

**March 9, 2017**

**Common Council File Number: 161584**

**Minor Modification to the Detailed Planned Development – Hotel of the Arts Days Inn**

**Location: 1840 North 6<sup>th</sup> Street**

**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 (file no. 070496), permitted conversion of an existing building into a hotel with up to 75 rooms. The hotel included 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. The hotel converted the second and fourth floor conference rooms into suites in 2013 (minor modification, file no. 121763), bringing the total number of rooms to 81, and provided a foyer space to two of the first floor guest rooms to acoustically isolate them from the main hall and the nearby breakfast bar. That proved successful, so now the Owner wants to add the same foyer space to responding rooms on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> and change out the remaining third floor conference rooms to a suite.
2. The conversion of the conference space into hotel guest room would provide an additional room, for a total of 82 rooms. However, we request that the allowable room count be increased to 86 in the event that a method is found to increase the room count by one room per floor.
3. No additional parking spaces shall be provided, the existing parking lot with 52 spaces is adequate and does not result in off-street parking by residents, and currently exceeds the 1 space per 1000 gross square feet of the ground floor as required per Table 295-403-2a; the building has a total of 40,000 square feet resulting in and minimum requirement of 40 spaces.
4. The interior changes will not affect the exterior of the building.
5. The owner would also like to provide an exterior space adjacent to the breakfast area to provide guest with a space to enjoy the outdoors during nice weather. Sheets C-1 and A-1 show an approximately 15 by 46 foot deck with a 42 inch high railing around it. There would be no gates from the deck to the sidewalk or private walk and it would be approximately 5.5 feet above the 6<sup>th</sup> street sidewalk. The Owner wants to use the deck from 7:00 am to 10:00 pm. There would be no additional lighting other than what is currently provided from the eave and wall lights.
6. Attached: Site photos, proposed site and floor plans and partial west exterior elevation.

All other aspects of the DPD zoning will remain unchanged.

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