

Exhibit A
File No. 230511
Minor Modification to a Detailed Planned Development known as Brady-Farwell Hotel
1709 N. Farwell Avenue
August 25, 2023

Previous File History and Project Summary

A Detailed Planned Development (DPD) was established for this site on 4/18/23 as File No. 221449. This file allows the development of an 11-story, 130-room hotel with accessory uses including restaurants and other food service venues, meeting and event spaces, retail uses for hotel guests, and other ancillary uses supporting the hotel. This Minor Modification file will allow the existing paved area on the site to temporarily be used as a principal use parking lot.

Minor Modification Summary

Plans to development this site as a hotel in accordance with the DPD zoning remains on track. The site currently consists of an existing two story building, which previously housed Kinko's and a video game retail store, and a 28-space surface parking lot that was used as accessory parking for customers. The building is currently vacant, and the owners, 1709 Farwell Propco LLC, are requesting to utilize the surface parking as a principal use parking lot. More specifically:

- The 28-space parking lot will remain configured as it is currently. Access points along Farwell and Cambridge will continue to be utilized.
- The parking lot will be managed by Secure Parking, to serve local residents and business patrons. Hourly, daily and monthly parking spaces are available to the public
- The lot is available for hourly parking when spaces are available 24/7. The lot is not secured or locked down at any time.
- No new signage will be provided.
- The approval of this use is for the time the DPD zoning remains valid (until 4/18/28). However, if the principal use parking will continue after 2 years from the date of Council adoption of this Minor Modification file, perimeter landscaping must be installed consistent with a landscape plan approved by DCD staff.

Time Limit on Approval of Use:

The DPD zoning approval for this site is valid for 5 years from the date of Common Council approval, which was 4/18/2023. At that time, if the provisions outlined in s. 295-907-2-c-11 are not met, the zoning shall be changed to General Planned Development (GPD), and the applicant would need to seek re-approval of the DPD zoning.

The approval of the site as an interim principal use parking lot aligns with the term of the DPD approval, which is through 4/18/28. After that date, the principal use parking lot will no longer be allowed.

If the principal use parking lot remains in operation after 2 years from the date of Common Council approval of this file, perimeter landscaping must be installed consistent with a landscape plan approved by DCD staff for the duration of the time the principal use parking lot is allowed.

Minor Modification Owner's Written Narrative

List of Attachments

1. Vicinity map
2. Site photos
3. Site plan that notes the existing site layout, parking spaces (with quantity labeled), and entrance locations.