

SITE TABULAR DATA	
Application Name	Sykes Commercial
Control Number	1982-00129
Application Number	DROE-2023-01015
Tier	US
Existing Future Land Use Designation	CH/8
Existing Zoning District	MUPD
Overlay	URA
Section, Township, Range	27/43/42
Property Control Numbers	00-42-43-27-34-001-0010; 00-42-43-27-34-001-0020; 00-42-43-27-34-023-0000
Existing Use	Hotel
Proposed Use	Hotel, Car Wash, Restaurant Type 1
Total Gross Site Area	7.22 AC. (314,711 s.f.)
Total Net Site Area	7.22 AC. (314,711 s.f.)
Total Gross Floor Area	54,579 s.f.
Hotel (122 Beds)	49,250 s.f.
Car Wash	4,069 s.f.
Restaurant Type 1	1,260 s.f.
Total Floor Area Ratio	0.17
Total Building Coverage	6% (19,200 s.f.)
(including canopy of 652 s.f.)	
Building Height	max. 45'
Number of Stories	4
Parking Required	155 SPACES
Hotel - 1.25 spaces/room @ 122 rooms = 153 spaces	
Car Wash - 1 space/200 s.f. office @ 362 s.f. = 2 spaces	
Restaurant Type 1 - 1 space per 3 seats @ 0 seats = 0 spaces	
Proposed Parking	207 SPACES
Handicap Spaces Required	7
Handicap Spaces Proposed	8
Loading Required (15' x 55' Min.)	1
Loading Provided	1
Traffic Analysis Zone	217
Concurrency Approval*	
Hotel	122 Rooms
Car Wash	4,069 s.f.
Restaurant Type 1	1,260 s.f.
*Concurrency is approved for the above uses and amounts shown on this plan	

PROPERTY DEVELOPMENT REQUIREMENTS									
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				F.A.R.	MAX BLDG COVER	SETBACKS/SEPARATIONS		
	SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	REAR
CODE MUPD	5 AC.	300'	300'	300'	0.85	40%	30'	C-15' R-30'	C-20' R-30'
PROP MUPD	7.22 AC.	620'	515'	620'	0.17	6%	38'	69'	169'

NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY GEOPOINT SURVEYING, DATED 05/15/19.

D/R DUMPSTER WITH ENCLOSURES

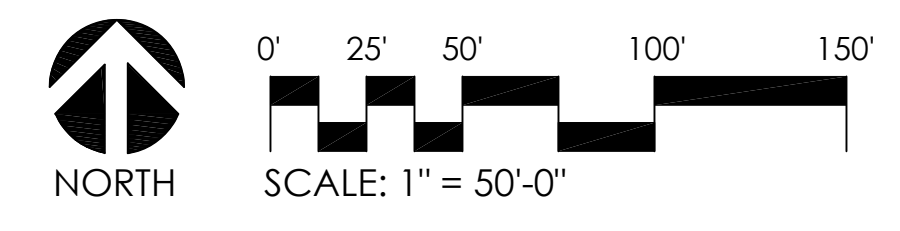
APPLICANT INTENDS TO FURTHER SUBDIVIDE PROPERTY PURSUANT TO THE PLATTING EXEMPTIONS PERMITTED BY ART.11.A.6.B AS SHOWN HEREIN.

AMENDMENT STAMP
ZZR-2024-00678 04/26/2024 DA

ZONING STAMP
PROJECT #: 05741-000
CONTROL #: 1982-00129
APPLICATION #:
DROE 2023-1015
RESOLUTION #: R 2023-1026

EXHIBIT #: 15
SUPERSEDES #: 12
DATE APPROVED: 08/25/2023
PROJECT MANAGER:
L. D'AMATO

ULDC Section/Description	Required	Provided	Variance	Approval Date/Resolution No.
V1 Table 8.G.1.A.4 Wall Signs	Facing ROW only	All sides for signage (Hotel Only)	Allow all sides (Hotel only)	1/5/2007 - ZR-2007-003
V2 Article 3.E.1.C PDD Design Objectives	Direct Access on ROW	Access to ROW through easement	Access through easement	1/5/2007 - ZR-2007-003
V3 Table 5.E Hours of Operation	6:00 AM to 11:00 AM	24 Hours (Hotel Only)	To allow for 24 hour operation (Hotel Only)	12/5/2008 - ZR-2008-0063



Date: 04/18/22
Scale: 1" = 50'-0"
Design By: CE
Drawn By: TS
Checked By: CE
File No. 939.02
Job No. 22-32

REVISIONS / SUBMISSIONS
7/24/2023 DRO Original Submittal

FINAL
SITE
PLAN