Drury Hotel Process and Timeline:

This application is for a 210 guest room hotel and separate one-story commercial structure. The property is located in the River District (RIV) and the Hotel Overlay (all hotels). The hotel is located along Hendersonville Road and is shown as an 8 story building elevated with fill to achieve floodplain elevation requirements (the parcel is located entirely within the regulatory floodplain). The site plan filed with the TRC can be viewed here. Page 12 of this file best describes the site development plan. Pages 14-17 show the building elevations.

The application is located within the Hotel Overlay but requires Level III Conditional Zoning (CZ) review because the proposed hotel has more than 115 rooms, does not appear to meet several criteria in the Hotel Overlay District, and exceeds the height requirement for the River District (the underlying zoning district). If approved, the CZ process will rezone the property from RIV to COM EXP - CZ. The future land use designation for the area is Town Center. As a result of the CZ process the hotel will not be required to comply with the provisions of the Hotel Overlay district nor participate in the Public Benefits Table.

The Level III Conditional Zoning process is considered a major development.

Viewed on SimpliCity II, the process (noted as the "CZ") includes the following sequential steps:

1. Neighborhood meeting.
2. Permit application.
3. Initial Technical Review Committee (TRC).
4. Design Review Committee (DRC) - Mandatory Review/Voluntary Compliance
5. Planning and Zoning Commission.
6. City Council.
7. Final TRC.

The application is currently scheduled for Initial TRC review on September 21st. Our best estimate of the timeline for this application without any continuances or substantial revisions is as follows:

1. Initial TRC (September 21st - scheduled).
2. Design Review Commission (October 15th - Application due on or about September 24th).
3. Planning & Zoning Commission (Tentative 11/4).
4. City Council (Late November / December - holiday schedule dependent).