

## Petition 2017-181 by Dakota Legacy Group

### To Approve:

([I move that the](#)) Zoning Committee finds the hotel use to be **consistent** with the *University City Area Plan*, based on information from the staff analysis and the public hearing, and because;

- The plan recommends office, civic, institutional, retail, and hotel/motel uses, and residential dwellings up to 22 units per acre.

([Therefore, we find](#)) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The requested hotel use and the allowed office conversion are consistent with the adopted area plan; and
- The proposed hotel use complements the existing office and retail development, and is an appropriate element in the mix of uses on and around the site in the Belgate Development; and
- The proposed building will use similar exterior materials to those in the development, which will complement the overall intent of the Belgate Development; and
- The new hotel will maintain pedestrian interconnectivity with other buildings in the Belgate Development through an internal sidewalk system, which will connect to the public sidewalks; and
- Architectural standards concerning building materials, windows, street facing doors, and limitations on blank walls are provided.

#### Consistency:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

#### Recommendation:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

### To Deny:

([I move that the](#)) Zoning Committee finds the hotel use to be **consistent** with the *University City Area Plan*, based on information from the staff analysis and the public hearing, and because;

- The plan recommends office, civic, institutional, retail, and hotel/motel uses, and residential dwellings up to 22 units per acre.

([However, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)