, as shown on the drawing dated January 13, 2011.