

21-PARKWAIVER-0003

Bunkhouse Hotel

730 E. Market Street



Planning Commission

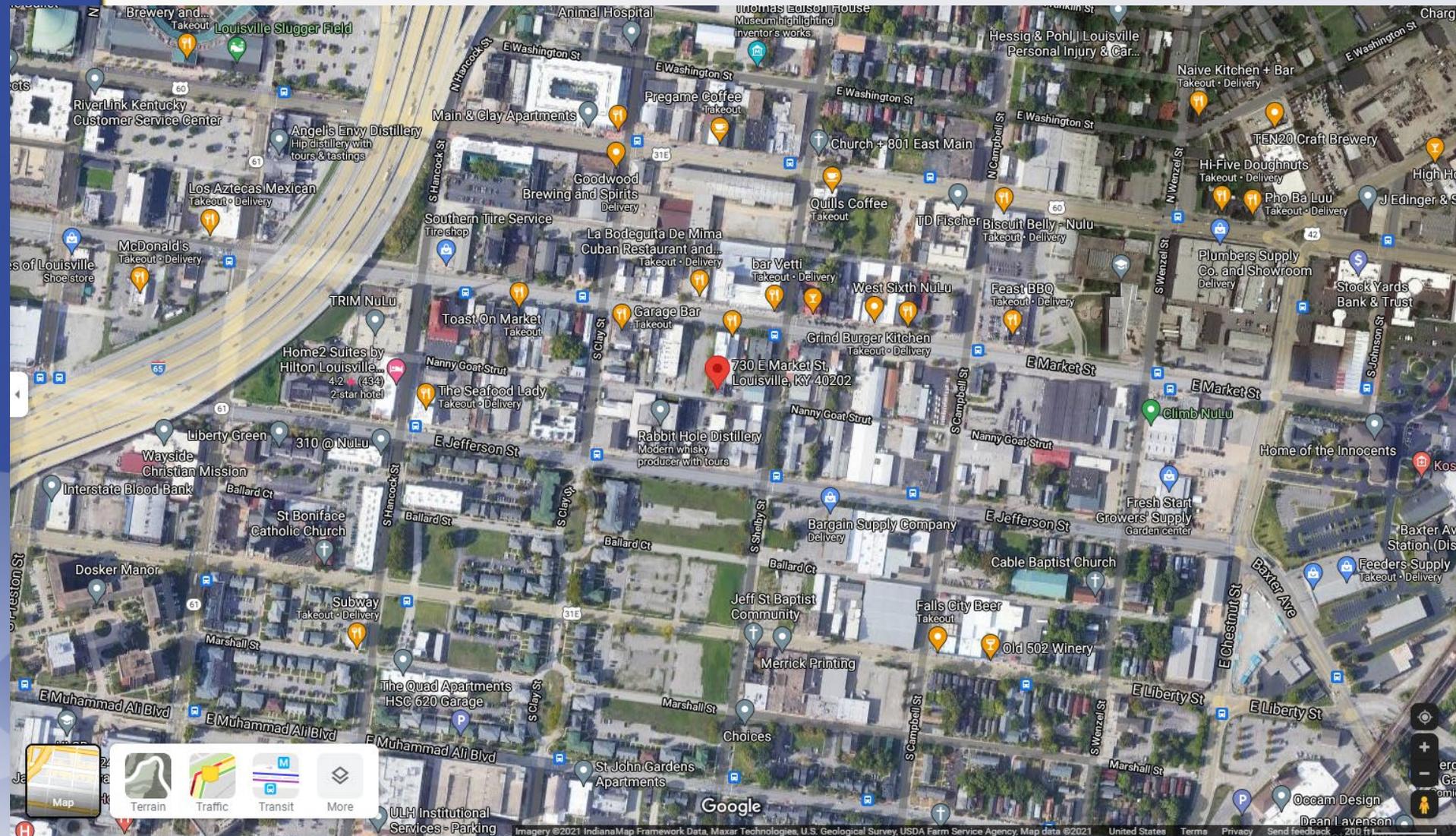
November 18, 2021

Zach Schwager, Planner I

Request(s)

- **APPEAL** of a Planning Director approval of a **PARKING WAIVER** that reduced the minimum number of parking spaces from 47 to 42, a 10.6% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with an off-site parking agreement at 221 S. Shelby Street.

Site Context



Case Summary

- This case was first heard by Planning Commission on August 19, 2021 and was continued to the October 21, 2021 Planning Commission hearing to allow staff to gather additional information.

Case Summary

- It was stated by staff during the August 19 hearing that a lesser waiver may be approved by the Planning Director to allow construction to move forward, which was done on August 25, along with the off-site parking agreement.

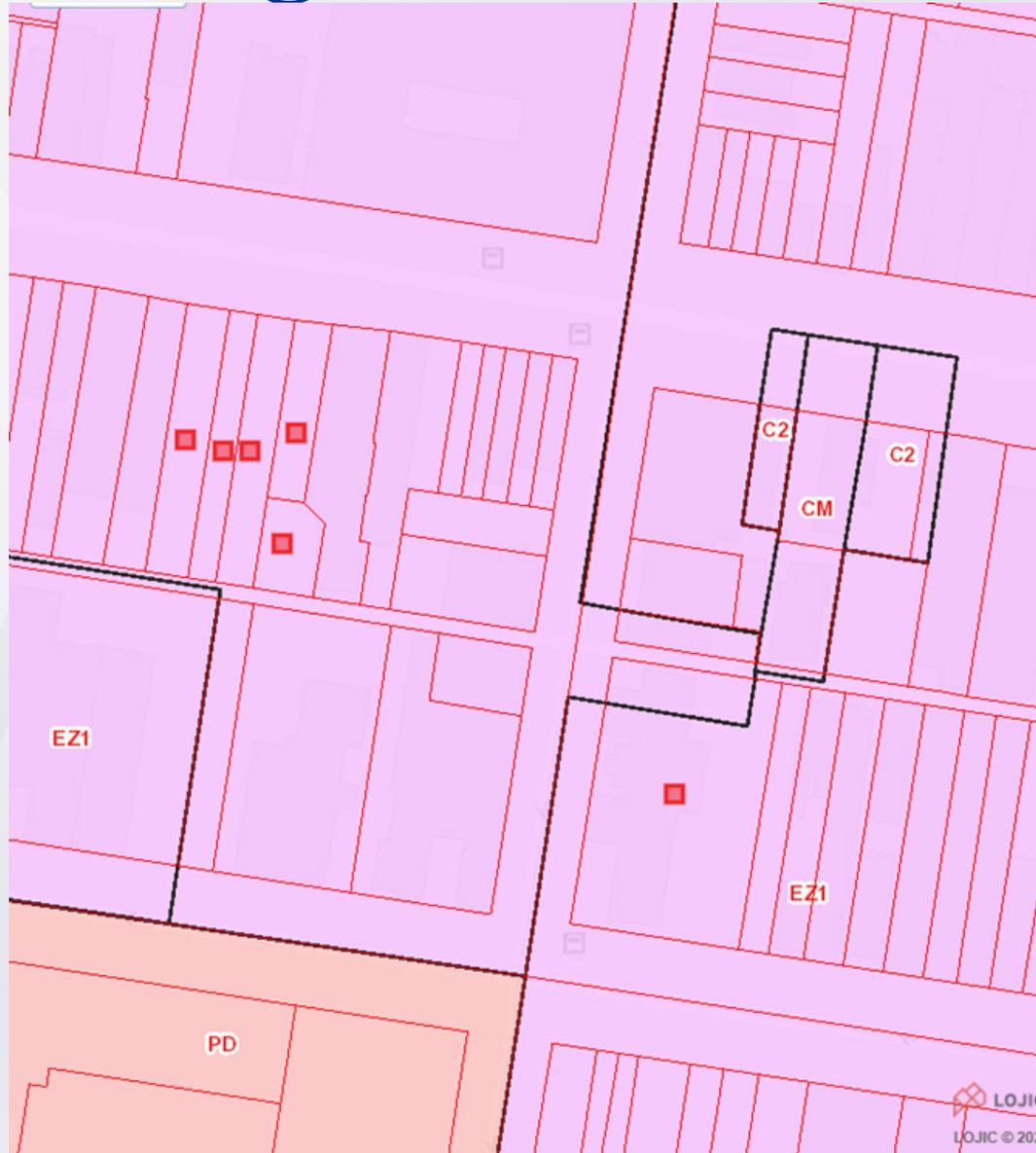
Case Summary

- Staff was contacted by the appellant on October 18 to discuss why the case had been withdrawn from the October 21 agenda.
- They stated they were not aware of the staff level approval, and that they would have appealed the Planning Director approval.
- The appellant mailed a letter of appeal on October 21.

Related Cases

- 21-OVERLAY-0003 - NuLu Design Overlay permit for the proposed hotel.
- 21-VARIANCE-0026 - Variance for the proposed hotel to exceed the maximum height by 30 ft.
- 21-JPOP-0001 - Joint use parking agreement for the property located at 221 S. Shelby Street.

Zoning/Form Districts



Aerial



Site Photos-Subject Property



Site Photos-Subject Property





Staff Finding

- Staff finds that the parking waiver is adequately justified and meets the standard of review.

Required Actions

- **AFFIRM** or **OVERTURN** the Planning Director approval of a **PARKING WAIVER** that reduced the minimum number of parking spaces from 47 to 42, a 10.6% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with an off-site parking agreement at 221 S. Shelby Street.