



Fairfield Inn at Brookridge Village

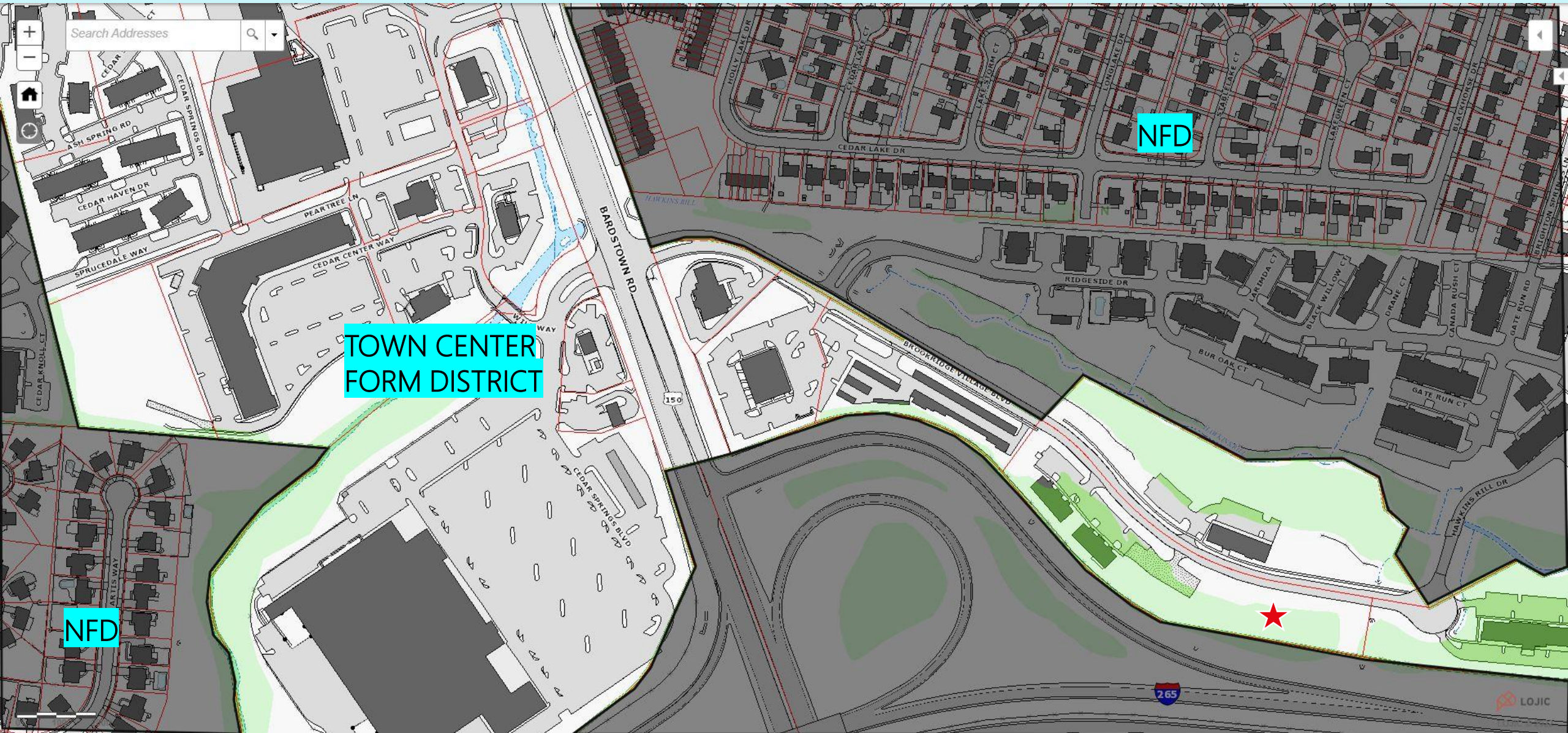
Case #22-DDP-0058 & 22-VARIANCE-0096

BOZA August 15th, DRC August 17th, 2022

AERIAL VICINITY MAP



FORM DISTRICT MAP



DEVELOPMENT IN THIS TCFD DOES NOT FOLLOW THE TYPICAL DESIGN GUIDELINES.



VIEWS FROM BROOKRIDGE VILLAGE BLVD.

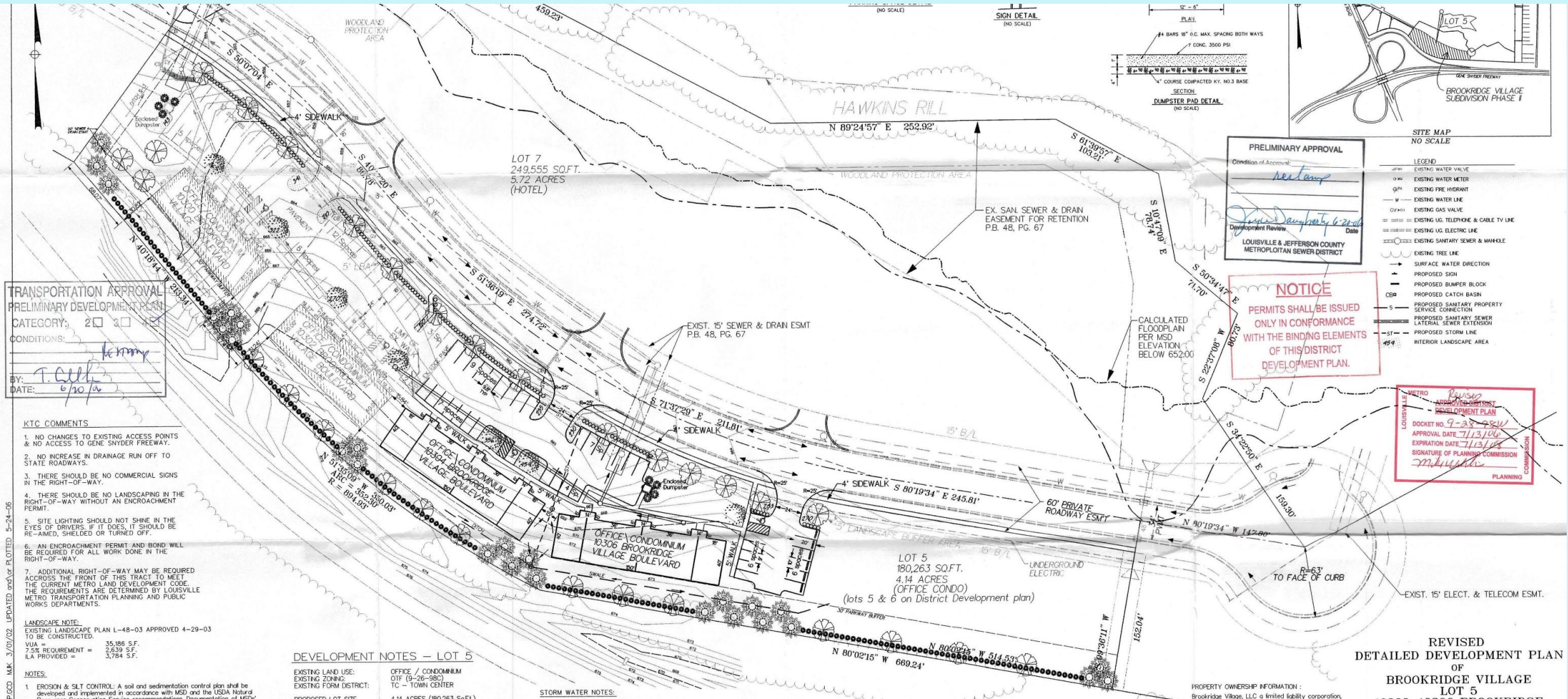




VIEWS FROM BROOKRIDGE VILLAGE BLVD.



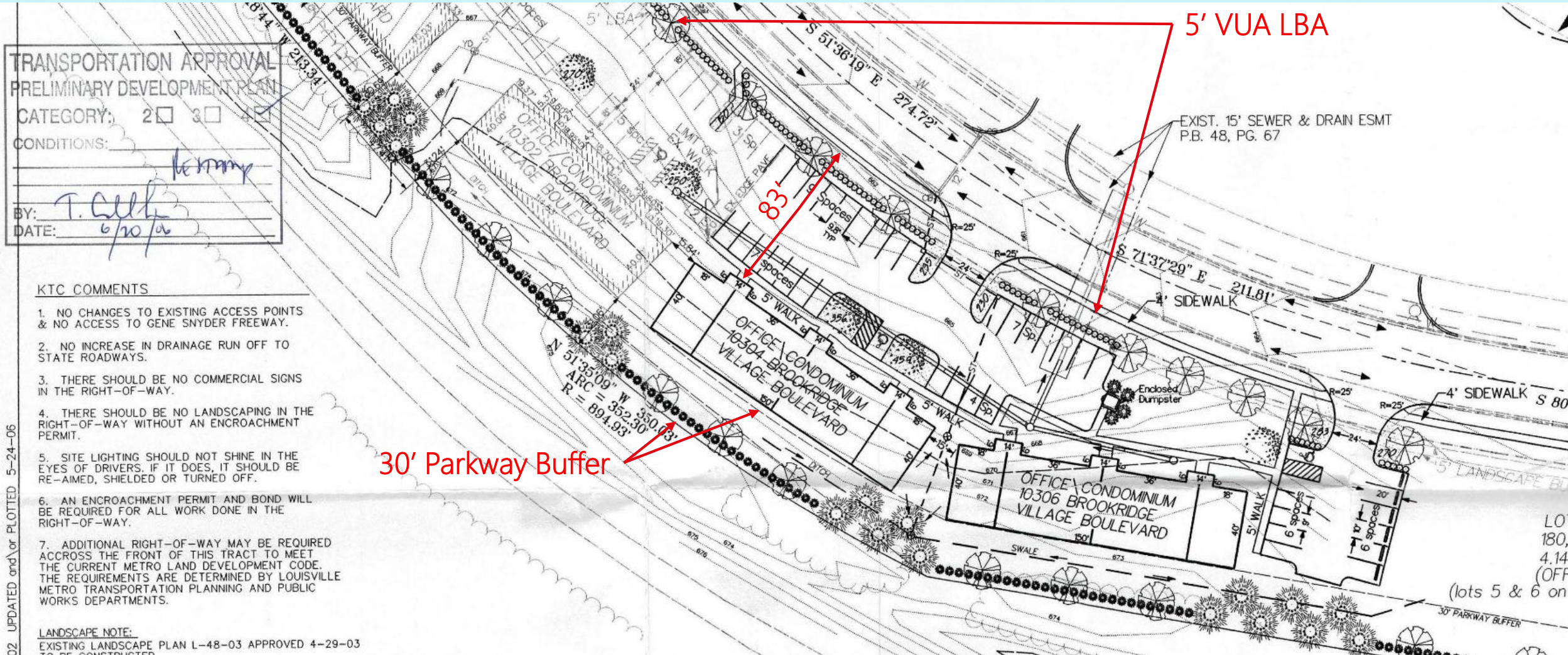
Approved Plan



- VUA LBA requirement is 5' in width
- Waiver of Parkway Buffer from 50' to 30'

- Variance of 68' to allow an 83' building setback (a setback that matches the existing office buildings)

Approved Plan (ENLARGED AREA)



- VUA LBA requirement is 5' in width
- Waiver of Parkway Buffer from 50' to 30'

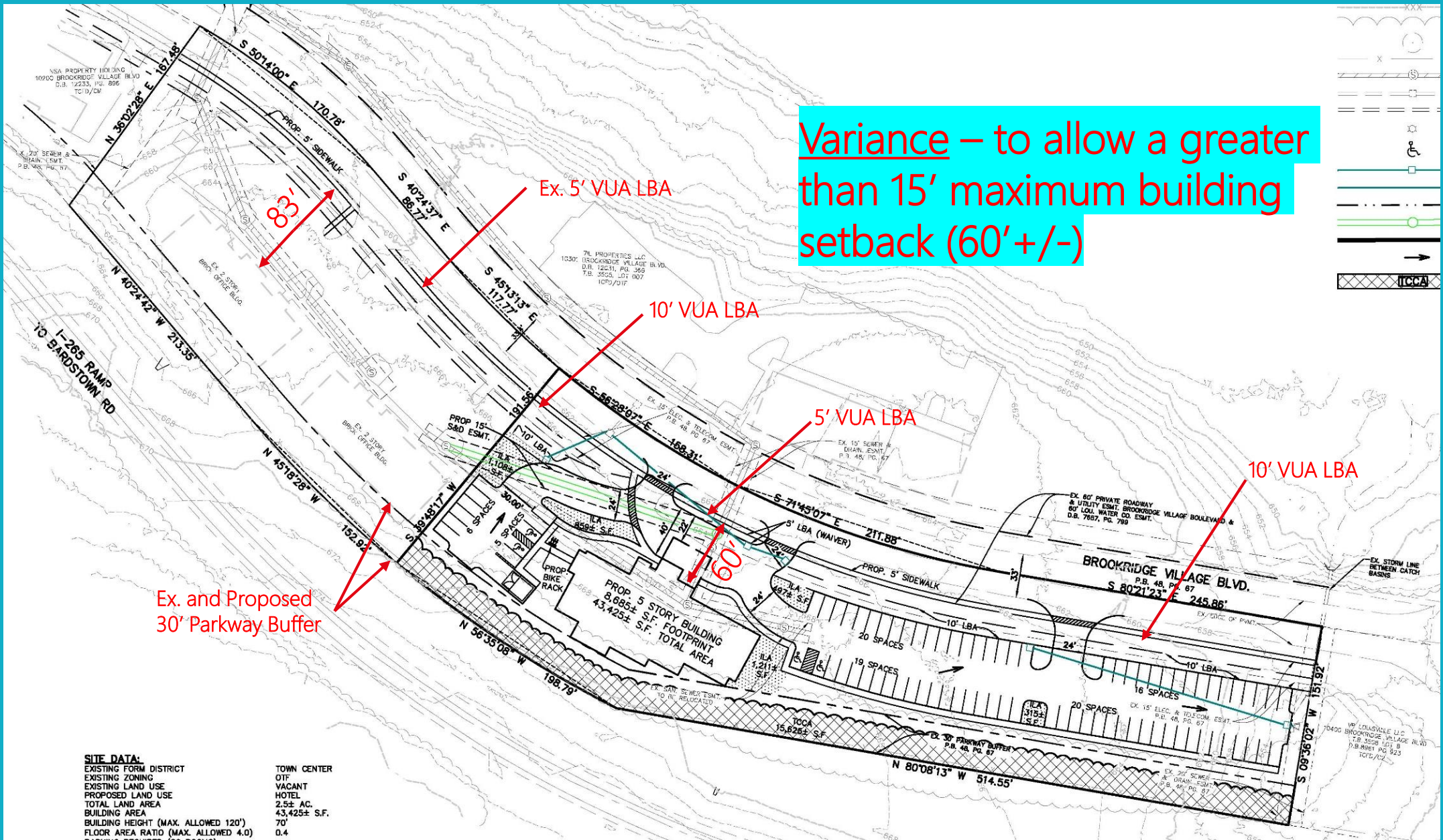
- Variance of 68' to allow an 83' building setback (a setback that matches the existing office buildings)

Site Rendering



Current Plan - Variance

Variance – to allow a greater than 15' maximum building setback (60'+/-)



SITE DATA:	
EXISTING FORM DISTRICT	TOWN CENTER
EXISTING ZONING	OTF
EXISTING LAND USE	VACANT
PROPOSED LAND USE	HOTEL
TOTAL LAND AREA	2.5± AC.
BUILDING AREA	43,425± S.F.
BUILDING HEIGHT (MAX. ALLOWED 120')	70'
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.4
PARKING REQUIRED (60 SPACES)	

Site Rendering



