

April 25, 2013

Minor Modification to the Detailed Planned Development (DPD, File Number 070496)

File Number: 121763

Location: 1840 North 6th Street, Hotel of the Arts

Applicant: Jackson Center, LLC

Below is a summary of points that explain the intent of the minor modification:

The applicant/owner proposes to add additional hotel rooms:

1. The original Detailed Planned Development (DPD), which was approved by Common Council in 2007, permitted conversion of an existing building into an up to 75 room hotel. The hotel was to include conference rooms on the second, third and fourth floors. However, since the hotel opened in 2008, it has been decided that the conference room space is not needed. Previously, space was reconfigured on the fourth floor to accommodate space for additional rooms.
2. The hotel seeks to convert the second and fourth floor meeting space into guest rooms. This change, combined with the previously reconfigured additional space on the fourth floor will increase the total number of hotel rooms to 81. Additionally, space on the first floor is being reconfigured to add foyer areas to two existing rooms. The existing parking lot will not be affected by these changes, and no additional parking spaces will be added. The existing parking lot with 51 spaces is adequate and exceeds the 1 space per 1000 gross square feet of the ground floor as required per Table 295-403-2a of the zoning code.
3. These interior changes will not affect the exterior of the building.
4. Attached: Existing floor plans and revised floor plan.