

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. 31-32	
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 as separate attachment)	
3	A preliminary plat of subdivision	N/A	
4	A conditional use to allow multi-family residential on Lot 4	Pg. 24-25	
5	A conditional use to allow retail on Lots 4, 12, and 13	Pg. 21	
6	A conditional use to allow full service hotels on Lots 11 and 15	Pgs. 22-23	Staff is not supportive of the request for Lot 11 for the reasons noted in the staff report, and is supportive of the request for Lot 15 subject to the recommended conditions outlined in the staff report.
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, 12, and 13	Pgs. 26-27	
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. 28-30	
Lot 4 Deviations (Mixed-use/Multi-family)			
9	6-7F-5:2 to reduce the required lot area from 2,600 square feet to 760 square feet per dwelling unit to allow 410 dwelling units on Lot 4 of CityGate West	Pgs. 33-34, 35-36	The reduced density ratio was achieved by modifying proposed lot lines – no reduction in the number of units has occurred since the PZC

			meeting on November 18, 2020.
10	6-7F-8:1 to allow the buildings to exceed the maximum permitted height of 43 ft. and measure 66 ft. in height	Pgs. 33-34, 37	
11	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. 33-34, 38	
Lot 11 Deviations (Full Service Hotel)			
12	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. 40-43	Staff is not supportive of this request and finds it to be more appropriately defined as a limited service hotel. The petitioner's attempt to rely on amenities (Top Golf & Whirlyball) located outside of the subject PUD is not acceptable.
Lot 12 Deviations (Multi-tenant commercial)			
13	Section 6-9-6:2.3 to have drive-through stacking block access to a parking space	Pg. 44	
Lot 15 Deviations (Full Service Hotel)			
14	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. 45-48	Staff is supportive of this request, subject to the recommended conditions as outlined in the staff report.
15	Section 6-9-3 to reduce the required parking for the full service hotel and associated uses from 682 to 616	Pgs. 49-50	
CityGate West Monument Sign Deviations			
16	Section 6-16-5:2.2.2 to increase permissible sign area from 90 sq. ft. to 315.5 sq. ft.	Pgs. 52-53, 54	
17	Section 6-16-5:2.2.3 to increase permissible changeable signage area from 45 sq. ft. to 120 sq. ft.		
18	Section 6-16-3.7 Off-premises signage (to display commercial speech)		
Development Sign Deviations			

19	Section 6-16-5:2.2.2 to increase permissible sign area from 90 sq. ft. to 191.1 sq. ft.	Pgs. 52-53, 55	
20	Section 6-16-5:2.2.3 to increase permissible changeable signage area from 45 sq. ft. to 81 sq. ft.		
21	Section 6-16-5:2.2.4 to increase permissible height from 10 ft. to 25 ft.		
22	Section 6-16-3.7 Off-premises signage (to display commercial speech)		
Tollway Sign Deviations			
23	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. 52-53, 56	
24	Section 6-16-5:2.2.8.3 to increase the permissible height from 25 ft. to 30 ft.		
25	Section 6-16-3.7 Off-premises signage (to display commercial speech)		
LED Panel (on Lots 4 and 16) Deviations			
26	Section 6-16-3 Prohibited Signs/Attention getting devices	Pgs. 52-53, 57-58	
Odyssey Fun World Ground Sign Deviations			
27	Section 6-16-5:2.2.3 to increase the permissible height from 25 ft. to 45 ft.	Pgs. 52-53, 59	
Scheduling/Effective Period Regulations Deviations			
28	Section 6-4-8:1 to increase the time period to file for final plat, commence construction, and increase permitted extensions	Pgs. 60-61	