

## HILTON GARDEN INN ADDITION

### DETAILED PLAN PROJECT DESCRIPTION AND OWNERS STATEMENT OF INTENT

1. This amended or substituted detailed planned development proposes an expansion of the existing Hilton Garden Inn.
2. This amendment or substitution complies with the district standards in Code § 295-907-3, as follows:
  - Uses

The hotel use has previously been approved. The previous detailed planned development allowed for an additional building to be built on the site. This amendment or substitution replaces that concept. This proposal includes upgrading the kitchen facilities and providing a new one story meeting/ballroom addition and a new three story addition of hotel rooms.
  - Design Standards

The design standards for the addition are in keeping with the previously approved design standards. See sheets A 4.0 and A 4.1.
  - Density

The proposed density is in keeping with the previously approved density. The existing hotel has 128 rooms and the addition would have 56 additional rooms.
  - Space Between Structures

The spaces between the structures are not less than required by the building code.
  - Setbacks

The setbacks will be as required by common council approval. The setbacks will be used only for the uses allowed by the code.
  - Screening

The existing screening will be enhanced by new landscaping. The new landscaping is emphasized at the site periphery and at parking and drives. The earth berm at the northern edge of the site will remain. See sheet 1.0. See also sheet A1.2.
  - Open Spaces

The minimum amount of land devoted to landscaped open space is 38%.
  - Circulation, Parking and Loading

Circulation has been planned consistent with the comprehensive plan. Adequate pedestrian and vehicular access has been provided. Parking and loading is located

near the uses they support and are adequately screened and landscaped. See sheet A1.0.

- Landscaping

Thirty eight percent of the site is devoted to landscaping in particular along the northern boundary of the site, parking areas and drives. The plan includes a fountain feature. See sheet 1.0.

- Lighting

Site illumination is in keeping with code § 295-409 and the previously approved plans. See sheet A1.1.

- Utilities

All new utility lines will be installed underground or in accordance with common council approval. Transformers and substations shall be installed within buildings or screened from view. See sheet C-4.

- Signs

Signage will be as approved by the common council and will meet code requirements. See sheets SN.1 SN.2 and SN.4.

**DETAILED PLAN DEVELOPMENT STATISTICAL INFORMATION**

1. Gross Land Area =	10.15 acres (442,286 s.f.)
2. Maximum Amount of Land Covered by Principal Buildings =	65,834 s.f. (14.9%)
3. Maximum Amount of Land Devoted to Parking, Drives, and Parking Structures =	208,559 s.f. (47.1%)
4. Minimum Amount of Land Devoted to Landscaped Open Space =	167,893 s.f. (38.0%)
5. Maximum Proposed Dwelling Unit Density if Residential and/or Total Square Footage Devoted to Non-Residential Uses =	(1) Dwelling unit per 0.055 acres; and 28,090 s.f. devoted to non-residential uses
6. Proposed Number of Buildings =	(1) Building
7. Maximum Number of Dwelling Units Per Building =	(128) Dwelling units in existing hotel, plus (56) dwelling units for proposed hotel addition
8. Bedrooms Per Unit =	(1) bedroom per unit
9. Parking Spaces Provided, Whether Surface or in Structures, and Number per Thousand Square Feet of Building Area =	(389) parking spaces, with (9) accessible parking spaces including spaces designated as van accessible