

Entitlement Request Table

Entitlement Request		Location of Applicable Standards in Development Petition	Staff Comments (No comments noted indicates staff support and concurrence with the Petitioner's findings)
1	Rezoning the subject property from I (Industrial) District to OCI (Office, Commercial and Institutional) District	Pgs. 15-16	
2	Initiation and approval of a text amendment to designate restaurants as a conditional use within PUDs in the OCI zoning district	N/A (Letter requesting amendment is included on pages 50-51 of the development petition)	
3	A preliminary plat of subdivision	N/A	
4	A conditional use to allow multi-family residential on Lots 4 and 5	Pg. 8-9	
5	A conditional use to allow retail on Lots 4, 5, 12, and 13	Pg. 5	
6	A conditional use to allow full service hotels on Lots 11 and 15	Pgs. 6-7	Staff is not supportive of this request and does not find that either hotel proposed meets the intent of the OCI zoning district's full service hotel requirements.
7	A conditional use to allow restaurants (subject to approval of Text Amendment) on Lots 1, 2, 6, 7, 8, 9, 12, 13, and 16 of CityGate West AND a conditional use to allow retail uses on Lots 4, 5, 12, and 13	Pgs. 10-11	
8	Approval of a conditional use to establish the CityGate West PUD, and a preliminary PUD plat, on the subject property with the following deviations:	Pgs. 12-14	
Lot 4 Deviations (Mixed-use/Multi-family)			
9	6-7F-5:2 to reduce the required lot area from 2,600 square feet to 634 square feet per dwelling unit to allow 205 dwelling units on Lot 4 of CityGate West	Pgs. 17-18, 19-20	Staff is not supportive of this request. Staff recommends the number of dwelling units be reduced to achieve a density

			more consistent with nearby properties.
10	6-7F-8:1 to allow the building to exceed the maximum permitted height of 43 ft. and measure 77 ft. in height	Pgs. 17-18, 21	Staff is not supportive of this request. Staff recommends approval of a 66 ft. height deviation to be consistent with the building elevations provided.
11	6-7F-8:2 to allow the building to exceed the maximum permitted FAR of 1.5 and have an FAR of 1.84	Pgs. 17-18, 22	
12	Section 6-9-3 to reduce the required parking ratio for multi-family residential from 2.25 parking spaces per dwelling unit to 1.66 parking spaces per dwelling unit	Pgs. 17-18, 23	
Lot 5 Deviations (Mixed-use/Multi-family)			
13	Section 6-7F-5:2 to reduce the required lot area from 2,600 square feet to 615 square feet per dwelling unit to allow 205 dwelling units on Lot 5 of CityGate West	Pgs. 17-18, 24	Staff is not supportive of this request. Staff recommends the number of dwelling units be reduced to achieve a density more consistent with nearby properties.
14	Section 6-7F-8:1 to allow the building to exceed the maximum permitted height of 43 ft. and measure 77 ft. in height.	Pgs. 17-18, 25	Staff is not supportive of this request. Staff recommends approval of a 66 ft. height deviation to be consistent with the building elevations provided.
15	Section 6-7F-8:2 to allow the building to exceed the maximum permitted FAR of 1.5 and have an FAR of 1.93	Pgs. 17-18, 26	
16	Section 6-9-3 to reduce the required parking ratio for multi-family residential from 2.25 parking spaces per dwelling unit to 1.67 parking spaces per dwelling unit	Pgs. 17-18, 27	
Lot 11 Deviations (Full Service Hotel)			
17	Section 6-7F-4 to allow a full service hotel to total less than 150,000 sq. ft., not have banquet and/or meeting space for at least (500) persons, and not have a restaurant within the physical confines of the hotel	Pgs. 28-31	Staff is not supportive of this request and does not find the nearby banquet/entertainment venues identified in the petition to meet the intent of the OCI district's full service hotel requirements, nor should they

			function as justification for 2 hotels.
Lot 12 Deviations (Multi-tenant commercial)			
18	Section 6-9-6:2.3 to have drive-through stacking block access to a parking space	Pg. 32	
Lot 15 Deviations (Full Service Hotel)			
19	Section 6-7F-4 to allow a full-service hotel to total less than 150,000 sq. ft., not have banquet and/or meeting space for at least five hundred (500) persons, and not have a restaurant within the physical confines of the hotel	Pgs. 33-36	Staff is not supportive of this request and does not find the nearby banquet/entertainment venues identified in the petition to meet the intent of the OCI district's full service hotel requirements, nor should they function as justification for 2 hotels.
20	Section 6-9-3 to reduce the required parking for the full service hotel and associated uses from 682 to 616	Pgs. 37-38	
CityGate West Monument Sign Deviations			
21	Section 6-16-5:2.2.2 to increase permissible sign area from 90 sq. ft. to 315.5 sq. ft.	Pgs. 40-41, 42	
22	Section 6-16-5:2.2.3 to increase permissible changeable signage area from 45 sq. ft. to 120 sq. ft.		
23	Section 6-16-3.7 Off-premises signage (to display commercial speech)		
Development Sign Deviations			
24	Section 6-16-5:2.2.2 to increase permissible sign area from 90 sq. ft. to 191.1 sq. ft.	Pgs. 40-41, 43	
25	Section 6-16-5:2.2.3 to increase permissible changeable signage area from 45 sq. ft. to 81 sq. ft.		
26	Section 6-16-5:2.2.4 to increase permissible height from 10 ft. to 25 ft.		
27	Section 6-16-3.7 Off-premises signage (to display commercial speech)		
Tollway Sign Deviations			
28	Section 6-16-5:2.2.8.2 to increase the total amount of permissible signage from		

	120 sq. ft. to 248.8 sq. ft., and to increase the permissible square footage for a changeable copy sign from 60 sq. ft. to 180 sq. ft.	Pgs. 40-41, 44	
29	Section 6-16-5:2.2.8.3 to increase the permissible height from 25 ft. to 30 ft.		
30	Section 6-16-3.7 Off-premises signage (to display commercial speech)		
LED Panel (on Lots 4, 5, and 16) Deviations			
31	Section 6-16-3 Prohibited Signs/Attention getting devices	Pgs. 40-41, 45-46	
Odyssey Fun World Ground Sign Deviations			
32	Section 6-16-5:2.2.3 to increase the permissible height from 25 ft. to 45 ft.	Pgs. 40-41, 47	
Scheduling/Effective Period Regulations Deviations			
33	Section 6-4-8:1 to increase the time period to file for final plat, commence construction, and increase permitted extensions	Pgs. 48-49	