

Purpose for the Amendment



Purpose for the Amendment

The purpose of the requested change to the zoning map is to allow for a higher density development on the south portion of the properties owned by Hardage Hospitality. Specifically, the request is to change the zoning on parcels 16-05-303-028 and 16-05-303-034 from TSA-UN-T to TSA-UN-C and the southern 3' portion of parcel 16-05-303-017 from RMF-35 to TSA-UN-C.



FIG. 1 - CURRENT ZONING MAP AND AREA OF REQUESTED CHANGE



FIG. 2 - PORTION OF ZONING MAP

Hardage Hospitality

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



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Proposed Use for Affected Property

Hardage Hospitality

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Proposed Use for Affected Property

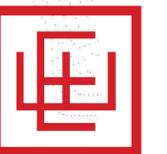
The affected property is intended to be used for a seven story, mixed use structure. Pending approval of the Zoning Map Amendment, the project would be developed under the TSA-UN-C requirements to provide commercial, amenity and support spaces on the ground and second floors, parking internal the structure, and residential units on floors 2-7.





Zoning Diagram - Proposed Design with Zoning Modifications

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept

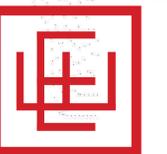


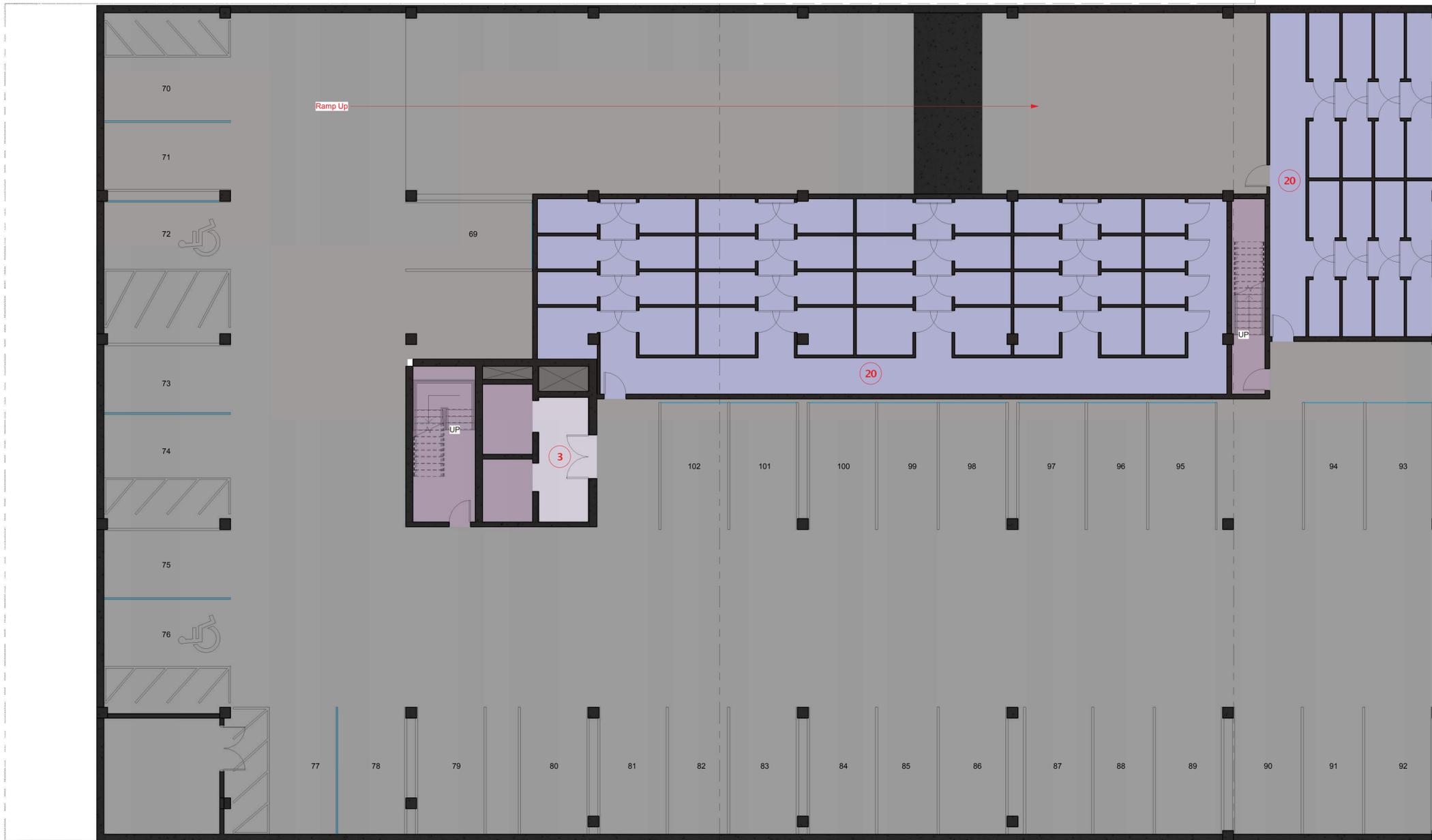


1 Site Plan
1" = 20'-0"

Site Plan

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





1 Level -2 P
1/8" = 1'-0"

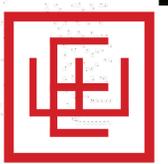
Plan Key

1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Level -2 Area Totals
 2 Bedroom (1118 Gross Sq. Ft.)	
 1 Bedroom (792 Gross Sq. Ft.)	
 1 Bedroom Jr. (692 Gross Sq. Ft.)	
 Studio (525 Gross Sq. Ft.)	
 Indoor Amenity	3,757 sq. ft.
 Outdoor Amenity (Including Unit Balconies)	
 Vertical Circulation	521 sq. ft.
 Circulation	141 sq. ft.
 Parking	16,732 sq. ft.
 Service / Mechanical / Shafts	52 sq. ft.

Level -2

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





1 Level -1 P
1/8" = 1'-0"

Plan Key

1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend

[Red]	2 Bedroom (1118 Gross Sq. Ft.)	
[Orange]	1 Bedroom (792 Gross Sq. Ft.)	
[Green]	1 Bedroom Jr. (692 Gross Sq. Ft.)	
[Blue]	Studio (525 Gross Sq. Ft.)	
[Purple]	Indoor Amenity	1,208 sq. ft.
[Light Blue]	Outdoor Amenity (Including Unit Balconies)	
[Dark Purple]	Vertical Circulation	569 sq. ft.
[Light Grey]	Circulation	141 sq. ft.
[Dark Grey]	Parking	24,035 sq. ft.
[Black]	Service / Mechanical / Shafts	1,382 sq. ft.

Level -1 Area Totals

Level -1

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept



1 Level 1 P
1/8" = 1'-0"

Plan Key

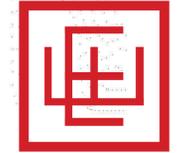
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

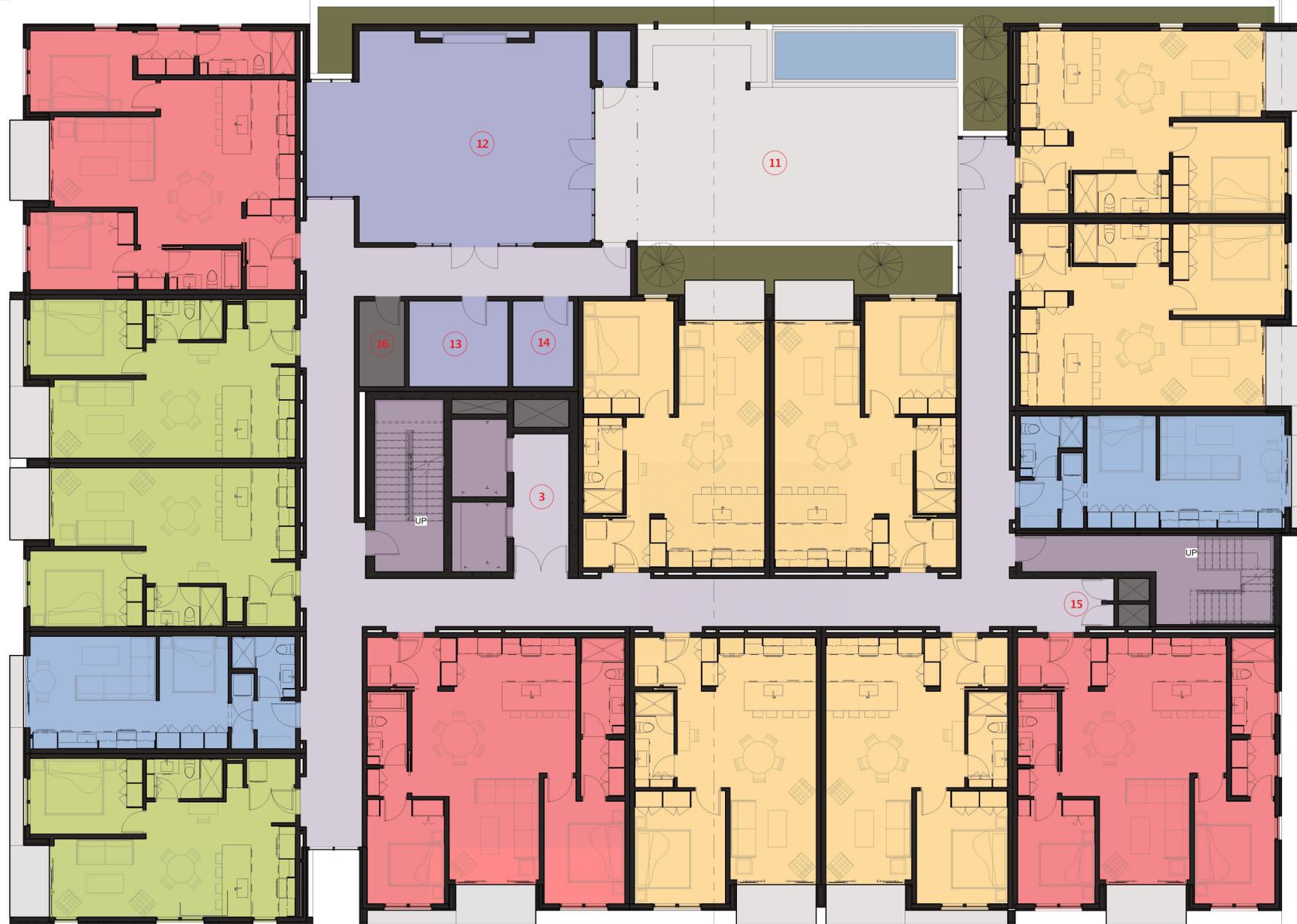
Color Legend

Color Legend	Level 1 Area Totals
2 Bedroom (1118 Gross Sq. Ft.)	974 sq. ft. Manager's Apt.
1 Bedroom (792 Gross Sq. Ft.)	
1 Bedroom Jr. (692 Gross Sq. Ft.)	
Studio (525 Gross Sq. Ft.)	
Indoor Amenity	7,551 sq. ft.
Outdoor Amenity (Including Unit Balconies)	
Vertical Circulation	886 sq. ft.
Circulation	
Parking	7,531 sq. ft.
Service / Mechanical / Shafts	920 sq. ft.

Level 1

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





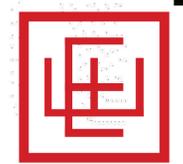
1 Level 2 P
1/8" = 1'-0"

Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenent Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenent Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Level 2 Area Totals
■ 2 Bedroom (1118 Gross Sq. Ft.)	(3) 3,354 sq. ft.
■ 1 Bedroom (792 Gross Sq. Ft.)	(6) 4,752 sq. ft.
■ 1 Bedroom Jr. (692 Gross Sq. Ft.)	(3) 2,076 sq. ft.
■ Studio (525 Gross Sq. Ft.)	(2) 1,050 sq. ft.
■ Indoor Amenity	1,228 sq. ft.
■ Outdoor Amenity (Including Unit Balconies)	1,879 sq. ft.
■ Vertical Circulation	717 sq. ft.
■ Circulation	1,839 sq. ft.
■ Parking	
■ Service / Mechanical / Shafts	169 sq. ft.

Level 2

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





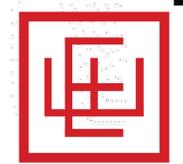
1 Level 3 P
1/8" = 1'-0"

Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenent Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenent Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Level 3 Area Totals
■ 2 Bedroom (1118 Gross Sq. Ft.)	(4) 4,472 sq. ft.
■ 1 Bedroom (792 Gross Sq. Ft.)	(6) 4,752 sq. ft.
■ 1 Bedroom Jr. (692 Gross Sq. Ft.)	(3) 2,076 sq. ft.
■ Studio (525 Gross Sq. Ft.)	(2) 1,050 sq. ft.
■ Indoor Amenity	383 sq. ft.
■ Outdoor Amenity (Including Unit Balconies)	694 sq. ft.
■ Vertical Circulation	717 sq. ft.
■ Circulation	1,640 sq. ft.
■ Parking	
■ Service / Mechanical / Shafts	131 sq. ft.

Level 3

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





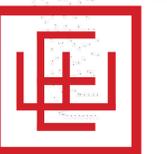
1 Level 4 P
1/8" = 1'-0"

Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenent Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenent Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Level 4 Area Totals
■ 2 Bedroom (1118 Gross Sq. Ft.)	(4) 4,472 sq. ft.
■ 1 Bedroom (792 Gross Sq. Ft.)	(6) 4,752 sq. ft.
■ 1 Bedroom Jr. (692 Gross Sq. Ft.)	(3) 2,076 sq. ft.
■ Studio (525 Gross Sq. Ft.)	(2) 1,050 sq. ft.
■ Indoor Amenity	383 sq. ft.
■ Outdoor Amenity (Including Unit Balconies)	688 sq. ft.
■ Vertical Circulation	717 sq. ft.
■ Circulation	1,640 sq. ft.
■ Parking	
■ Service / Mechanical / Shafts	131 sq. ft.

Level 4

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





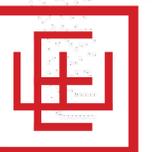
1 Level 5 P
1/8" = 1'-0"

Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Level 5 Area Totals
■ 2 Bedroom (1118 Gross Sq. Ft.)	(4) 4,472 sq. ft.
■ 1 Bedroom (792 Gross Sq. Ft.)	(6) 4,752 sq. ft.
■ 1 Bedroom Jr. (692 Gross Sq. Ft.)	(3) 2,076 sq. ft.
■ Studio (525 Gross Sq. Ft.)	(2) 1,050 sq. ft.
■ Indoor Amenity	383 sq. ft.
■ Outdoor Amenity (Including Unit Balconies)	688 sq. ft.
■ Vertical Circulation	717 sq. ft.
■ Circulation	1,640 sq. ft.
■ Parking	
■ Service / Mechanical / Shafts	131 sq. ft.

Level 5

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





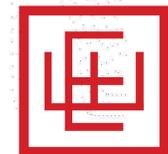
1 Level 6 P
1/8" = 1'-0"

Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenent Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenent Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Level 6 Area Totals
■ 2 Bedroom (1118 Gross Sq. Ft.)	(4) 4,472 sq. ft.
■ 1 Bedroom (792 Gross Sq. Ft.)	(6) 4,752 sq. ft.
■ 1 Bedroom Jr. (692 Gross Sq. Ft.)	(3) 2,076 sq. ft.
■ Studio (525 Gross Sq. Ft.)	(2) 1,050 sq. ft.
■ Indoor Amenity	383 sq. ft.
■ Outdoor Amenity (Including Unit Balconies)	688 sq. ft.
■ Vertical Circulation	717 sq. ft.
■ Circulation	1,640 sq. ft.
■ Parking	
■ Service / Mechanical / Shafts	131 sq. ft.

Level 6

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





Building Area Totals		
Color Legend		Area Totals
■	2 Bedroom (1118 Gross Sq. Ft. + Manager's Apt. 974 Sq. Ft.)	(19 + 1) 22,216 sq. ft.
■	1 Bedroom (792 Gross Sq. Ft.)	(30) 23,760 sq. ft.
■	1 Bedroom Jr. (692 Gross Sq. Ft.)	(15) 10,380 sq. ft.
■	Studio (525 Gross Sq. Ft.)	(10) 5,250 sq. ft.
■	Indoor Amenity	13,276 sq. ft.
■	Outdoor Amenity (Including Unit Balconies)	7,875 sq. ft.
■	Vertical Circulation	6,164 sq. ft.
■	Circulation	8,815 sq. ft.
■	Parking Garage (Not Including Exterior Parking) (92 in Garage + 10 Exterior)	48,298 sq. ft.
■	Service / Mechanical / Shafts	3,363 sq. ft.
Total Gross Building Area:		149,397 sq. ft.

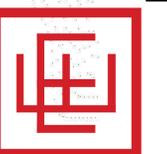
1 Level Roof P
1/8" = 1'-0"

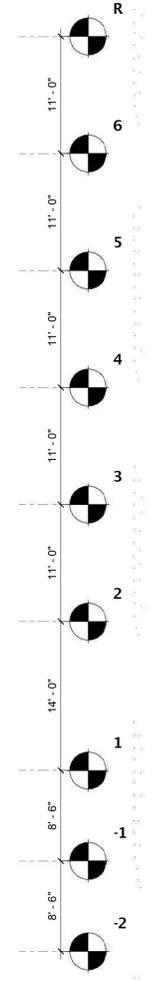
Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Roof Level Area Totals	
■	2 Bedroom (1118 Gross Sq. Ft.)	
■	1 Bedroom (792 Gross Sq. Ft.)	
■	1 Bedroom Jr. (692 Gross Sq. Ft.)	
■	Studio (525 Gross Sq. Ft.)	
■	Indoor Amenity	
■	Outdoor Amenity (Including Unit Balconies)	3,238 sq. ft.
■	Vertical Circulation	603 sq. ft.
■	Circulation	134 sq. ft.
■	Parking	
■	Service / Mechanical / Shafts	316 sq. ft.

Roof Deck Level

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





1 East Elevation (8th East Facade)
1/8" = 1'-0"

Elevation Key



Interstate Brick Thin Brick Veneer - Platinum Matte Emperor 2 1/4" x 15 5/8"



Equitone Pictura Charcoal Fibre-Cement Panel Railings and Accent Panels



Equitone Natura Warm Dark Gray Fibre-Cement Panel - Accent Wrap Walls and Railings



SVK Jasmine Fibre-Cement Panels at Field Wall Locations



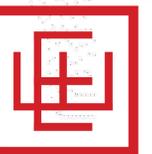
Chamclad Sunbleached Oak PVC Siding at Balconies and Accent Panels

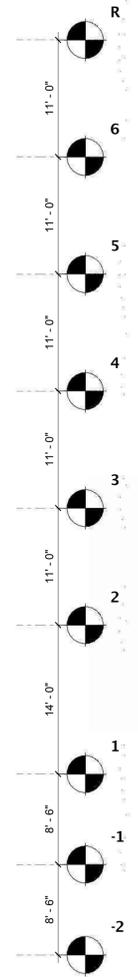


Clear Anodized Aluminum Storefront and Windows

East Elevation

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





1 West Elevation
1/8" = 1'-0"

Elevation Key



Interstate Brick Thin Brick Veneer - Platinum Matte Emperor 2 1/4" x 15 5/8"



Equitone Pictura Charcoal Fibre-Cement Panel Railings and Accent Panels



Equitone Natura Warm Dark Gray Fibre-Cement Panel - Accent Wrap Walls and Railings



Smooth Finished White EFIS w/ Reveals to Replicate the Appearance of SVK FibreCement Panels



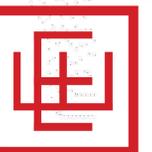
Chamclad Sunbleached Oak PVC Siding at Balconies and Accent Panels

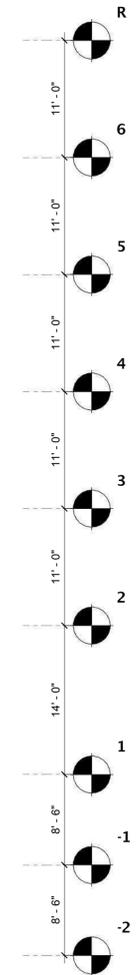


Clear Anodized Aluminum Storefront and Windows

West Elevation

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





1 South Elevation (4th South Facade)
1/8" = 1'-0"

Elevation Key



Interstate Brick Thin Brick Veneer - Platinum Matte Emperor 2 1/4" x 15 5/8"



Equitone Pictura Charcoal Fibre-Cement Panel Railings and Accent Panels



Equitone Natura Warm Dark Gray FibreCement Panel - Accent Wrap Walls and Railings



SVK Jasmine Fibre-Cement Panels at Field Wall Locations



Chamclad Sunbleached Oak PVC Siding at Balconies and Accent Panels

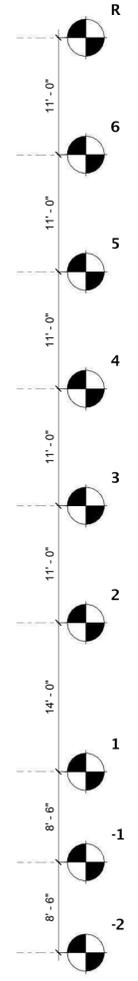


Clear Anodized Aluminum Storefront and Windows

South Elevation

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





1 North Elevation
1/8" = 1'-0"

Elevation Key



Interstate Brick Thin Brick Veneer - Platinum Matte Emperor 2 1/4" x 15 5/8"



Equitone Pictura Charcoal Fibre-Cement Panel Railings and Accent Panels



Equitone Natura Warm Dark Gray Fibre-Cement Panel - Accent Wrap Walls and Railings



Smooth Finished White EFIS w/ Reveals to Replicate the Appearance of SVK Fibre-Cement Panels



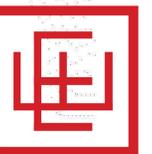
Chamclad Sunbleached Oak PVC Siding at Balconies and Accent Panels



Clear Anodized Aluminum Storefront and Windows

North Elevation

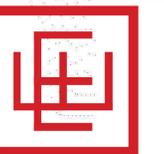
Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept





Southeast View from Across 8th East

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept



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Current Zoning Appropriateness

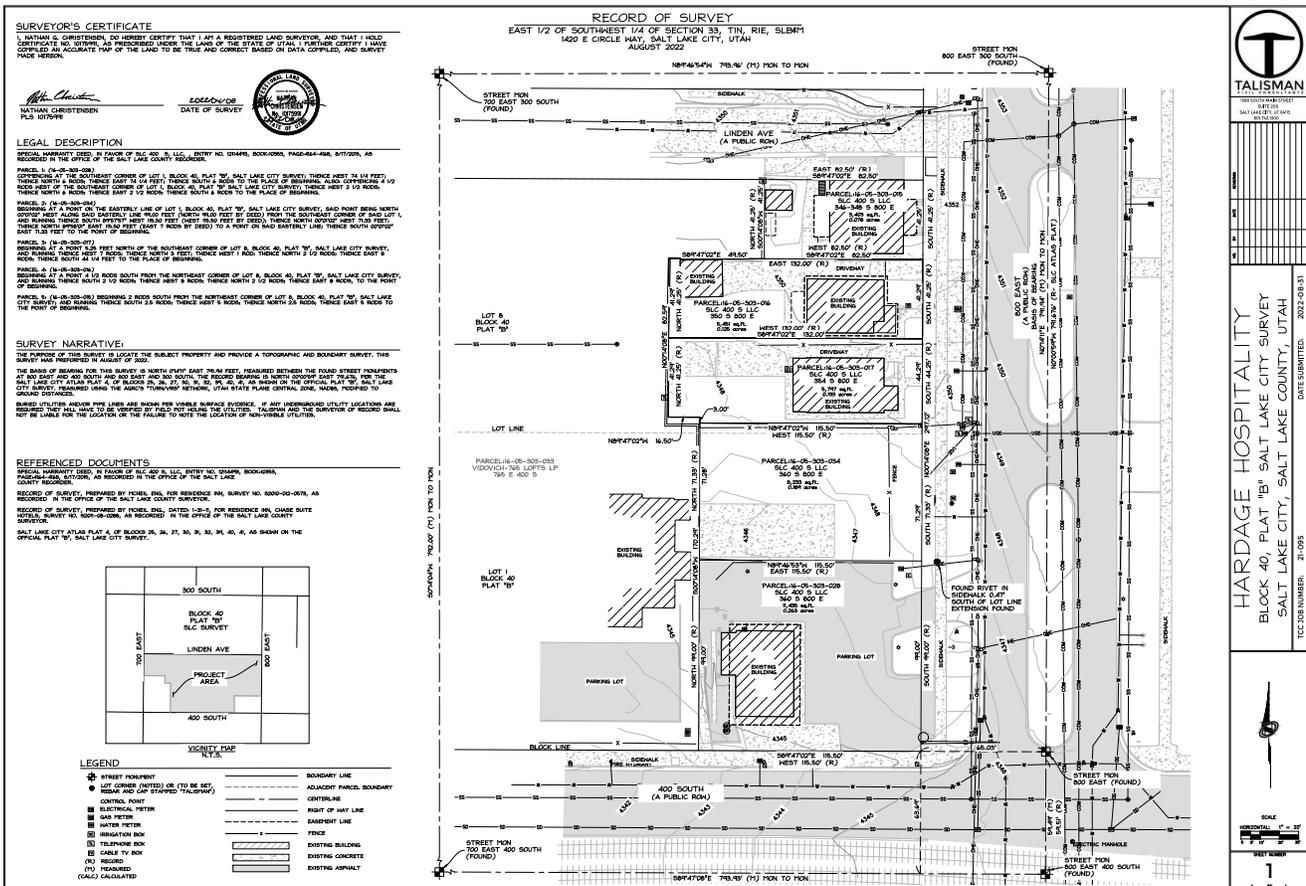


Current Zoning

Currently, the south two parcels owned by the client are zoned TSA-UN-T while the north three are zoned RMF-35. Those zones allow for 50' and 35' of height respectively. There are additional setback and step back requirements applied to these properties; specifically along the north edge where bordering East Linden Avenue and at the change in zoning between parcels 16-05-303-017 and 16-05-303-034. The change in zoning affects the development potential of the south parcels due to the setback and step-back requirements which results in significant impact on the ability to redevelop the south parcels. While we acknowledge the legal rationale to protect adjacent property owners, in this case all parcels in question are commonly owned.

On the following pages are the concepts the team created and evaluated with the client in order to understand possible redevelopment options that would be fiscally viable while contributing to the area. Criteria the team used for the evaluations include:

- Unit potential
- Impact on the neighborhood
- Operational costs
- Constraints upon future ownership options
- Rezoning success potential

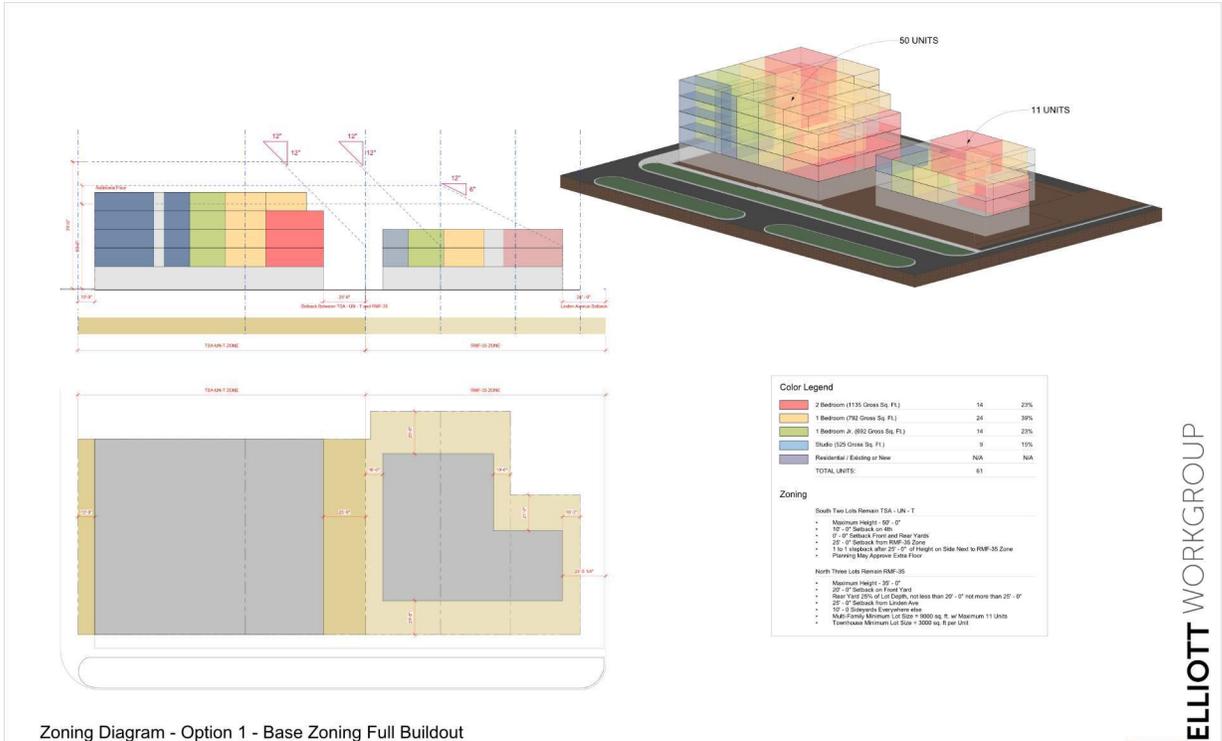


RECORD OF SURVEY FOR THE PARCELS IN QUESTION.



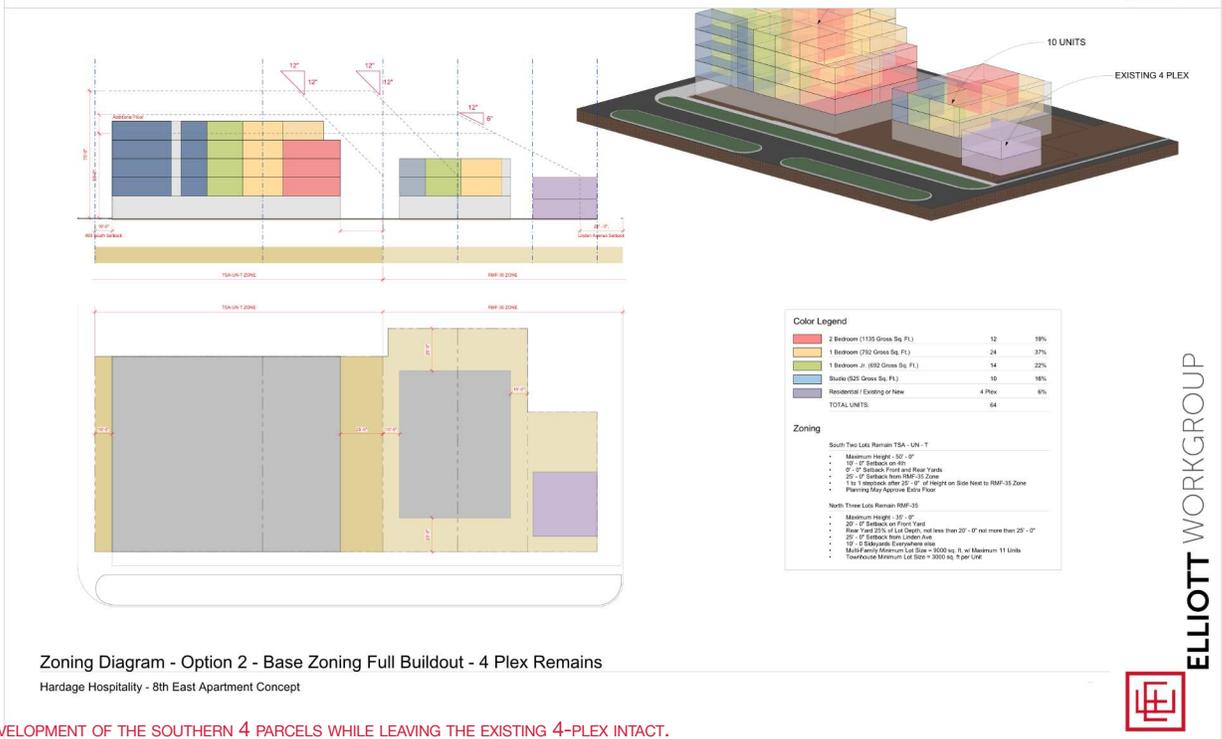
Current Zoning Massing Exploration

The design team and client evaluated a wide range of possibilities on how to develop the parcels between East Linden Avenue and 400 South along the west side of 800 East. The first option evaluated the potential for units if the parcels were fully built out per the existing zoning. Subsequent options were then evaluated against this benchmark.



Zoning Diagram - Option 1 - Base Zoning Full Buildout
Hardage Hospitality - 8th East Apartment Concept

OPTION 1 - FULL DEVELOPMENT OF THE PARCELS BASED UPON CURRENT ZONING



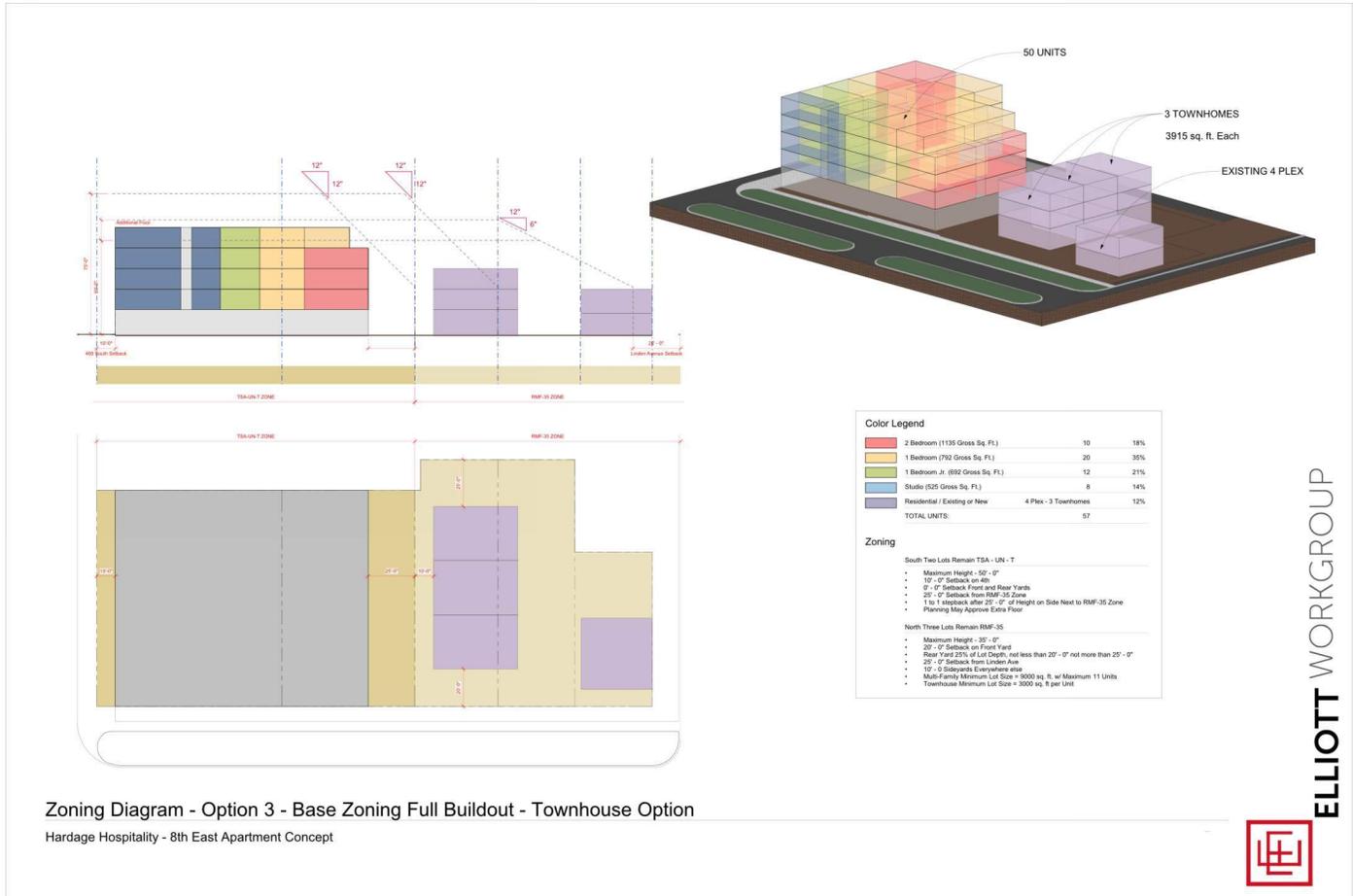
Zoning Diagram - Option 2 - Base Zoning Full Buildout - 4 Plex Remains
Hardage Hospitality - 8th East Apartment Concept

OPTION 2 - FULL DEVELOPMENT OF THE SOUTHERN 4 PARCELS WHILE LEAVING THE EXISTING 4-PLEX INTACT.

Hardage Hospitality



Current Zoning Massing Exploration cont'd



OPTION 3 - FULL DEVELOPMENT OF THE SOUTHERN 4 PARCELS WHILE LEAVING THE EXISTING 4-PLEX INTACT - TOWNHOME OPTION

The results of this exercise involved essentially building on all of the available property with structures that didn't seem to A) relate well to properties to the north, B) create a project with a sense of space (internally or externally), or C) produce a yield of quality units from both a construct-ability and livability metrics. Though these options would not require a re-zoning effort (and could be approved via an administrative approval) the client ultimately felt none of the concepts addressed the metrics identified.

Consequently, the team pivoted to evaluate alternate designs.

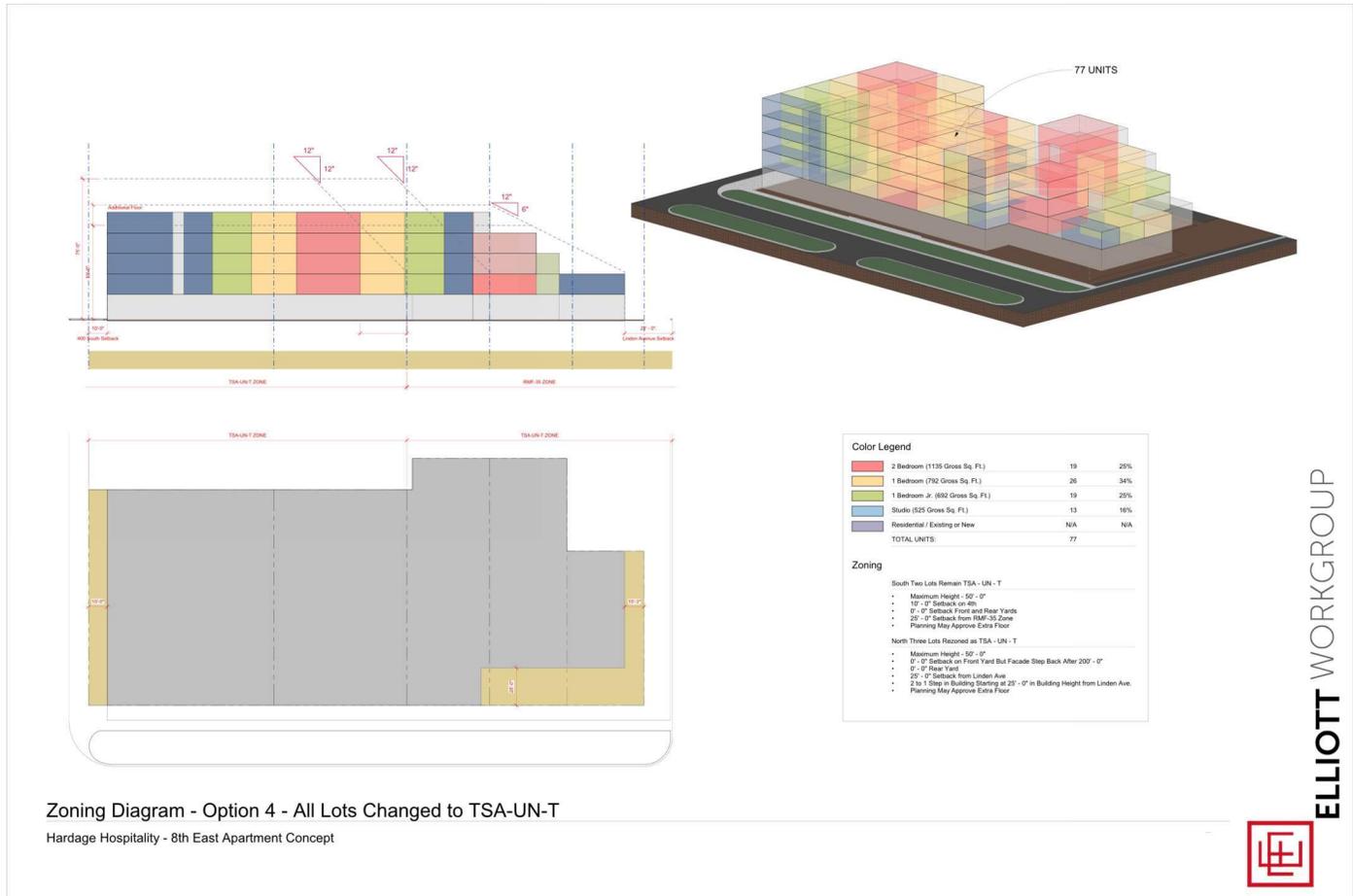


Alternate Zoning Concept Exploration

Stepping back from the requirements of the existing zoning three options were evaluated;

- Rezoning all of the parcels to TSA-UN-C
- Rezoning all of the parcels to TSA-UN-T
- Rezoning the southern two parcels to TSA-UN-C

After briefly evaluating the idea of a full rezone to TSA-UN-C it was determined that it would simply be too much of an imposition on the neighboring properties to the north. Though it was the best option from a fiscal perspective, the chance of a successful request was slight at best and it was decided to abandon this option. Rezoning the northern three parcels to TSA-UN-T led to the highest unit count of any concept but also came with the highest land utilization rate.



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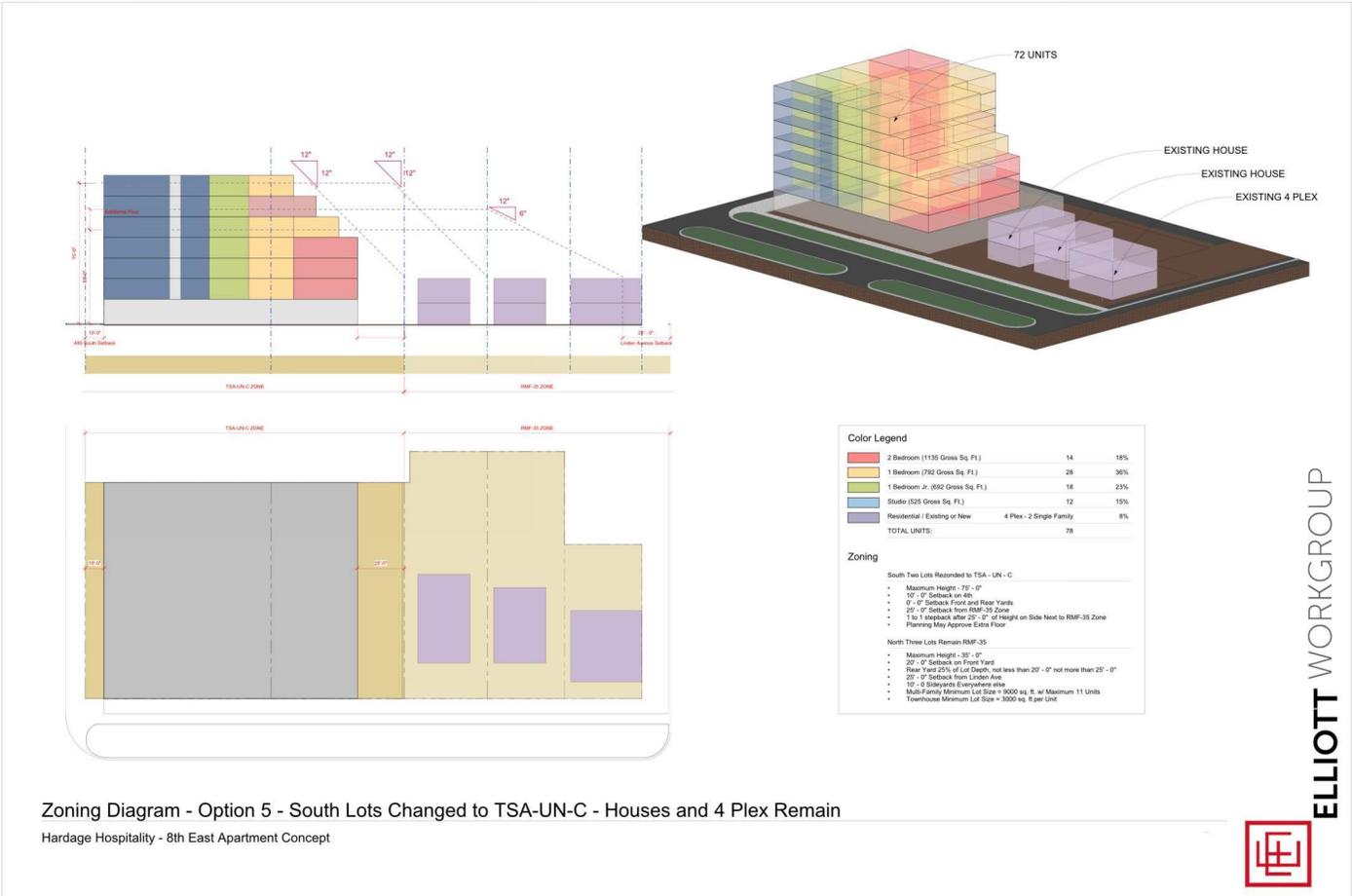
Zoning Diagram - Option 4 - All Lots Changed to TSA-UN-T
Hardage Hospitality - 8th East Apartment Concept

OPTION 4 - REZONE NORTH PARCELS FROM RMF-35 TO UN-T



Alternate Zoning Concept Exploration Cont'd

Finally the team evaluated the option of rezoning only the two southern parcels from TSA-UN-T to TSA-UN-C. The initial version of this concept yielded nearly the same quantity of units derived from the TSA-UN-T option but, as can be seen in the graphic below, has potential to be out of proportion with the single family houses to the north while creating future operational/maintenance issues for the new structure given the steps in the mass.



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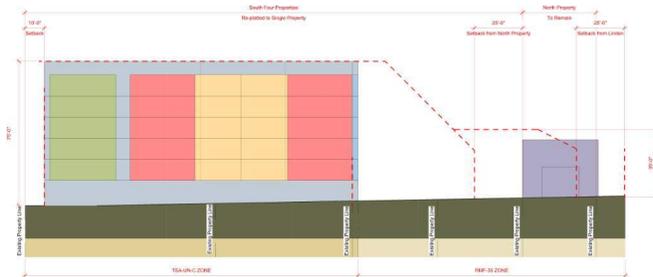
OPTION 5 - REZONE SOUTH PARCELS FROM TSA-UN-T TO TSA-UN-C



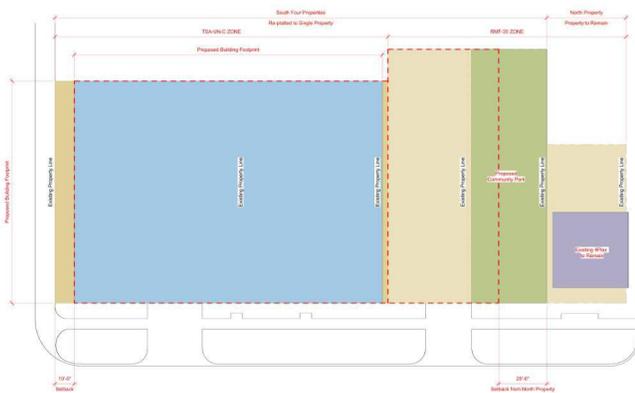
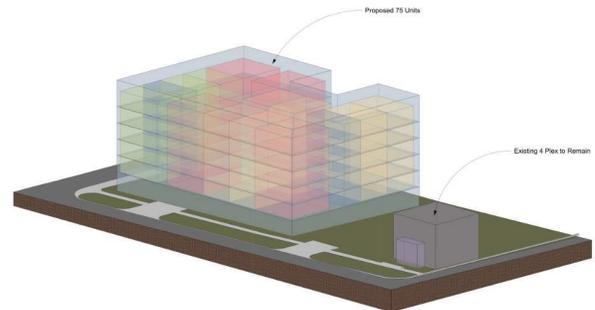
Alternate Zoning Concept Exploration Cont'd

In option 6 the team analyzed how to address the short comings in the prior scheme while contributing the neighborhood. In this concept the following items are proposed:

- Rezone the two southern parcels from TSA-UN-T to TSA-UN-C
- Rezone the south 3' of the middle parcel from RMF-35 to TSA-UN-C
- Allow the building setback and step-back requirements to be measured from the north edge of parcel 16-05-303-016.
- The creation of a park open to the neighborhood maintained by the owner.
- Waiving development rights above grade for parcels 16-05-303-016 and -017.
- Retention and renovation of the existing four-plex located on parcel 16-05-303-015.



Zoning Diagram - East Elevation
SCALE: 1" = 20'-0"



Zoning Diagram - Proposed Plan
SCALE: 1" = 20'-0"

Color Legend		
Red	2 Bedroom (1118 Gross Sq. Ft.)	20 25%
Yellow	1 Bedroom (762 Gross Sq. Ft.)	30 38%
Green	1 Bedroom Jr. (690 Gross Sq. Ft.)	15 19%
Blue	Studio (525 Gross Sq. Ft.)	10 13%
Purple	Residential / Existing Remodeled Existing 4 Plex	5%
TOTAL UNITS:		79

Zoning

South Two Lots Combined and Rezoned to TSA - UN - C

- Maximum Height - 75' - 0"
- 10' - 0" Setback on site
- 0' - 0" Setback Front and Rear Yards

North Three Lots Combined and Remain RMF-35

- Maximum Height - 35' - 0"
- 20' - 0" Setback on Front Yard
- 10' - 0" Setback on site
- Rear Yard 20% of Lot Depth, not less than 20' - 0" not more than 25' - 0"
- 25' - 0" Setback from Linden Ave
- 10' - 0" Setback Everywhere else
- South Two Lots Combined in RMF-35 combined with Both TSA-UN-C Lots
- North 4' Setback on Rear Yard
- 25' - 0" Setback from North Property, 25' - 0" Tall Height Setback and then 1 to 1 Stepback from this line.

Zoning Diagrams and Plans

Hardage Hospitality - 8th East Apartment Building - Schematic Design Concept



Purpose for the Amendment



Purpose for the Amendment

The purpose of the requested change to the zoning map is to allow for a higher density development on the south portion of the properties owned by Hardage Hospitality. Specifically, the request is to change the zoning on parcels 16-05-303-028 and 16-05-303-034 from TSA-UN-T to TSA-UN-C and the southern 3' portion of parcel 16-05-303-017 from RMF-35 to TSA-UN-C.

