



Public Hearing

CUP-21-24

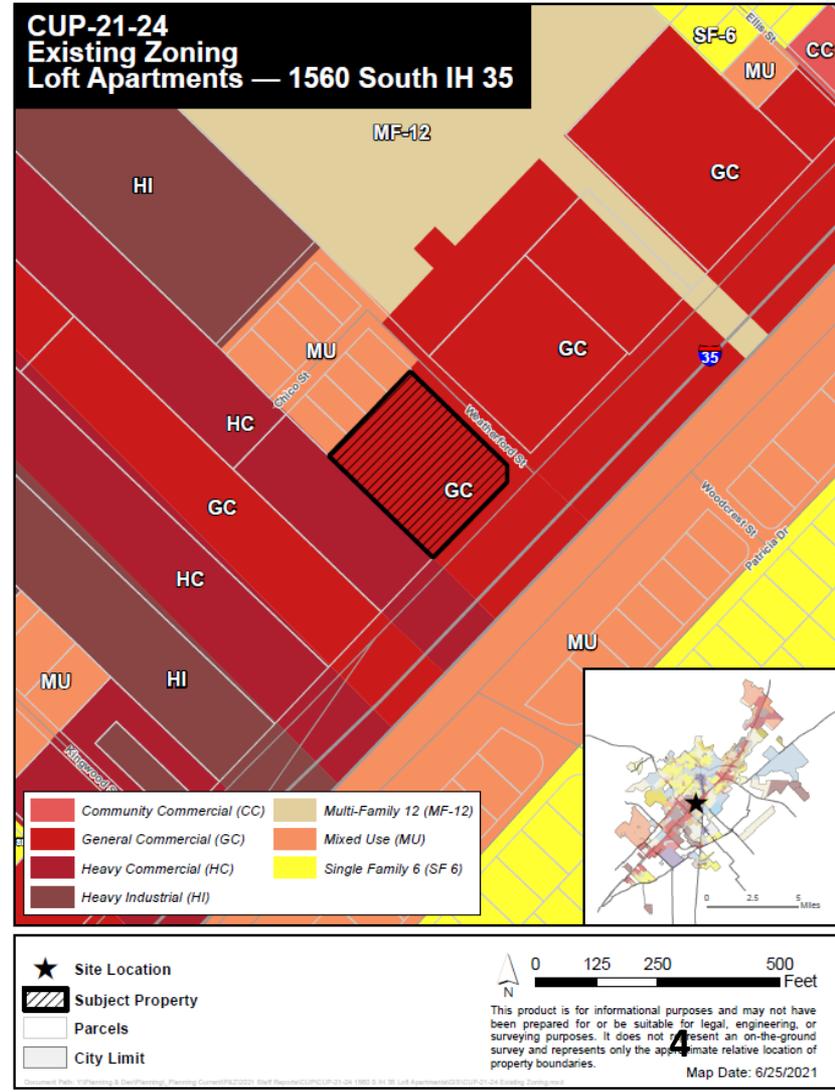
1560 S IH 35 Loft Apartments

Hold a public hearing and consider a request by Brandon Smith, on behalf of Vaka LTD, for a Conditional Use Permit to allow the use of Loft Apartments at 1560 S IH 35. (W. Rugeley)



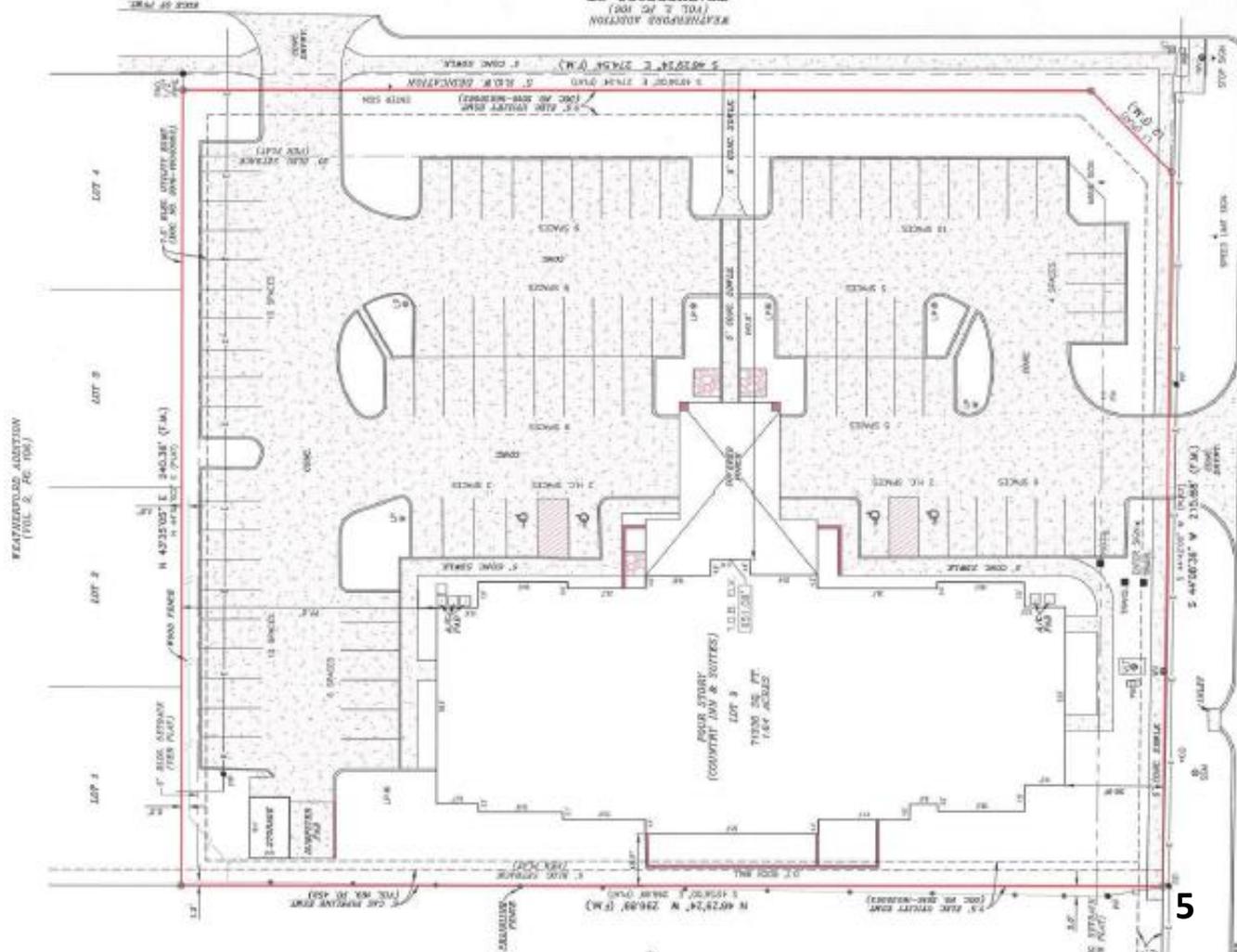
Context & History

- Existing Zoning: General Commercial (GC)
- Proposed Use: Convert existing 82 hotel rooms into 82 loft apartments



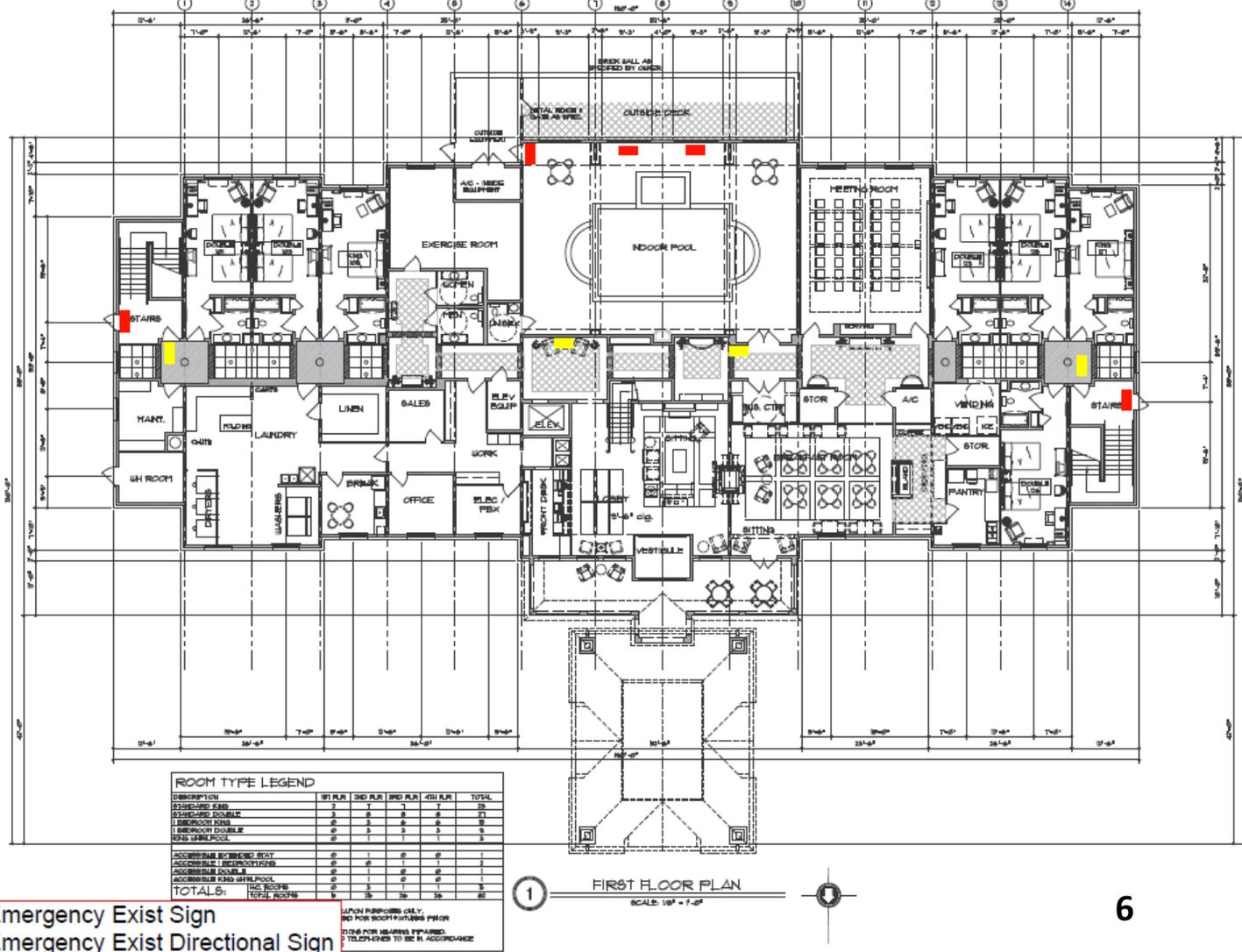


- Site Plan





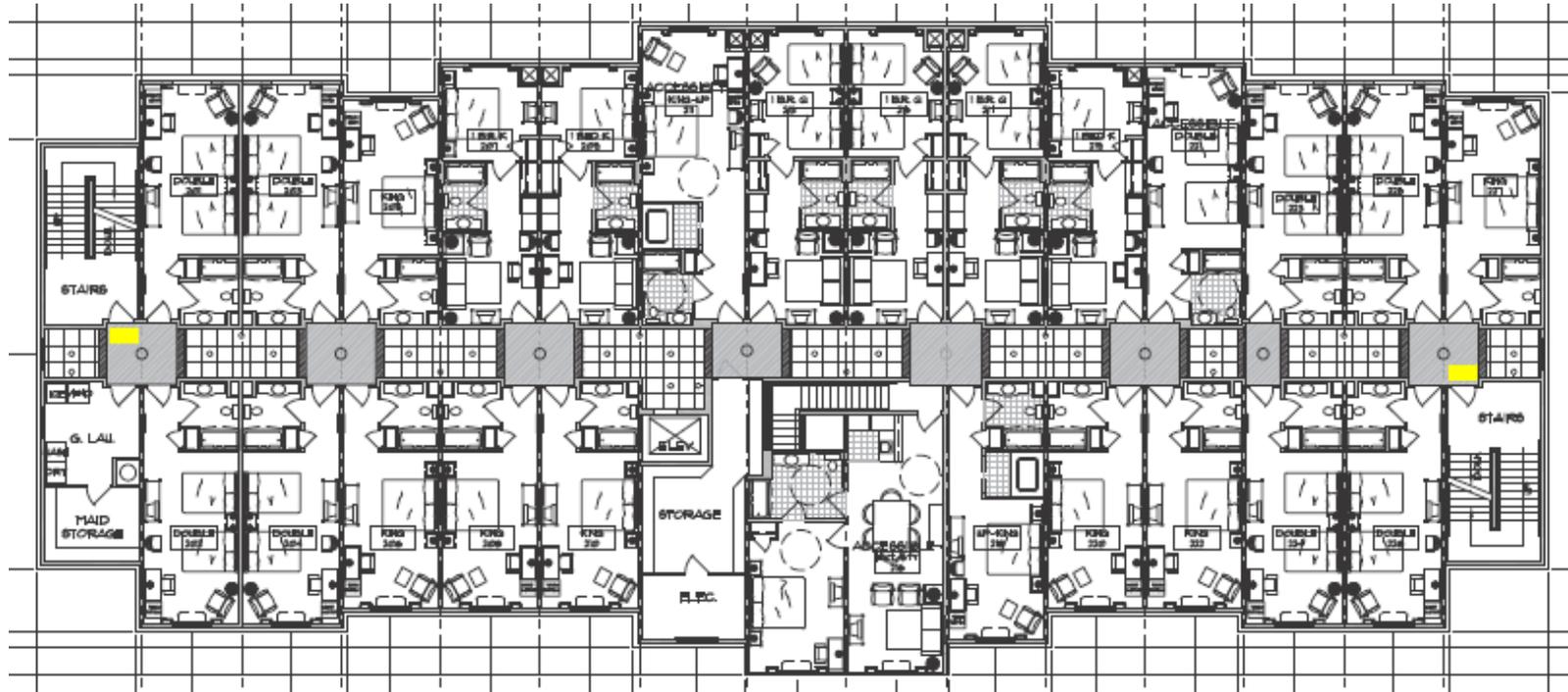
• Floor Plan, 1st Floor



■ = Emergency Exist Sign
■ = Emergency Exist Directional Sign

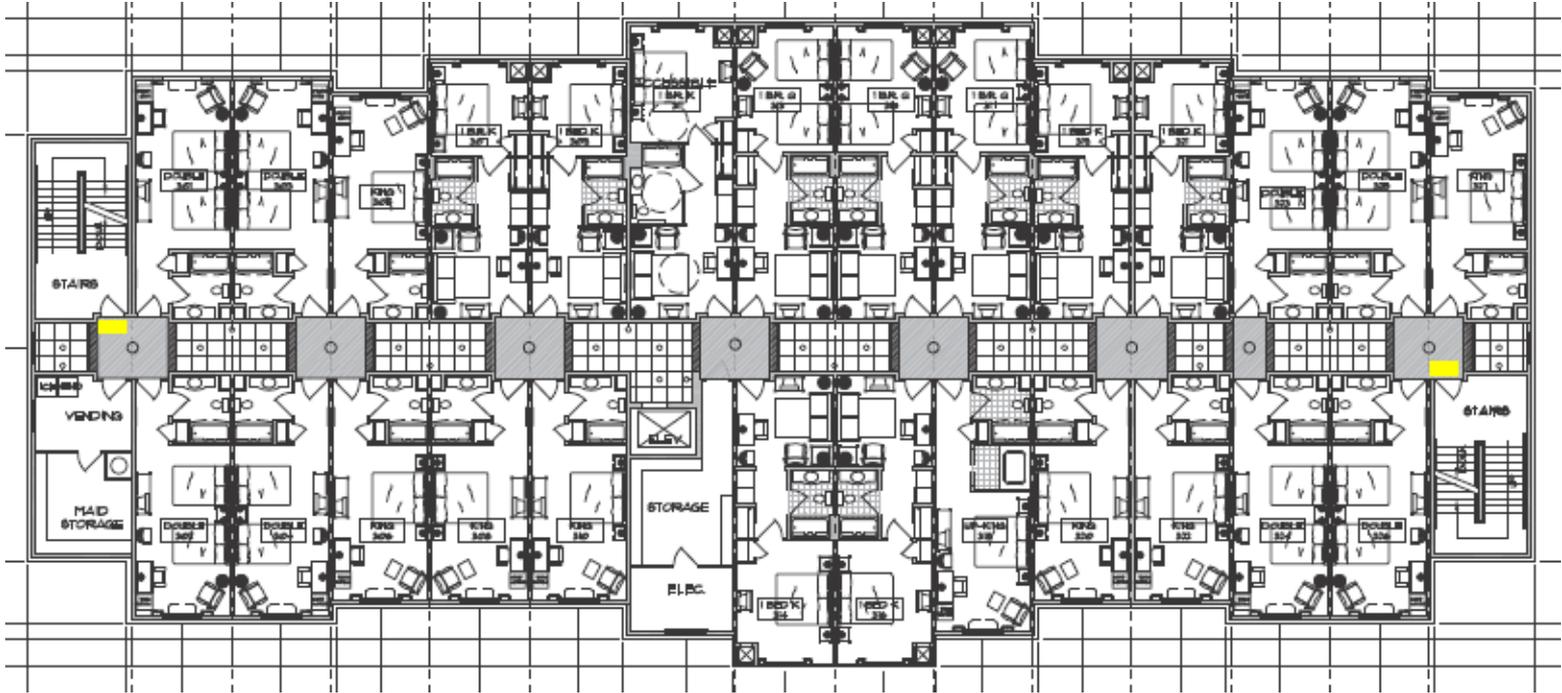


- Floor Plan, 2nd Floor





- Floor Plan, 3rd & 4th Floors





Recommendation

- Staff recommends approval of the request with the following conditions.
 1. The site shall meet all interior lot landscaping requirements associated with multifamily development.
 2. The site shall meet the bicycle parking requirements associated with multifamily development.
 3. The site shall meet the mailbox location and design requirements associated with multifamily.
 4. The site shall meet the pedestrian access and circulation requirements associated with multifamily development.



Recommendation Cont'd

- Staff recommends approval of the request with the following conditions.
 5. The developer shall pay the required parkland dedication and parking development fees in lieu associated with multifamily development.
 6. Current requirements of the International Fire Code, as amended, shall be met.
 7. If another use other than loft apartment occupies any portion of the site, the minimum parking requirements for all uses must be met.