

GENERAL INFORMATION

Applicant: International Management, LLC (User)
QP Bloomington Hotel Property, LLC (Owner)

Location: 1321 East 78th Street

Request: Conditional Use Permit for hotel airport parking

Existing Land Use and Zoning: Hotel and restaurant; zoned Freeway Development (Airport Runway) FD-1(AR-22)

Surrounding Land Use and Zoning: North – Interstate Highway 494 right-of-way
South – Office and warehouse; zoned FD-1(AR-22)
East – Hotel; zoned FD-1(AR-22)
West – Hotel, office and warehouse; zoned C-4(PD)(AR-22) and FD-2(AR-22)

Comprehensive Plan Designation: Community Commercial

HISTORY

City Council Action: 02/07/1972 – Approved Conditional Use Permit for an integrated roadside development (280-room hotel) (Case #07716A-72).

04/03/1972 – Approved Final Site and Building Plans for an integrated roadside development (Case #07716A-72).

07/10/1972 – Approved the Preliminary and Final Plat of Roadway Inn 1st Addition (Case #07716B-72).

CHRONOLOGY

Planning Commission: 03/22/2018 Public hearing scheduled

PROPOSAL

International Management, LLC, operator of the Comfort Inn Hotel located at 1321 East 78th Street, proposes to reserve 27 parking stalls for the purposes of hotel airport parking. The City Code defines “hotel airport parking” as the following:

Parking accessory to a hotel for the use of hotel guests to park or store motor vehicles for up to seven days while out of town provided such parking is in addition to the parking spaces required by this code for the hotel and its accessory uses and provided the parking does not exceed one space per ten hotel rooms.

According to the applicant, the hotel airport parking spaces will be monitored by employees using a tracking system to ensure that the number of vehicles utilizing hotel airport parking services does not exceed 27 per day. The application includes a site plan designating the 27 parking spaces to be utilized for hotel airport parking. The airport parking stalls would be located in the southwest corner of the site adjacent to 13th Avenue South.

ANALYSIS

The subject property is zoned Freeway Development FD-1. Hotel airport parking is allowed in the Freeway Development FD-1 zoning district as a conditional use. The Planning Commission has the authority to take action on a Conditional Use Permit application for hotel airport parking.

The Comfort Inn Hotel has 270 rooms, 6,777 square feet of meeting space, and a 271-seat bar and restaurant (Outback Steakhouse). Based on the off-street parking requirements of the City Code (Sec. 21.301.06), the subject property is required to have 482 parking spaces. Table 1 provides an overview of the off-street parking requirements for the subject property. The total number of existing parking stalls at the subject property is 518 spaces. The hotel currently has a surplus of 36 parking spaces above the quantity required by City Code.

Table 1 – Parking Analysis for Hotel

Use	Standard	Proposed	Parking Requirement
Hotel	1.1 parking spaces per room	270 rooms	297
Meeting Space	1/3 of occupancy (one person per 15 sq. ft.) w/25% internal capture factor	6,777 sq. ft.	113
Restaurant	One space per 2.5 restaurant seats w/33% internal capture factor	271 seats	71.5
Parking Requirement			482
Existing Parking			518 ¹

Notes

1. Existing parking quantity based on count conducted by staff utilizing aerial photography.

The City's off-street parking ordinance (Sec. 21.301.06(d)(1)) establishes a maximum number of hotel airport parking spaces at a given site:

The maximum number of off-street vehicle parking spaces provided for hotel airport parking purposes within a development must not exceed 1 space per 10 hotel rooms.

The Comfort Inn Hotel has 270 rooms. As a result, the maximum number of permitted hotel airport parking spaces is 27 parking spaces. The subject application requests the maximum number of 27 airport parking spaces. Given that the hotel has a surplus of 36 parking spaces above the quantity required by City Code, the hotel has enough excess parking to allow for 27 hotel airport parking spaces.

To ensure that the hotel airport parking is managed and documented in a manner that is verifiable by the City, staff recommends that the applicant submit an operational management plan for the proposed use. The management plan may include methods for tracking hotel airport parking users, signage for designated parking spaces, and other operational details that will be beneficial to the City in monitoring the use on an ongoing basis. In addition, it should be noted that records of hotel airport parking must be made available to the City upon request to ensure conformance to the conditions established in the Conditional Use Permit. Staff is recommending conditions that support these requirements.

Finally, the subject property does not currently comply with exterior lighting standards for parking areas within the City Code. As the application represents a change of use for 27 parking stalls, staff is recommending that the exterior lighting for the subject stalls be upgraded to meet Code for safety and security purposes. Staff is recommending a condition that the 27 parking stalls utilized for hotel airport parking comply with Section 21.301.07 of the City Code.

Status of Enforcement Orders

The property is subject to enforcement orders related to conducting hotel airport parking prior to obtaining formal approval. The subject application is intended to rectify the outstanding orders.

FINDINGS

Required Conditional Use Permit Findings - Section 21.501.04(e)(1)-(5)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – The property is guided Community Commercial. Hotels are a permitted use in this land use category. Hotel airport parking is allowed at hotels where there is excess parking and the quantity of stalls utilized for the airport parking use does not exceed 1 stall per 10 hotel rooms. The proposed use is not in conflict with the Comprehensive Plan.

Required Finding	Finding Outcome/Discussion
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made – The proposed use is not located in an area with an adopted District Plan.
(3) The proposed use is not in conflict with City Code provisions.	Finding Made – There is an adequate quantity of parking at the hotel for the proposed use. Subject to compliance with the conditions of approval, the proposed use is not in conflict with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made – The parking stalls proposed to be used for hotel airport parking are stalls that are in excess of the quantity required by City Code. The proposed use is not anticipated to create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve the hotel.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The proposed use of hotel airport parking on excess parking stalls located at an existing hotel is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Conditional Use Permit application unless an appeal to the City Council is received by 4:30 p.m. on March 27th.

Staff recommends approval of the Conditional Use Permit through the following motion:

In Case PL2017-273, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for 27 hotel airport parking spaces located at 1321 East 78th Street, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2017-273

Project Description: CUP for hotel airport parking

Address: 1321 East 78th Street

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A hotel airport parking operational management plan must be submitted for review and approval by the Issuing Authority.
2. Prior to Permit Parking lot and site security lighting plans must be provided for the 27 parking stalls utilized for hotel airport parking to satisfy the requirements of Section 21.301.07 of the City Code.
3. Ongoing Hotel airport parking is limited to the parking spaces shown the approved plans in Case File #201700273.
4. Ongoing The hotel airport parking use is limited to 27 parking spaces.
5. Ongoing Records of hotel airport parking must be maintained and available for inspection by the City on an ongoing basis.