Legislation Text

File #: 16-091, **Version:** 1

TITLE:
Minor Modification to the 300 E. Main Conditional Use Permit, acknowledging the reservation of satellite parking spaces for the Hilton Garden Inn located at 107 Padgette Lane and allowing the use of an interim surface parking area.

PURPOSE: The purpose of this item is to modify the 300 E. Main St. CUP to reserve 118 satellite parking spaces on the 300 E. Main property pursuant to the approval of the Hilton Garden Inn CUP and the parking arrangement proposed therein by the applicant, and, to allow a temporary interim surface parking lot in the footprint of the proposed parking deck expansion.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland - 919-918-7332; Marty Roupe - 919-918-7333, Patricia McGuire - 919-918-7327, Nick Herman - 919-929-3905

INFORMATION: The proposed Hilton Garden Inn Major CUP Modification at 107 Padgette Lane proposes construction of a five story hotel. The project contains one floor of underground parking with 39 spaces with the remaining parking to be provide via satellite spaces on the adjacent 300 East Main Street property. The purpose of this agenda item is to modify the existing recorded 300 East Main Street CUP to reflect this satellite parking arrangement.

(Addressing Note: For the record, the 107 Padgette Lane address for the property is a legacy address that will be changed to 390 E. Main St. if the project is approved. As an aside, the property was administratively re-addressed 120 Brewer Lane when the B-1(g)-CU rezoning was approved for The Butler, though the county parcel data was not accordingly revised to accommodate this change. If the project is not approved, the address will be revised to 120 Brewer Lane to correct this oversight.)

Specifically Condition #13 recorded in the CUP (DB 4817 PB 156) is to be revised as follows:

Present language:

13. Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances.

Revised Language:

13. Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans *which shall include information used for the approval of the Hilton Garden Inn hotel CUP modification located at 390 East Main Street which requires that 118 satellite parking spaces be reserved for the hotel's use on the 300 E. Main Street property*. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances.

Parking Deck Expansion
The expansion of the 300 E. Main parking deck, which has already been approved by the CUP, will have a temporary interim surface parking lot located in the footprint of the area where the parking deck expansion is proposed as part of the phasing plan associated with the new Hilton hotel. This interim lot is expected to be temporary, replaced by the parking deck expansion within five years from the issuance of a Certificate of Occupancy for the new Hilton hotel.

FISCAL & STAFF IMPACT: The applicant has submitted fees and materials for reviewing and processing the request.

RECOMMENDATION: Town Staff recommends that the Board of Aldermen review, deliberate and make a decision regarding the applicant's request. A resolution approving the application has been included should the Board choose to approve the request.