

ORDINANCE 95-7573

AN ORDINANCE GRANTING REZONE PETITION 95-R11, IN ORDER TO REZONE A PARCEL OF LAND AT THE SOUTHEAST CORNER OF U.S. 41 AND HIGH POINT DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM "HC," HIGHWAY COMMERCIAL, TO "PD," PLANNED DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Resolution Hospitalities, Inc. has petitioned to rezone a 1.98 acre parcel at the southeast corner of U.S. 41 and High Point Drive from "HC" to "PD" in order to accommodate the development of a hotel; and

WHEREAS, the Planning Advisory Board, following an advertised public hearing, considered the public input, the recommendation of the staff, and the standards and guidelines for approval of PD zoning, and recommended by a vote of 4 to 2 that the property be rezoned; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and providing the petitioner an opportunity to speak, the City Council finds that the criteria have been met and that the petition should be approved;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That Rezone Petition 95-R11 is hereby approved, in order to rezone a parcel of land at the southeast corner of U.S. 41 and High Point Drive from "HC," Highway Commercial, to "PD," Planned Development, more particularly described as:

The north 215.75' of Tract "A," High Point Subdivision, City of Naples, Collier County, Florida.

Section 2. That all development on the parcel shall be in accordance with the Planned Development Document titled "Planned Development Document for Marriott Courtyard Hotel;" and the plans and elevations submitted by R.S. Harrell, stamped and dated 12 August 1995, and site plan by Hole, Montes & Associates, copies of said plans attached hereto and made a part hereof.

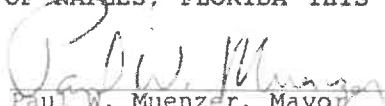
Section 3. That no access to the property shall be permitted from 10th Street North.

Section 4. That the Zoning Atlas of the City of Naples shall be amended to reflect said rezoning.

Section 5. This ordinance shall take effect immediately upon adoption at second reading.

APPROVED AT FIRST READING THIS 1ST DAY OF NOVEMBER, 1995.

PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA THIS 15TH DAY OF NOVEMBER, 1995.


Paul W. Muenzer, Mayor

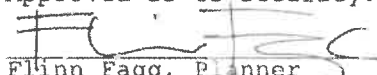
Attest:


Tara A. Norman, Deputy City Clerk

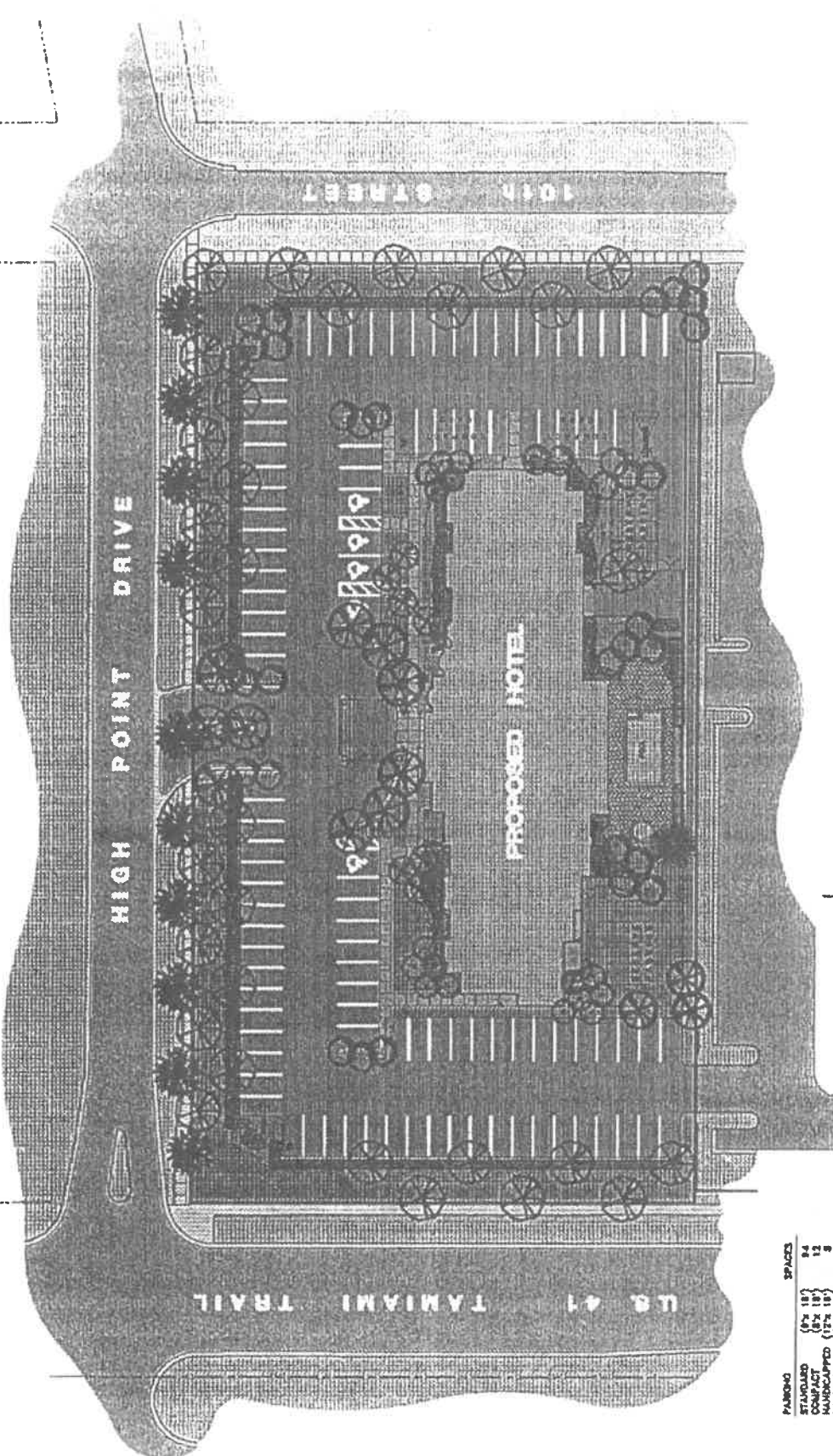
Approved as to form and legality:


Maria J. Chiaro, City Attorney

Approved as to accuracy:

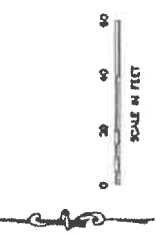

Flinn Fagg, Planner
Planning Department

For plans noted as attached, see also
Supplemental Map Book 2.



PARKING	SPACES
STANDARD	84
(2% 15)	
HANDICAPPED	12
(1% 15)	
RESERVE	2
(0% 15)	
TOTAL	120

HMA HOLE, MONTE & ASSOCIATES, INC.
 ENGINEERS • ARCHITECTS • SURVEYORS
 10115 • 10th STREET • NAPLES, FLORIDA



Courtyard by Marriott

Naples, Florida

**PLANNED DEVELOPMENT DOCUMENT
FOR MARRIOTT COURTYARD HOTEL**

General:

Courtyard by Marriott is primarily oriented to serve the business traveler with limited guest service facilities. Guest rooms include comfortable sitting areas and large work desks.

Permitted Uses:

Hotel with 100 guest rooms; guest service facilities consisting of small meeting room, small dining/kitchen/breakfast buffet-cocktail service area; and accessory uses and structures which are incidental to and customarily associated with the permitted uses. Outside advertising of guest service facilities is not permitted.

Minimum Floor Area:

300 square feet per guest room

Maximum Floor Area:

Meeting room - 800 square feet.

Dining/Kitchen/Buffer-Service area - 1550 square feet and not to exceed 40 seats.

Maximum Height:

52 feet as measured from finished floor elevation to the highest peak of the roof, not to exceed 4 stories.

Approximate setbacks from property lines to enclosed building:

West - 85 feet
East - 85 feet
South - 35 feet
North - 75 feet

Minimum Off-Street Parking Requirements:

1 parking space per guest room

Should these parking requirements be later determined to be insufficient, the property owner agrees and is authorized to remedy the situation by utilizing, in order of

**Planned Development Document for
Marriott Courtyard Hotel
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preference, the following remedies, subject to approval of the Community Development Director prior to implementation:

1. Shared parking agreement;
2. Additional parking on-site;
3. Valet parking plan.

The Community Development Director shall make a determination of insufficient parking by one of the following methods:

1. Monitoring of the parking.
2. Increased parking in the right of way caused by insufficient parking on-site for that property; or
3. Verified complaints of parking on neighboring properties.

Signage:

One sign on northwest corner of property as generally depicted on site plan; one wall sign on west side of building; and directional signs.

Landscape Buffer:

20 feet adjacent to road right of way with vegetation as shown on Landscape Plan.