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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

December 19, 2018

Project Summary – Major Site Plan

Project: Days Inn Redevelopment (2018-62)
Property Owners: Capital Hotel Company VI, LLC
Address: 406 South Main Street
Map/Block/Lot: Map 1, Block 2, Lot 3

Determination of Completeness:

Determine this application complete and set the public hearing with respect to whether the Board grants the applicant's waiver request to Section 6.03(2)(c) of the Site Plan Regulations (SPR), to hold the public hearing at the same meeting as the determination of completeness.

The applicant is requesting the waiver on the claim that the design is simplistic, is a redevelopment of an existing developed site for the same use, that it will not create addition demand on emergency services, and that it essentially upgrades the existing facilities and utility infrastructure.

Staff does not support this waiver due to the fact that, at the time of writing of this report, the applicant has not provided an engineered design solution to provide an ADA accessible walkway from the sidewalk along the frontage to the front door, in accordance with federal regulations. While the applicant has stated that they will submit revisions to the plan to address this issue, staff has not had time to review them or share it with the Board. In addition, it is unclear if the applicant still intends to request a variance from this requirement at the January ZBA meeting.

Project Description:

The applicant is proposing a redevelopment project involving the razing of existing site structures and the construction of a 4-story, 82-room hotel with associated access, parking, drainage improvements, and utility infrastructure.

Project Details:

Zoning:	General Commercial (CG)
Existing Lot Area:	2.4 ac (104,556 sf)
Street Frontage Required:	150'
Street Frontage Provided:	191.08'
Existing Use:	Hotel
Proposed Use:	Hotel

Required Lot Size:	25,000 sf
Proposed Lot Size:	20,162 sf (<i>post subdivision, will share 104,556 sf of common area with one other condominium unit</i>)
Lot Coverage Max.:	80%
Lot Coverage Existing:	59.6%
Lot Coverage Proposed:	78%
Building Setbacks Required:	30' front, 25' side, 30' rear
Building Setbacks Provided:	30.5' front, 26' side, 30' rear
Parking spaces required :	91 spaces, including 4 ADA
Parking spaces provided:	92 spaces, including 4 ADA

1. General Comments

- 1.1 The following comments pertain to the 24 sheet site plan set titled "Days Inn Redevelopment" prepared by TF Moran, Inc., dated November 1, 2018; and 1 sheet lighting plan set, prepared by Charron Lighting, dated September 19, 2018; and 7 page architectural plan set, prepared by Opechee Construction Corporation, dated November 20, 2018.
- 1.2 The applicant has submitted a concurrent Minor Subdivision application for condominium subdivision. Review of the Major Site Plan Application assumes Minor Subdivision will be approved and recorded at the Merrimack County Registry of Deeds.
- 1.3 At the November 7, 2018 meeting, the Zoning Board of Adjustment (ZBA) granted the following variances to the Zoning Ordinance (ZO):
 - To Article 28-7-7(g)(3), Parking to be located to the side or rear of a building, to permit parking to be located between a building housing a principal use and the street, where parking to the side or rear of a building housing a principal use is required;
 - To Article 28-7-3, Location of Required Parking, to permit dedicated off-site parking on adjacent land in the RO Residential Open-Space District when parking is required to be provided on the same lot as the use of uses the parking spaces are intended to serve;
 - To Article 28-2-4(j), The Table of Principal Uses, to permit parking in an RO District where non-residential parking lots are not permitted as a Principal Use;
 - To Article 28-7-14(a), Requirements for Refuse Container Siting and Loading, to permit the refuse container(s) to be located off site on an adjacent lot when refuse container space is to be provided in the same lot as the use it serves;
 - To Article 28-7-14(d), Requirements for Refuse Container Siting and Loading, to permit the refuse container to be located within 10 feet of a property line and 25 feet of a residential district boundary when refuse container is to be located more than 10 feet from the property line and more than 25 feet from a residential district boundary.
- 1.4 At the December 5, 2018 meeting, the ZBA granted the following variances:
 - To Article 28-7-2(e), The Table of Off-Street Parking Requirements, to permit the provision of 74 spaces for an 82 room proposed hotel (0.9 spaces per room where 1.1 spaces are required) where the Ordinance requires the provision of 91 spaces for 82 rooms;

- To Article 28-7-2(e), The Table of Off-street Parking Requirements, to permit the provision of 102 spaces for a proposed restaurant (0.9 spaces per 75sf of gross floor area where 1 space per 75sf is required) where 113 spaces would be required for an 8,475sf restaurant.

1.5 Architectural Design Review (ADR) is required for the Major Site Plan application. The application came before the ADR Committee at the December 11, 2018 meeting. The Committee recommended approval of the design with the suggestion of mirroring the building layout east to west so that the wing detail would be more visible to I-93 traffic, and using metal paneling as opposed to the proposed Dryvit Systems for the exterior materials. The Committee also recommended that perimeter landscaping be designed for the western edge of the parking lot.

1.6 Comments from the Engineering Division are provided in the memo dated December 7, 2018.

2. Waivers

2.1 The applicant has requested a waiver from Section 16.03(11) (SPR) to allow the applicant to provide site signage as a separate submittal at a later date. The applicant has retained a signage vendor for sign design and this work is ongoing and a signage packet will be submitted to ADR and the Planning Board for review. **Staff supports this waiver.**

3. Site Layout & Landscape Comments

3.1 The applicant proposes a lease agreement with the State to meet parking requirements within the I-93 right of way. Staff recommends an easement be provided instead to ensure sufficient parking in perpetuity, since a lease agreement can be terminated.

3.2 If the Board chooses to accept the lease agreement, a note should be provided on the plan documenting the lease agreement with the State.

3.3 An ADA compliant walkway is required from a sidewalk along South Main Street to the front entrances of the buildings, in accordance with Section 28-7-9(b) (ZO). The applicant has indicated that they will provide the walkway. However, due to the steep slopes and potential challenges of providing the walkway in this location, staff does not recommend site plan approval until the proposed solution has been reviewed by Planning and Engineering.

3.4 Staff recommends constructing standard size parking spaces (9' wide by 19' long) as opposed to the five compact spaces in front of the entrance as they will be the most frequently used.

3.5 A five foot wide landscaped buffer must be provided around the perimeter of the parking lot, in accordance with Section 28-7-10(a) (ZO).

3.6 Provide an additional tree on the landscape plan for a total of 42 trees, in accordance with the spacing requirements of Section 28-7-10(d) (ZO).

3.7 The Landscape Plan indicates Flowering Pear trees, which are weak wooded, susceptible to ice storm damage, and have a tendency to split. The City has concerns that these trees pose a public safety issue. Additionally, this tree has invasive traits and is under consideration for listing under the official invasive species list. Staff recommends that these be replaced with full canopy native shade trees to provide the intended shade benefits.

3.8 Provide bicycle parking accommodations on site, in accordance with Section 30.03 (SPR).

4. Technical Review Comments

4.1 Architectural elevations shall be stamped and signed by a New Hampshire Licensed Architect, or a New Hampshire Licensed Professional Engineer, as allowed by the State of New Hampshire professional licensing boards, in accordance with Section 16.03(1) (SPR).

4.2 A location plan shall be provided at a minimum scale of 1"=400', in accordance with section

12.04 (SPR).

- 4.3 All waivers requested from the Planning Board shall be noted on the Site Plan, in accordance with Section 12.03 – Appendix B (SPR).
- 4.4 Any variances granted by the Zoning Board of Adjustment shall be noted on the plan, in accordance with Section 13.01(5) (SPR). Currently, the variances listed on the cover sheet do not accurately reflect the variances granted by the ZBA of the November 7th or December 5th, 2018 meetings.
- 4.5 Provide and label the zoning districts (CG and RO) on the Existing Conditions plan, in accordance with Section 15.03(24) (SPR).
- 4.6 Proposed lot coverage numbers are different in the notes section (78%) and the tabulations (37.5%) on the Site Layout Plan.
- 4.7 Provide a standard Planning Board approval block on the cover sheet and the Site Layout Plan sheet, an example is provided below.

APPROVED	
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36	
CITY PLANNING BOARD	
CITY OF CONCORD, NEW HAMPSHIRE	
in accordance with vote of the board dated:	
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Approval of this plan is limited to the lots as shown	
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Chair	Clerk

Prepared by: SCD

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