

**MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE
RESOLUTION 2019-02**

IN THE MATTER OF THE
APPLICATION OF PRINCIPIO IRON
COMPANY AND GREAT WOLF
HOLDINGS LLC TO MODIFY THE
CHESAPEAKE OVERLOOK
COMMERCIAL ENTERTAINMENT
MIXED USE DEVELOPMENT

Case No.

A RESOLUTION concerning

CHESAPEAKE OVERLOOK CEMUD – GREAT WOLF LODGE

FOR the purpose of approving the application of Principio Iron Company and Great Wolf Holdings LLC to modify the Chesapeake Overlook Commercial Entertainment Mixed Use Development (“CEMUD”) to expand its boundaries and to amend its General Development Plan to accommodate the proposed development of a Great Wolf Lodge within the Chesapeake Overlook Development.

EXPLANATORY STATEMENT

Principio Iron Company and Great Wolf Holdings LLC have filed an application to amend the General Development Plan and expand the boundaries of the Chesapeake Overlook CEMUD by 11.741 acres to accommodate the proposed development of a Great Wolf Lodge on an approximately 44 acre site within the Chesapeake Overlook Development. As approved in 2009, the CEMUD consisted of 146.517 acres. In 2018 the adjacent parcel of 11.741 acres was annexed (Resolution No. 2018-09) effective October 19, 2018 with the understanding that it would be incorporated as part of the CEMUD and the Chesapeake Overlook Development. The proposed Great Wolf Lodge and its benefits to the Town of Perryville and as a catalyst for possible further development of the Chesapeake Overlook CEMUD have been extensively discussed in public meetings and considered by the Mayor and Commissioners.

The applicants have submitted extensive application materials that the Mayor and Commissioners deem sufficient, and have reviewed and considered, along with the Staff Report regarding the application. For purposes of this Resolution the application to amend the General Development Plan and expand the boundaries of the Chesapeake Overlook CEMUD consists of the following attachments to the Town Planning Staff’s March 6, 2019, Staff Reports:

- Amendment to Chesapeake Overlook General Development Plan Narrative
- Exhibit A Boundary Survey

- Exhibit B Site Plan-General Development Plan for Chesapeake Overlook Great Wolf Lodge dated 2/23/2019
- Exhibit C Exterior Building Elevations
- Exhibit D Exterior Buildings Signage
- Exhibit E Traffic Group Letter dated February 13, 2019

The Mayor and Commissioners have determined that the proposed 11.741 acres expansion of the boundaries of the CEMUD and the amendment of the General Development Plan are minor in nature in the context of the small amount of acreage involved in the expansion and the consistency of the proposed Great Wolf Lodge and other uses with the original concept of the General Development Plan. For these reasons the Mayor and Commissioners have determined that referral of this application to the Town Planning Commission for review and recommendation is not necessary. The Planning Commission will, however, conduct public hearings and make recommendations to the Mayor and Commissioners regarding preliminary and final site plans for the Great Wolf Lodge and other future uses.

In order to approve the application the Mayor and Commissioners must find that the proposed amendments are in compliance with the “purpose, intent and development standards of the CEMUD Floating Zone.” After having considered the application, the Staff Report, and other information received at numerous meetings regarding this Great Wolf Lodge proposal, the Mayor and Commissioners make the following findings of fact and conclusions of law applicable to and in disposition of the application.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The EXPLANATORY STATEMENT is a material part of this decision and not merely prefatory, and is incorporated by reference into these Findings of Fact and Conclusions of Law.
2. As reflected in Ordinance 2019-03, of which legislative notice is taken, Great Wolf proposes to develop and operate a resort (“resort”) consisting of a 450 room hotel along with, among other things, an indoor water park and outdoor pool, other recreational amenities, restaurants, amusements and conference facilities.
3. The resort will be developed and operated on a 44 acre site that is adjacent to and on the south side of the existing Hollywood Casino Perryville and I-95, at the end of Chesapeake Overlook Parkway. The 44 acre site includes the 11.741 acre parcel that was annexed in 2018 and that is to be incorporated into the boundaries of the Chesapeake Overlook CEMUD.
4. The resort will employ approximately 500 full and part-time employees.
5. Section 116-5 of the Town Zoning Ordinance sets forth the requirements for designation of land as a CEMUD. In 2009 the Mayor and Commissioners found that the original 146.517 acres satisfied these requirements. The additional 11.741 proposed to be added to the CEMUD also satisfies the requirements of Section 116-5 as follows:

a. As discussed later in this Resolution, the parcel will be part of the General Development Plan consistent with the purpose and intent of the CEMUD classification and with the development standards in Section 116-6 of the Zoning Ordinance;

b. The parcel and its proposed development is consistent with the Town's Comprehensive Plan to achieve the overall vision to promote Perryville as a growth center for Cecil County and encourage new commercial land uses in an attractive setting. The Comprehensive Plan recommends that highway commercial development should provide cluster commercial development, landscaping and buffering to adjacent properties and along highway frontage. The future land use section of the Comprehensive Plan recommends that undeveloped areas around the I-95 interchange should be considered for high quality Town-scale cluster development such as hotels, conference centers, visitor centers and other commercial and entertainment uses that benefit from interstate access and exposure that will help to create a tourist designation, bring jobs and capture the business of high volume from passing highway travelers.

c. The parcel when added to the land included in the current CEMUD exceeds the requirement of at least 140 contiguous acres;

d. The parcel will have access to a highway interchange and frontage on I-95;

e. The parcel will be included as a significant commercial entertainment establishment that will serve as a regional draw;

f. As demonstrated in the Town's Economic and Fiscal Study prepared by The Sage Group, the parcel will provide a significant economic benefit to the Town. It will be contributory to a hotel resort project that will generate significant employment and tax revenues and increase the Town's commercial tax base; and

g. The parcel will remain under a coordinated Master Development and Management Agreement in perpetuity regardless of current or future ownership of the land.

6. Town Planning Staff recommends approval of the expansion of the CEMUD boundaries to incorporate the 11.741 acres as part of the Chesapeake Overlook CEMUD.

7. The standard by which the Mayor and Commissioners may approve amendments to a General Development Plan is whether the amendment is in compliance with the "purpose, intent and development standards of the CEMUD Floating Zone."

8. The purpose of the CEMUD zone is to allow flexibility in zoning based on a specific development plan consistent with the goals and objectives of the Comprehensive Plan.

9. The proposed amended General Development Plan is consistent with the Town's Comprehensive Plan in that the amended General Development Plan will:

- Promote Perryville as a growth center for Cecil County,
- Create a viable economic base to encourage further economic investment,

- Promote economic development,
- Enhance Perryville's role as a tourist destination,
- Create employment and business opportunities, and
- Enhance the tax base of the Town.

10. The intent of the CEMUD zone is to provide for a well-planned development near a highway interchange, encourage economic investment and promote Perryville as a growth center of Cecil County. The intent of the CEMUD zone also is to provide an attractive, destination style commercial and entertainment development with a mix of complementary uses to attract visitors and tourists to Perryville with efficient use of land, smooth flow of traffic and logical phasing of development.

11. The proposed amendment to the General Development Plan for Chesapeake Overlook and the proposed Great Wolf Resort will yield a significant economic benefit to the Town by both direct and indirect means and will encourage further economic investment in Perryville and the surrounding areas. The Great Wolf Resort will continue the development of an attractive, destination style commercial and entertainment development with a mix of complementary uses.

12. In addition to complying with the standards in Section 116-6 of the Zoning Ordinance, an amendment to an approved General Development Plan must satisfy the documentation requirements of Section 116-7. The Mayor and Commissioners find that these have been satisfied as follows:

- The proposed amended General Development Plan includes information identified in Town Code Appendix A, Basic Information Required with Zoning and Building Permit Applications.
- The proposed amended General Development Plan shows the relation of the Chesapeake Overlook CEMUD to the Town of Perryville and major public access to the site via Rt. 222 and I-95.
- The proposed amended General Development Plan contains a preliminary development phasing plan with a tentative time table and staging of development and improvements. These are included in the Amendment to Chesapeake Overlook General Development Plan Narrative ("Narrative"), #7 on page 3, attached to the Staff Report.
- Anticipated direct and indirect economic benefits and impacts to the Town have been analyzed and quantified by the Town's Economic and Fiscal Study dated January, 2019, prepared by The Sage Group.
- A statement of expected Town responsibilities specifically for Phase 2 is included in the Narrative attached to the Staff Report.
- A preliminary traffic impact study and plan defining anticipated traffic demand for the Chesapeake Overlook site was provided at the time of original CEMUD approval in 2009. In the letter from SHA dated June 10, 2016, attached to the Staff Report, SHA states that results of a planning level study by SHA and MDTA indicate the interchange of I-95 at MD222 can accommodate approximately 50

percent more traffic over existing volumes along MD222 during the critical weekday PM peak hour.

- For Phase 2 Great Wolf Resort, The Traffic Group has provided a letter dated February 19, 2019, attached to the staff Report as Exhibit E, stating that anticipated traffic is less than what had been approved for Chesapeake Overlook. It is anticipated there will be no improvements recommended or required for Phase 2. SHA MDOT does not foresee a need to have a Traffic Impact Study done for this project at this time. MDOT SHA District Two does, however, retains the right to require that a Traffic Impact Study be done if the project is not started in a timely fashion.
- Site and architectural character of the development Pattern Book was established by the Stewart Real Estate Development LLC dated March 24, 2009, and remains in effect for Chesapeake Overlook. For Phase 2, Great Wolf Resort has submitted Exterior Building Elevations, attached to the Staff Report as Exhibit C.
- A preliminary list of land uses is included in the Narrative attached to the staff Report and remain consistent with approved uses for the development.

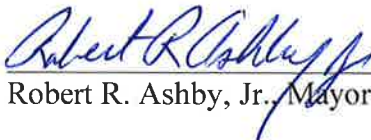
13. Town Planning Staff recommends approval of the proposed amendment to the Chesapeake Overlook General Development Plan.

14. Based upon the foregoing, the Mayor and Commissioners find that the expansion of the boundaries of the Chesapeake Overlook CEMUD to incorporate the 11.741 acres and the proposed amended General Development Plan both comply with the purposes, intent and development standards of the CEMUD Floating Zone.

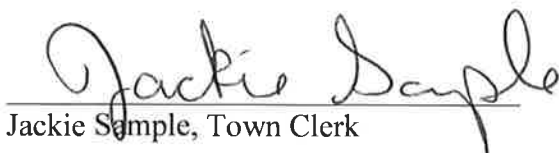
Whereupon,

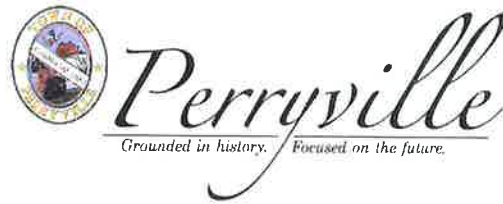
SECTION I. BE IT RESOLVED AND ORDERED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE this 5th day of March, 2019, that, based upon the foregoing Findings of Fact and Conclusions of Law, the application to expand the boundaries and amend the General Development Plan of the Chesapeake Overlook CEMUD to accommodate the proposed development of a Great Wolf Lodge within the Chesapeake Overlook Development is hereby APPROVED.

MAYOR AND COMMISSIONERS
OF THE TOWN OF PERRYVILLE


Robert R. Ashby, Jr., Mayor

ATTEST:


Jackie Sample, Town Clerk



**MAYOR & COMMISSIONERS
TOWN MEETING
March 5, 2019**

STAFF REPORT – CHESAPEAKE OVERLOOK

Re: GD2019-01 Amendment to General Development Plan
Tax Map 29, Parcels 732 and 733, Total 158.24 Acres

Purpose:

An application has been submitted to amend the Chesapeake Overlook (formerly Chesapeake Lighthouse) General Development Plan as depicted on Exhibit B attached to this Staff Report. The requested Amendment is to add the recently annexed 11.741 acres of land to the CEMUD and to accommodate the proposed development of a Great Wolf Lodge within the Chesapeake Overlook Development.

Background:

In 2009 the 146.517 acres Chesapeake Overlook General Development Plan was approved and the land designated as CEMUD (Commercial Entertainment Mixed Use Development) floating zone. The Mayor and Commissioners approved the application for the establishment of the Commercial Entertainment Mixed Use Development Floating Zone for the Chesapeake Overlook (formerly Chesapeake Lighthouse) Project. A copy of the Rezoning Opinion is attached.

As part of consideration of the application for the proposed Amendment to the Chesapeake Overlook General Development Plan, and to accommodate the development of a Great Wolf Lodge, the geographical boundaries of the CEMUD zone also must be expanded to incorporate the recently annexed 11.741 acres Parcel 733. This Staff Report will address both issues.

Proposed Expansion of the CEMUD Boundaries to Incorporate the 11.741 Acres:

In 2018 the adjacent parcel of 11.741 acres was annexed (Resolution No. 2018-09) effective 10/19/2018 with the understanding that it would be incorporated as part of the CEMUD and the Chesapeake Overlook Development. During the annexation process Cecil County granted its consent to change the zoning of Parcel 733 to the Town's Highway Commercial (C-2) with a Commercial Entertainment Mixed Use Development (CEMUD) overlay (copy of letter dated August 23, 2018 is attached). This parcel is directly contiguous to the existing Chesapeake Overlook development, does not abut any residential properties, and, in combination with the existing 146.517 acres, meets the purpose, intent and development standards of the CEMUD zone.

The 11.741 acres parcel is part of the 44 acres of land that is intended for development by Great Wolf Resort. Parcel 733 will become part of Chesapeake Overlook General Development Plan with the intent to encourage economic investment and further promote Perryville as a growth center of Cecil County.

The parcel meets Section 116-5 Criteria for Designation as follows:

1. As discussed later in this Staff Report, the parcel will be part of the General Development Plan consistent with the purpose and intent of the CEMUD classification and with the development standards in Section 116-6;
2. The parcel is consistent with the Town's Comprehensive Plan to achieve the overall vision to promote Perryville as a growth center for Cecil County and encourage new commercial land uses in an attractive setting. The Comprehensive Plan recommends that highway commercial development should provide cluster commercial development, landscaping and buffering to adjacent properties and along highway frontage. The future land use section of the Comprehensive Plan recommends that undeveloped areas around the I-95 interchange should be considered for high quality Town-scale cluster development such as hotels, conference centers, visitor centers and other commercial and entertainment uses that benefit from interstate access and exposure that will help to create a tourist designation, bring jobs and capture the business of high volume from passing highway travelers.
3. The parcel when added to the land included in the current CEMUD exceeds the requirement of at least 140 contiguous acres;
4. The parcel will have access to a highway interchange and frontage on I-95;
5. The parcel will be included as a significant commercial entertainment establishment that will serve as a regional draw;
6. As demonstrated in the Town's Economic and Fiscal Study prepared by The Sage Group, the parcel will provide a significant economic benefit to the Town; and
7. The parcel will remain under a coordinated Master Development and Management Agreement in perpetuity regardless of current or future ownership of the land.

Approval Recommended for Expansion of the CEMUD Boundaries:

Staff recommends approval of the expansion of the CEMUD boundaries to incorporate the 11.741 acres as part of the Chesapeake Overlook CEMUD.

Amendment to Chesapeake Overlook Development Plan:

An application has been submitted by Great Wolf Holdings LLC with the property owner, Principio Iron Company, to amend the Chesapeake Overlook CEMUD General Development Plan. The proposed amended Chesapeake Overlook CEMUD General Development Plan includes the 11.741 acres with multiple phases for development. The uses proposed for this mixed use development are consistent with the original General Development Plan and includes the existing Hollywood Casino Perryville, a hotel/resort by Great Wolf Resort, and, in future phases, residential dwellings, a fuel station, a convenience store, food services, recreation and other retail uses.

Anticipated development for all phasing is included in the attached Narrative, as follows:

- Phase 2 Great Wolf Resort - within 2 to 3 years,

- Phase 3 Commercial - 3 to 5 years,
- Phase 4 Multi-family - 5 to 7 years,
- Phase 5 Single family attached homes – 10 to 12 years, and
- Phase 6 Single family detached homes 10 to 12 years.

Please note Phases 3 – 6 are subject to amendment and further refinement as future potential users are identified.

Great Wolf Resort will be developed as Phase 2 of project, utilizing approximately 44 acres of the development on the south side of Hollywood Casino Perryville at the end of Chesapeake Overlook Parkway .

As provided in Section 116-8 Procedures for Amendments to approved General Development Plans, if the Mayor and Commissioners determine a requested amendment is minor in nature, they may waive or modify any of the submittal or approval process of this section. Approval of the requested amendment to the General Development Plan shall be based on Section 116-8.C. of the Town Zoning Ordinance, “....compliance or non-compliance with the purpose, intent and development standards of the CEMUD Floating Zone.”

Staff considers this Amendment to be minor because the multiple uses previously intended for Phase 2 have been replaced by one use, the hotel/resort. The original plan had a hotel to be constructed as Phase 1-B after the Hollywood Casino which was Phase 1-A. In addition, as discussed later in this Staff Report, the proposed Great Wolf hotel/resort meets the purpose, intent and development standards of the CEMUD zone and the logical phasing of development listed in Section 116-6, 4. B. *“At least one hotel with associated conference center facilities.”*

If you agree with Staff that this Amendment is minor in nature the Mayor and Commissioners may waive or modify any of the submittal or approval process requirements of Section 116-8.5. This would allow Phase 2 to move forward in the process without delay.

The applicants have submitted substantial materials, many of which accompany this Staff Report, in support of its application. These materials have allowed Staff to conduct a thorough and sufficient review and evaluation of the requested Amendment. Submittal of additional information or documentation would not result in a materially more thorough review. For that reason, Staff recommends that the application materials as submitted be deemed sufficient and that the following submittal or approval process requirements be modified or waived:

- Waive your discretionary referral to the Planning Commission for recommendation for approval of the Amendment to the General Development Plan.
- Waive the statement of expected Town responsibilities for the overall General Development Plan as that will be identified with individual user site plan review.
- Waive the requirement of a Preliminary Marketing Study by the Master Developer demonstrating the viability of the development concept as proposed uses are subject to further refinement as future potential users are identified.

Amendment to General Development Plan - Town Code:

Per Section 116-8 Administrative Procedures, the Mayor and Commissioners shall review applications for amendments to previously approved General Development Plans, may approve

or disapprove a requested amendment, based on findings of fact on compliance or non-compliance with the purpose, intent and development standards of the CEMUD Floating Zone.

The purpose of the CEMUD zone is to allow flexibility in zoning based on a specific development plan consistent with the goals and objectives of the Comprehensive Plan. The proposed amended General Development Plan is consistent with the Town's Comprehensive Plan in that the amended General Development Plan will:

- Promote Perryville as a growth center for Cecil County,
- Create a viable economic base to encourage further economic investment,
- Promote economic development,
- Enhance Perryville's role as a tourist destination,
- Create employment and business opportunities, and
- Enhance the tax base of the Town.

The intent of the CEMUD zone is to provide for a well-planned development near a highway interchange, encourage economic investment and promote Perryville as a growth center of Cecil County. The intent of the CEMUD zone also is to provide an attractive, destination style commercial and entertainment development with a mix of complementary uses to attract visitors and tourists to Perryville with efficient use of land, smooth flow of traffic and logical phasing of development.

The Amendment to the General Development Plan for Chesapeake Overlook and the proposed Great Wolf Resort will yield a significant economic benefit to the Town by both direct and indirect means and will encourage further economic investment in Perryville and the surrounding areas. The Great Wolf Resort will continue the development of an attractive, destination style commercial and entertainment development with a mix of complementary uses.

Development on land designated as a CEMUD must comply with the standards of Section 116-6, and follow the requirements of Section 116-7 Administrative Procedures. An application has been submitted for the amendment. Town Staff has reviewed the submittal, on Town form with the appropriate application fee, as complete, and offers the following comments regarding compliance with the standards:

- The proposed amended General Development Plan includes information identified in Town Code Appendix A, Basic Information Required with Zoning and Building Permit Applications.
- The proposed amended General Development Plan shows the relation of the CEMUD Floating Zone to the Town of Perryville and major public access to the site via Rt. 222 and I-95.
- The proposed amended General Development Plan contains a preliminary development phasing plan with tentative time table and staging of development and improvements. These are included in the attached Amendment to Chesapeake Overlook General Development Plan Narrative ("Narrative"), #7 on page 3.
- Anticipated direct and indirect economic benefits and impacts to the Town have been analyzed and quantified by the Town's Economic and Fiscal Study prepared by The Sage Group dated January 2019.
- A statement of expected Town responsibilities is included in the attached Narrative specifically for Phase 2.

- A preliminary traffic impact study and plan defining anticipated traffic demand for the Chesapeake Overlook site was provided at the time of original CEMUD approval in 2009. In the attached letter from SHA dated June 10, 2016, SHA states that results of a planning level study by SHA and MDTA indicate the interchange of I-95 at MD222 can accommodate approximately 50 percent more traffic over existing volumes along MD222 during the critical weekday PM peak hour.
- For Phase 2 Great Wolf Resort, The Traffic Group has provided a letter dated 2/19/2019 regarding anticipated traffic is less than what had been approved for Chesapeake Overlook, Exhibit E. It is anticipated there will be no improvements recommended or required for Phase 2. SHA MDOT does not foresee a need to have a Traffic Impact Study done for this project at this time. MDOT SHA District Two does, however, retains the right to require that a Traffic Impact Study be done if the project is not started in a timely fashion.
- Site and architectural character of the development Pattern Book was established by the Stewart Real Estate Development LLC dated March 24, 2009 and remains in effect for Chesapeake Overlook. Phase 2 Great Wolf Resort has submitted Exterior Building Elevations, attached as Exhibit C.
- A preliminary list of land uses is included in the attached Narrative and remain consistent with approved uses for the development.
- Other exhibits have been provided for Phase 2 Great Wolf Resort that will be discussed further during Preliminary/Final Site Plan review by the Planning Commission.

Approval Recommended for Amendment to Chesapeake Overlook General Development Plan:

For the reasons stated, Staff believes that the proposed Amendment to the Chesapeake Overlook General Development Plan complies with the purpose, intent and development standards of the CEMUD Floating Zone. Staff recommends approval of the Amendment to Chesapeake Overlook General Development Plan as reflected in the attachments to this Staff Report.

Next Steps:

Great Wolf Resort's proposed uses for hotel, recreation, amusement, entertainment, restaurant, food and beverage, retail, indoor water park, outdoor pool, and conference facility are all permitted uses in the CEMUD zone.

If the Mayor and Commissioners approves the expansion of the Chesapeake Overlook CEMUD boundaries and the amended General Development Plan, the applicant's Preliminary and Final Site Plan applications for Phase 2, Great Wolf Resort, will be forwarded to the Planning Commission for review. The Planning Commission will hold a public hearing and make written findings and recommendations to the Mayor and Commissioners.

In accordance with Section 116-7. 2. Preliminary Site Plan and 3. Final Site Plan, Phase 2 will be reviewed at a Public Hearing March 18, 2019, by the Planning Commission for recommendation to the Mayor and Commissioners. Some items for consideration in review of Great Wolf Resort's Preliminary and Final Site Plans that have been included with the Amendment to Chesapeake Overlook's General Development Plan are as follows:

- Property is described in Exhibit A Boundary Survey,
- Maximum height requirement shall be as depicted on the Plan,

- Exterior building elevations, finishes and colors as depicted on Exhibit C,
- Exterior building signage will be similar to other Great Wolf Lodges, as depicted in Exhibit D,
- Chesapeake Overlook Parkway shall be extended to the proposed property line by the property owner and thereafter shall be dedicated to the Town of Perryville as a public street,
- Monument sign to be constructed at the intersection of Chesapeake Overlook Parkway and MD222 subject to MDTA approval, Exhibit F,
- Pedestrian accessibility shall be generally consistent with Great Wolf Lodge facilities,
- Parking shall be designed to provide a minimum of 1.6 parking spaces per hotel room, and will be sufficient for other accessory uses at the hotel. Actual data from similar Great Wolf Lodge sites support this request.

Attachments to Staff Report:

The following attachments are incorporated as part of this Staff Report:

- The Principio Iron Company Rezoning Opinion June 2, 2009
- Cecil County letter dated August 23, 2018
- Amendment to Chesapeake Overlook General Development Plan Narrative
- Exhibit A Boundary Survey
- Exhibit B Site Plan-General Development Plan for Chesapeake Overlook Great Wolf Lodge dated 2/23/2019
- Exhibit C Exterior Building Elevations
- Exhibit D Exterior Buildings Signage
- Exhibit E Traffic Group Letter dated February 13, 2019
- Exhibit F Off-Site Monument Sign

THE PRINCIPIO IRON COMPANY REZONING OPINION

This is an application filed on behalf of Principio Iron Company for the granting of a Commercial Entertainment Mixed Use Development (CEMUD) Floating Zone (CEMUD) on Parcel 70 on Tax Map 29 consisting of 146.517 acres. This parcel is currently zoned L-2/C-2.

Section 116-1 of the Perryville Zoning Ordinance states that the purpose of the Commercial Entertainment Mixed Use Development (CEMUD) Floating Zone is to allow flexibility in zoning based on a specific development plan consistent with the goals and objectives of the Comprehensive Plan. This property shall only be used as a Floating Zone based on an approved General Development Plan submitted to the Planning Commission and Mayor and Commissioners in accordance with the procedures described in Section in 116-7. It is the further intent of the CEMUD Floating Zone to:

1. Provide for well planned Town scale urban development for areas within the existing Town limits of Perryville or lands adjacent to the Town which are the subject of an annexation petition;
2. Encourage further economic investment in Perryville in order to promote Perryville as a growth center of Cecil County and enhance the tax base;
3. Ensure that the possible introduction of commercial entertainment and possible gaming land uses result in a significant economic benefit to the Town by both direct and indirect means;
4. Promote high quality clustered commercial growth near highway interchanges and along highways;
5. Provide an attractive, destination style commercial and entertainment development with a mix of other complementary uses that collectively create a vital commercial entertainment destination and attract visitors and tourists to Perryville and that, through the provisions of an integrated physical design, encourages multi-purpose trips and extended visits to the site and surrounding area;
6. Provide a well planned project with coordinated overall development to ensure an efficient use of land, smooth flow of traffic and logical phasing of development;
7. Provide an attractive high-quality, environment with exemplary site, landscape and architectural design and high quality materials with a coordinated, site wide design character that enhances the current character and identity of the Town of Perryville; and,
8. Provide a compact integrated arrangement of uses and site elements that encourage walking between uses and reduce the need to drive from place to place within site.

On April 7, 2009, the Mayor and Commissioners accepted the application for designation of the above parcel known as the Chesapeake Lighthouse Project as a Commercial Entertainment

Mixed Use Development. This application was accepted and referred to the Perryville Planning Commission for review for compliance with the purpose, intent and development standards of the CEMUD Floating Zone pursuant to Section 116-6 of the Zoning Ordinance. Upon conclusion of such hearing the Perryville Planning Commission unanimously voted to approve the general development plan subject to the conditions outlined by Mary Ann Skilling, Town Planner.

On May 15, 2009, the Mayor and Commissioners of the Town of Perryville held a public hearing to receive comments and to review the CEMUD Floating Zone designation application for compliance with the purpose, intent and development standards as provided in Section 116-6 of the Zoning Ordinance. From the evidence presented the Mayor and Commissioners make the following findings of fact:

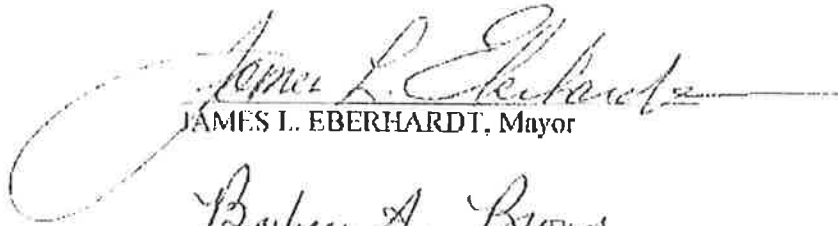
1. That all notice and hearing requirements of the Zoning Ordinance have been complied with.
2. That the neighborhood consists generally of the area within a ½ mile radius of the above parcel.
3. That it is anticipated that the neighborhood will experience an increase in population. Based on the 2000 Census the Town of Perryville had a population of 3,672. There were 1,302 improved residential parcels as of 2004. The total household projections for the Town are approximately 4,024 by 2030.
4. That Town water and sewer service will be available to this project.
5. The general development plan (GDP) for the property is consistent with the purpose and intent of this Floating Zone Classification and with the development standards outlined in Section 116-6 of the Zoning Ordinance. The proposed project provides not only for a gaming facility and hotel/conference center but also a possible theater complex and restaurants. Other amenities are being considered as the market provides.
6. Placement of a CEMUD Floating Zone on the property is consistent with the Town's Comprehensive Plan. The 1997 Perryville Comprehensive Plan recommends that highway commercial development should provide cluster commercial development, landscaping and buffering to adjacent properties and along highway frontage. The future land use section of the Comprehensive Plan recommends that undeveloped areas around the I-95 Interchange should be considered for high quality Town-scale cluster development such as hotels, conference centers, visitor centers and other commercial and entertain uses that benefit from interstate access and exposure that will help to create a tourist designation, bring jobs and capture the business of high volume from passing highway travelers.
7. That the property in question is 146.157 acres.
8. That the property in question has access onto Maryland Route 222 and the I-95 Interchange.

9. That Phase I of the Chesapeake Lighthouse Project will include a gaming facility (1500 VLTs) with the potential of expansion to accommodate an additional 1000 VLTs. Hotel/Convention Center is also proposed in Phase I.

10. That the proposed development will provide a significant economic benefit to the Town.

11. All land to be designated as a CEMUD Floating Zone will remain under a coordinated Master Development and Management Agreement Plan. Applicant will prepare and submit a Declaration of Covenants, Easements, Restrictions, Liens and Charges outlining the management of the property which will be reviewed and approved by the Mayor and Commissioners.

Based upon the above findings, by unanimous vote of those present, the Mayor and Commissioners hereby approve the application for the establishment of a Commercial Entertainment Mixed Use Development Floating Zone for the Chesapeake Lighthouse Project (Parcel 70, Tax Map 29).



JAMES L. EBERHARDT, Mayor



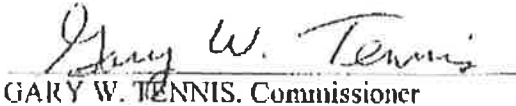
BARBARA A. BROWN, Commissioner



ALAN FOX, Commissioner



MICHELLE LINKEY, Commissioner



GARY W. TENNIS, Commissioner

I HEREBY CERTIFY that the foregoing Findings of Fact were adopted by the Perryville Mayor and Commissioners at their regular meeting on the 2nd day of June, 2009.

Attest:



Denise Breder, Town Administrator

Office of the County Executive

Alan McCarthy
County Executive

Alfred C. Wehn, Jr.
Director of Administration

Office: 410.996.5202
Fax: 800.863.0947



Department of Land Use & Development Services

Eric Sennstrom, AICP, Director
Office: 410.996.5220
Fax: 800.430.3829

County Information
410.996.5200
410.658.4041

RECEIVED

AUG 29 2018

TOWN OF PERRYVILLE

CECIL COUNTY, MARYLAND
Office of the Director
200 Chesapeake Boulevard, Suite 2300, Elkton, MD 21921

August 23, 2018

Denise Breder, Administrator
Town of Perryville
515 Broad Street, P.O. Box 773
Perryville, MD 21903-0773

RE: Proposed Annexation – TM 29 Parcel 733, 11.741 Acres

Dear Ms. Breder:

Please be advised that the County Council of Cecil County, at their meeting of Tuesday, August 21, 2018, granted their consent to change the zoning of the above referenced property from the County's Suburban Transition (ST) to the Town's Highway Commercial (C2) with a Commercial Entertainment Mixed Use Development (CEMUD) overlay. This change will occur at the culmination of the annexation process.

The County Council's consent to the zoning change was made in accordance with Division II, Title 4, Subtitle 4, §4-416(c) of the Local Government Article of the Annotated Code of Maryland.

Sincerely,

Eric S. Sennstrom, Director

Land Use & Development Services

AMENDMENT TO CHESAPEAKE OVERLOOK GENERAL DEVELOPMENT PLAN NARRATIVE

The Chesapeake Overlook General Development Plan (formerly Chesapeake Lighthouse) is hereby amended as set forth herein and as depicted on the revised General Development Plan plat. The amendment is being adopted to accommodate the addition of 11.741 additional acres added to the CEMUD District and to accommodate the proposed development of a Great Wolf Lodge within the Chesapeake Overlook development. The changes adopted are as follows:

1. The Development shall include an additional 11.741 acres as depicted on the attached Boundary Survey, being Exhibit A.

2. Phase 1B, 40 room hotel of 24,500 square feet, and Phase 2, 56,400 square feet of various retail space is changed as follows:

Phase 1B shall be amended to be subsequent to Phase 2 and Phase 2 shall be a Great Wolf Lodge as generally depicted on Exhibit B, General Development Plan, filed herewith. Phase 1B originally consisted of a hotel as set forth above. Nothing contained herein is intended to disallow a further amendment to the General Development Plan to permit the previously designated and described hotel as included in the initial Phase 1, then 1B, as a part of a subsequent Phase of the General Development Plan. Phase 3 shall be commercial. Phase 4 is anticipated to be multi-family. Phase 5 is anticipated to be single-family attached homes. Phase 6 is anticipated to be single-family detached homes.

3. The following relevant standards of section 11-6 of the Perryville Zoning Ordinance, CEMUD Floating Zone Development Standards, shall be addressed for purposes of this amendment for Phase 2 as set forth herein:

a. Requirements for building setbacks, lot coverage, yard and buffer landscaping shall be established and approved for the lot to contain the Great Wolf Lodge consistent with customary standards for such uses as demonstrated by other Great Wolf Lodge facilities.

b. Maximum Height requirements shall be approved so as to allow a six story hotel building approximately 70 feet above finished concrete slab at the highest occupied floor and approximately 83 feet at the top of the roof, a water park building approximately 31 feet above finished concrete slab at the exterior walls and approximately 76 feet at the top of the ridge line of the roof, and a "Water Slide Tower" approximately 85 feet above finished concrete slab covered by a roof as generally included in Great Wolf Lodge facilities. In addition, the facilities will include multi-color waterslides on the exterior of the waterpark similar to other Great Wolf Lodges generally located in the area depicted on the plan.

c. Exterior building elevations, finishes and colors will resemble those depicted in the attached exhibit. Final design, color and material selection will reflect the programming requirements of a Great Wolf Lodge generally consistent with the attached Exhibit C.

d. Exterior building signage will be similar to those depicted in the attached Exhibit D similar to other Great Wolf Lodges.

e. Pursuant to Exhibit E, a letter dated February 19, 2019 from the Traffic Group, Inc., concluding that a 500 room Great Wolf Lodge will generate, on average, substantially fewer peak hour trips in the morning, afternoon and evening than was approved for Phase 1B and Phase 2 of Chesapeake Overlook, it is acknowledged that no additional traffic improvements are recommended or required. Chesapeake Overlook Parkway shall be extended to the proposed property line of the proposed Great Wolf Lodge parcel and dedicated to the Town of Perryville as a public street.

f. The Town of Perryville has agreed to provide adequate public water and sewer facilities to the proposed Great Wolf Lodge pursuant to an Economic Development Agreement approved February 19, 2019.

g. The pedestrian accessibility from the parking area and the architecture of the Great Wolf Lodge shall be generally consistent with Great Wolf Lodge facilities.

h. Parking shall be designed so as to provide a minimum of 1.6 parking spaces for each room contained within the hotel to be constructed as a part of the Great Wolf Lodge.

i. Subject to MDTA approval, an off-site monument sign consistent with the attached demonstration exhibit will be permitted at the intersection of Chesapeake Overlook Parkway and Maryland Route 222. See rendering Exhibit F. All other exterior signage shall be generally as shown in the attached Exhibit D.

j. Great Wolf Lodge shall maintain all stormwater management facilities on the property it acquires that solely support its facilities; and shall contribute to the maintenance of any other stormwater facilities to which its resort contributes stormwater based upon a formula as approved by Great Wolf, the overall Developer of the Chesapeake Overlook Development, and other contributors to such stormwater management facilities.

k. It is acknowledged that the following uses, typical of a Great Wolf Lodge, are permitted in the CEMUD: hotel, recreation, amusement, entertainment, restaurant, food and beverage, retail, indoor water park, outdoor pool, and conference facilities.

4. Development approvals for this Phase 2 shall be consistent with the provisions contained in this Amendment to General Development Plan Narrative.

5. An economic impact study for the addition of a Great Wolf Lodge has already

been conducted and is favorable for the Town.

6. Phase 2 is anticipated to be developed within 2 to 3 years.

7. Phases 3, 4, 5 and 6 are subject to amendment and further refinement as future potential users are identified. The anticipated schedule for said Phases, which is subject to amendment is:

Phase 3: 3-5 years

Phase 4: 5-7 years

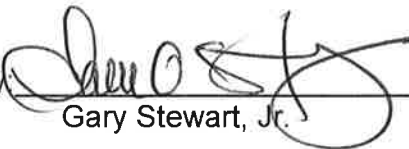
Phase 5: 10-12 years

Phase 6: 10-12 years

TOWN OF PERRYVILLE

By: 
Robert R. Ashby, Jr., Mayor

STEWART REAL ESTATE DEVELOPMENT

By: 
Gary Stewart, Jr.

GREAT WOLF LODGE®

Chesapeake Overlook General Development Plan Amendment

Exhibit A

Boundary Survey



EXHIBIT A

PROPERTY DESCRIPTION

The attached depiction and general description of the Property is preliminary and not final. The final Property configuration is subject to change from the attached.



EXISTING HOLLYWOOD CASINO

REMAINING LANDS OF
PRINCIPIO IRON COMPANY OF PENNSYLVANIA
AS SHOWN ON
FINAL PLAT FOUR CHESAPEAKE OVERLOOK
LIBER PG NO. 112, FOLIO 60
SLOT ACRE±

ENCLOSED AREA
42.811 ACRES±

LAND OF PRINCIPIO IRON COMPANY L.P.
DPL B-280/300,
SHA PLAT NO. 50781
11.741 AC±



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER
DRIVE ABINGDON, MARYLAND 21009
PHONE: (410) 515-9000
FAX: (410) 515-9002

MRAGTA.COM

PROPERTY EXHIBIT
FOR
GREAT WOLF RESORTS
AT CHESAPEAKE OVERLOOK

TOWN OF PERRYVILLE

CECIL COUNTY, MARYLAND

SCALE: 1" = 300'	DATE: FEBRUARY 4, 2019	DRAWN BY: AGD	DESIGN BY: AGD	REVIEW BY: AGD	JOB NO: 20234
------------------	------------------------	---------------	----------------	----------------	---------------

GREAT WOLF LODGE®

Chesapeake Overlook General Development Plan Amendment

Exhibit B

General Development Plan





LEGEND	
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking
[Symbol]	Proposed Road
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Utility
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Retention Wall
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Lighting
[Symbol]	Proposed Security
[Symbol]	Proposed Access
[Symbol]	Proposed Erosion Control
[Symbol]	Proposed Tree Removal
[Symbol]	Proposed Tree Planting
[Symbol]	Proposed Tree Preservation
[Symbol]	Proposed Tree Protection
[Symbol]	Proposed Tree Staking
[Symbol]	Proposed Tree Bracing
[Symbol]	Proposed Tree Pruning
[Symbol]	Proposed Tree Removal
[Symbol]	Proposed Tree Planting
[Symbol]	Proposed Tree Preservation
[Symbol]	Proposed Tree Protection
[Symbol]	Proposed Tree Staking
[Symbol]	Proposed Tree Bracing
[Symbol]	Proposed Tree Pruning

GENERAL DEVELOPMENT PLAN
CHESAPEAKE OVERLOOK
C-001

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/20/10
2	REVISED PLAN	11/15/10
3	REVISED PLAN	12/10/10
4	REVISED PLAN	01/15/11
5	REVISED PLAN	02/10/11
6	REVISED PLAN	03/15/11
7	REVISED PLAN	04/10/11
8	REVISED PLAN	05/15/11
9	REVISED PLAN	06/10/11
10	REVISED PLAN	07/15/11
11	REVISED PLAN	08/10/11
12	REVISED PLAN	09/15/11
13	REVISED PLAN	10/10/11
14	REVISED PLAN	11/15/11
15	REVISED PLAN	12/10/11
16	REVISED PLAN	01/15/12
17	REVISED PLAN	02/10/12
18	REVISED PLAN	03/15/12
19	REVISED PLAN	04/10/12
20	REVISED PLAN	05/15/12
21	REVISED PLAN	06/10/12
22	REVISED PLAN	07/15/12
23	REVISED PLAN	08/10/12
24	REVISED PLAN	09/15/12
25	REVISED PLAN	10/10/12
26	REVISED PLAN	11/15/12
27	REVISED PLAN	12/10/12
28	REVISED PLAN	01/15/13
29	REVISED PLAN	02/10/13
30	REVISED PLAN	03/15/13
31	REVISED PLAN	04/10/13
32	REVISED PLAN	05/15/13
33	REVISED PLAN	06/10/13
34	REVISED PLAN	07/15/13
35	REVISED PLAN	08/10/13
36	REVISED PLAN	09/15/13
37	REVISED PLAN	10/10/13
38	REVISED PLAN	11/15/13
39	REVISED PLAN	12/10/13
40	REVISED PLAN	01/15/14
41	REVISED PLAN	02/10/14
42	REVISED PLAN	03/15/14
43	REVISED PLAN	04/10/14
44	REVISED PLAN	05/15/14
45	REVISED PLAN	06/10/14
46	REVISED PLAN	07/15/14
47	REVISED PLAN	08/10/14
48	REVISED PLAN	09/15/14
49	REVISED PLAN	10/10/14
50	REVISED PLAN	11/15/14
51	REVISED PLAN	12/10/14
52	REVISED PLAN	01/15/15
53	REVISED PLAN	02/10/15
54	REVISED PLAN	03/15/15
55	REVISED PLAN	04/10/15
56	REVISED PLAN	05/15/15
57	REVISED PLAN	06/10/15
58	REVISED PLAN	07/15/15
59	REVISED PLAN	08/10/15
60	REVISED PLAN	09/15/15
61	REVISED PLAN	10/10/15
62	REVISED PLAN	11/15/15
63	REVISED PLAN	12/10/15
64	REVISED PLAN	01/15/16
65	REVISED PLAN	02/10/16
66	REVISED PLAN	03/15/16
67	REVISED PLAN	04/10/16
68	REVISED PLAN	05/15/16
69	REVISED PLAN	06/10/16
70	REVISED PLAN	07/15/16
71	REVISED PLAN	08/10/16
72	REVISED PLAN	09/15/16
73	REVISED PLAN	10/10/16
74	REVISED PLAN	11/15/16
75	REVISED PLAN	12/10/16
76	REVISED PLAN	01/15/17
77	REVISED PLAN	02/10/17
78	REVISED PLAN	03/15/17
79	REVISED PLAN	04/10/17
80	REVISED PLAN	05/15/17
81	REVISED PLAN	06/10/17
82	REVISED PLAN	07/15/17
83	REVISED PLAN	08/10/17
84	REVISED PLAN	09/15/17
85	REVISED PLAN	10/10/17
86	REVISED PLAN	11/15/17
87	REVISED PLAN	12/10/17
88	REVISED PLAN	01/15/18
89	REVISED PLAN	02/10/18
90	REVISED PLAN	03/15/18
91	REVISED PLAN	04/10/18
92	REVISED PLAN	05/15/18
93	REVISED PLAN	06/10/18
94	REVISED PLAN	07/15/18
95	REVISED PLAN	08/10/18
96	REVISED PLAN	09/15/18
97	REVISED PLAN	10/10/18
98	REVISED PLAN	11/15/18
99	REVISED PLAN	12/10/18
100	REVISED PLAN	01/15/19
101	REVISED PLAN	02/10/19
102	REVISED PLAN	03/15/19
103	REVISED PLAN	04/10/19
104	REVISED PLAN	05/15/19
105	REVISED PLAN	06/10/19
106	REVISED PLAN	07/15/19
107	REVISED PLAN	08/10/19
108	REVISED PLAN	09/15/19
109	REVISED PLAN	10/10/19
110	REVISED PLAN	11/15/19
111	REVISED PLAN	12/10/19
112	REVISED PLAN	01/15/20
113	REVISED PLAN	02/10/20
114	REVISED PLAN	03/15/20
115	REVISED PLAN	04/10/20
116	REVISED PLAN	05/15/20
117	REVISED PLAN	06/10/20
118	REVISED PLAN	07/15/20
119	REVISED PLAN	08/10/20
120	REVISED PLAN	09/15/20
121	REVISED PLAN	10/10/20
122	REVISED PLAN	11/15/20
123	REVISED PLAN	12/10/20
124	REVISED PLAN	01/15/21
125	REVISED PLAN	02/10/21
126	REVISED PLAN	03/15/21
127	REVISED PLAN	04/10/21
128	REVISED PLAN	05/15/21
129	REVISED PLAN	06/10/21
130	REVISED PLAN	07/15/21
131	REVISED PLAN	08/10/21
132	REVISED PLAN	09/15/21
133	REVISED PLAN	10/10/21
134	REVISED PLAN	11/15/21
135	REVISED PLAN	12/10/21
136	REVISED PLAN	01/15/22
137	REVISED PLAN	02/10/22
138	REVISED PLAN	03/15/22
139	REVISED PLAN	04/10/22
140	REVISED PLAN	05/15/22
141	REVISED PLAN	06/10/22
142	REVISED PLAN	07/15/22
143	REVISED PLAN	08/10/22
144	REVISED PLAN	09/15/22
145	REVISED PLAN	10/10/22
146	REVISED PLAN	11/15/22
147	REVISED PLAN	12/10/22
148	REVISED PLAN	01/15/23
149	REVISED PLAN	02/10/23
150	REVISED PLAN	03/15/23
151	REVISED PLAN	04/10/23
152	REVISED PLAN	05/15/23
153	REVISED PLAN	06/10/23
154	REVISED PLAN	07/15/23
155	REVISED PLAN	08/10/23
156	REVISED PLAN	09/15/23
157	REVISED PLAN	10/10/23
158	REVISED PLAN	11/15/23
159	REVISED PLAN	12/10/23
160	REVISED PLAN	01/15/24
161	REVISED PLAN	02/10/24
162	REVISED PLAN	03/15/24
163	REVISED PLAN	04/10/24
164	REVISED PLAN	05/15/24
165	REVISED PLAN	06/10/24
166	REVISED PLAN	07/15/24
167	REVISED PLAN	08/10/24
168	REVISED PLAN	09/15/24
169	REVISED PLAN	10/10/24
170	REVISED PLAN	11/15/24
171	REVISED PLAN	12/10/24
172	REVISED PLAN	01/15/25
173	REVISED PLAN	02/10/25
174	REVISED PLAN	03/15/25
175	REVISED PLAN	04/10/25
176	REVISED PLAN	05/15/25
177	REVISED PLAN	06/10/25
178	REVISED PLAN	07/15/25
179	REVISED PLAN	08/10/25
180	REVISED PLAN	09/15/25
181	REVISED PLAN	10/10/25
182	REVISED PLAN	11/15/25
183	REVISED PLAN	12/10/25
184	REVISED PLAN	01/15/26
185	REVISED PLAN	02/10/26
186	REVISED PLAN	03/15/26
187	REVISED PLAN	04/10/26
188	REVISED PLAN	05/15/26
189	REVISED PLAN	06/10/26
190	REVISED PLAN	07/15/26
191	REVISED PLAN	08/10/26
192	REVISED PLAN	09/15/26
193	REVISED PLAN	10/10/26
194	REVISED PLAN	11/15/26
195	REVISED PLAN	12/10/26
196	REVISED PLAN	01/15/27
197	REVISED PLAN	02/10/27
198	REVISED PLAN	03/15/27
199	REVISED PLAN	04/10/27
200	REVISED PLAN	05/15/27
201	REVISED PLAN	06/10/27
202	REVISED PLAN	07/15/27
203	REVISED PLAN	08/10/27
204	REVISED PLAN	09/15/27
205	REVISED PLAN	10/10/27
206	REVISED PLAN	11/15/27
207	REVISED PLAN	12/10/27
208	REVISED PLAN	01/15/28
209	REVISED PLAN	02/10/28
210	REVISED PLAN	03/15/28
211	REVISED PLAN	04/10/28
212	REVISED PLAN	05/15/28
213	REVISED PLAN	06/10/28
214	REVISED PLAN	07/15/28
215	REVISED PLAN	08/10/28
216	REVISED PLAN	09/15/28
217	REVISED PLAN	10/10/28
218	REVISED PLAN	11/15/28
219	REVISED PLAN	12/10/28
220	REVISED PLAN	01/15/29
221	REVISED PLAN	02/10/29
222	REVISED PLAN	03/15/29
223	REVISED PLAN	04/10/29
224	REVISED PLAN	05/15/29
225	REVISED PLAN	06/10/29
226	REVISED PLAN	07/15/29
227	REVISED PLAN	08/10/29
228	REVISED PLAN	09/15/29
229	REVISED PLAN	10/10/29
230	REVISED PLAN	11/15/29
231	REVISED PLAN	12/10/29
232	REVISED PLAN	01/15/30
233	REVISED PLAN	02/10/30
234	REVISED PLAN	03/15/30
235	REVISED PLAN	04/10/30
236	REVISED PLAN	05/15/30
237	REVISED PLAN	06/10/30
238	REVISED PLAN	07/15/30
239	REVISED PLAN	08/10/30
240	REVISED PLAN	09/15/30
241	REVISED PLAN	10/10/30
242	REVISED PLAN	11/15/30
243	REVISED PLAN	12/10/30
244	REVISED PLAN	01/15/31
245	REVISED PLAN	02/10/31
246	REVISED PLAN	03/15/31
247	REVISED PLAN	04/10/31
248	REVISED PLAN	05/15/31
249	REVISED PLAN	06/10/31
250	REVISED PLAN	07/15/31
251	REVISED PLAN	08/10/31
252	REVISED PLAN	09/15/31
253	REVISED PLAN	10/10/31
254	REVISED PLAN	11/15/31
255	REVISED PLAN	12/10/31
256	REVISED PLAN	01/15/32
257	REVISED PLAN	02/10/32
258	REVISED PLAN	03/15/32
259	REVISED PLAN	04/10/32
260	REVISED PLAN	05/15/32
261	REVISED PLAN	06/10/32
262	REVISED PLAN	07/15/32
263	REVISED PLAN	08/10/32
264	REVISED PLAN	09/15/32
265	REVISED PLAN	10/10/32
266	REVISED PLAN	11/15/32
267	REVISED PLAN	12/10/32
268	REVISED PLAN	01/15/33
269	REVISED PLAN	02/10/33
270	REVISED PLAN	03/15/33
271	REVISED PLAN	04/10/33
272	REVISED PLAN	05/15/33
273	REVISED PLAN	06/10/33
274	REVISED PLAN	07/15/33
275	REVISED PLAN	08/10/33
276	REVISED PLAN	09/15/33
277	REVISED PLAN	10/10/33
278	REVISED PLAN	11/15/33
279	REVISED PLAN	12/10/33
280	REVISED PLAN	01/15/34
281	REVISED PLAN	02/10/34
282	REVISED PLAN	03/15/34
283	REVISED PLAN	04/10/34
284	REVISED PLAN	05/15/34
285	REVISED PLAN	06/10/34
286	REVISED PLAN	07/15/34
287	REVISED PLAN	08/10/34
288	REVISED PLAN	09/15/34
289	REVISED PLAN	10/10/34
290	REVISED PLAN	11/15/34
291	REVISED PLAN	12/10/34
292	REVISED PLAN	01/15/35
293	REVISED PLAN	02/10/35
294	REVISED PLAN	03/15/35
295	REVISED PLAN	04/10/35
296	REVISED PLAN	05/15/35
297	REVISED PLAN	06/10/35
298	REVISED PLAN	07/15/35
299	REVISED PLAN	08/10/35
300	REVISED PLAN	09/15/35
301	REVISED PLAN	10/10/35
302	REVISED PLAN	11/15/35
303	REVISED PLAN	12/10/35
304	REVISED PLAN	01/15/36
305	REVISED PLAN	02/10/36
306	REVISED PLAN	03/15/36
307	REVISED PLAN	04/10/36
308	REVISED PLAN	05/15/36
309	REVISED PLAN	06/10/36
310	REVISED PLAN	07/15/36
311	REVISED PLAN	08/10/36
312	REVISED PLAN	09/15/36
313	REVISED PLAN	10/10/36
314	REVISED PLAN	11/15/36
315	REVISED PLAN	12/10/36
316	REVISED PLAN	01/15/37
317	REVISED PLAN	02/10/37
318	REVISED PLAN	03/15/37
319	REVISED PLAN	04/10/37
320	REVISED PLAN	05/15/37
321	REVISED PLAN	06/10/37
322	REVISED PLAN	07/15/37
323	REVISED PLAN	08/10/37
324	REVISED PLAN	09/15/37
325	REVISED PLAN	10/10/37
326	REVISED PLAN	11/15/37
327	REVISED PLAN	12/10/37
328	REVISED PLAN	01/15/38
329	REVISED PLAN	02/10/38
330	REVISED PLAN	03/15/38
331	REVISED PLAN	04/10/38
332	REVISED PLAN	05/15/38
333	REVISED PLAN	06/10/38
334	REVISED PLAN	07/15/38
335	REVISED PLAN	08/10/38
336	REVISED PLAN	09/15/38
337	REVISED PLAN	10/10/38
338	REVISED PLAN	11/15/38
339	REVISED PLAN	12/10/38
340	REVISED PLAN	01/15/39
341	REVISED PLAN	02/10/39
342	REVISED PLAN	03/15/39
343	REVISED PLAN	04/10/39
344	REVISED PLAN	05/15/39
345	REVISED PLAN	06/10/39
346	REVISED PLAN	07/15/39
347	REVISED PLAN	08/10/39
348	REVISED PLAN	09/15/39
349	REVISED PLAN	10/10/39
350	REVISED PLAN	11/15/39
351	REVISED PLAN	12/10/3

GREAT WOLF LODGE®

Chesapeake Overlook General Development Plan Amendment

Exhibit C

Exterior Building Elevations



Exterior Building Imagery



Exterior building finishes & colors to be similar to other GWL's. Pitched roofs to include asphalt shingles with gutter & downspouts. Porte cochere may include stone, glum-lam beams, wood decking and other finishes. Exterior of the hotel tower may include the following Materials: Precast textured concrete panels, tilt up concrete, dryvit & plaster type finishes, wood type & stone accents.

Reference images are from other GWL projects. They are not the exact design for the project but provide guidance on the general level of design & finishes for the project

Exterior Water park building concept images



MON. WATERPARK EXTERIOR*

The above image depicts general design intent for the concept design for the Water park, Slide tower exterior slides & exterior of the Family Entertainment center. Exterior water rides (slides) will vary in color & shape but will resemble other Great Wolf Lodges. Actual design will depend upon local market conditions, code requirements and final Design criteria established by the Architect of Record.

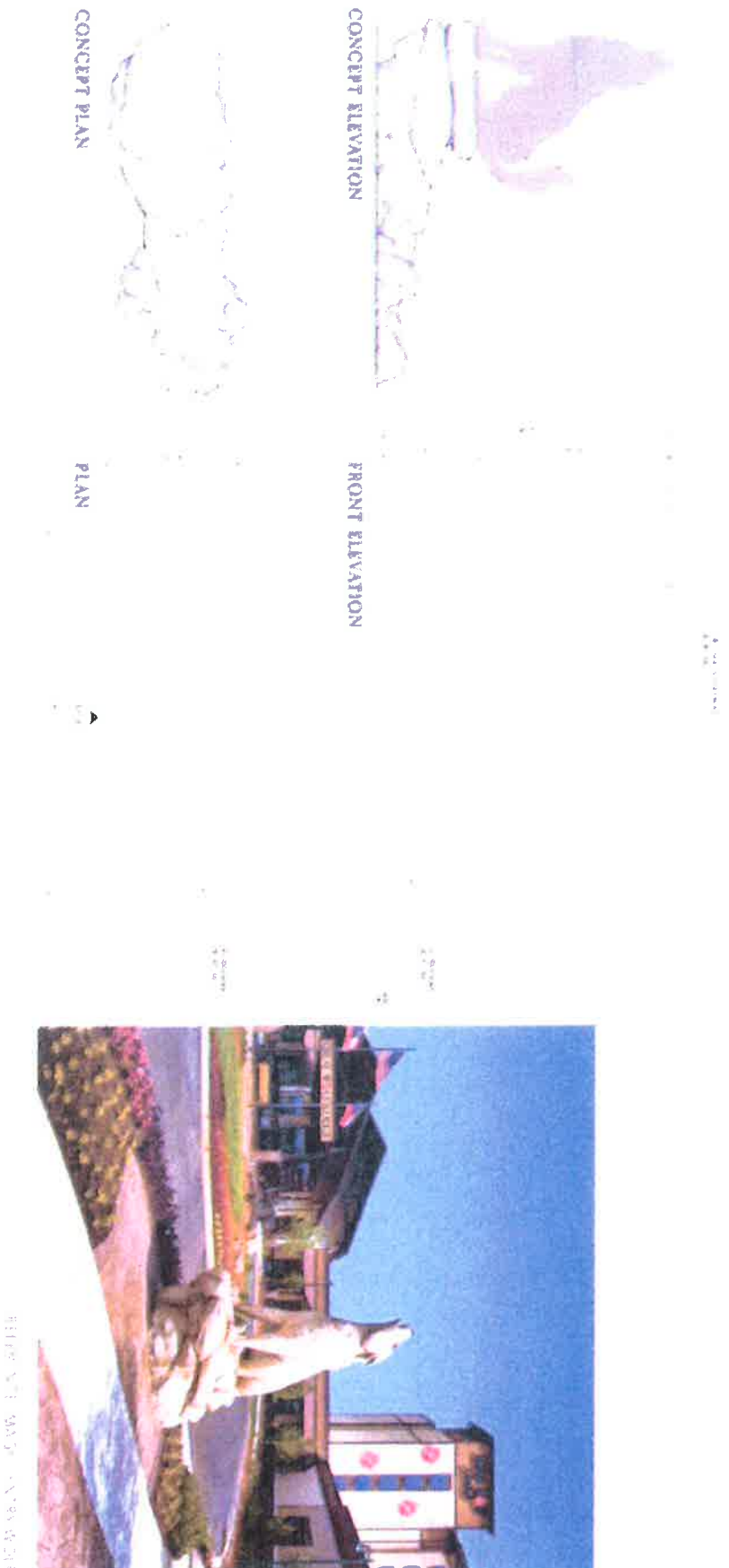
- The exterior wall system for both the Waterpark & FEC could be "tilt up" concrete panels, precast or metal studs attached to steel structure with a durable exterior surface with colors and finishes to match the balance of the lodge exterior.
- Water Park roof where sloped roofs occur will be asphalt shingles with gutters & downspouts. Colors to resemble other Great Wolf Lodges.

Reference images are from other GWL projects. They are not the exact design for the project but provide guidance on the general level of design & finishes for the project

Exterior Wolf Sculpture Imagery



EXTERIOR IMAGERY | WOLF SCULPTURE



Reference images are from other GWL projects. They are not the exact design for the project but provide guidance on the general level of design & finishes for the project

GREAT WOLF LODGE®

Chesapeake Overlook General Development Plan Amendment

Exhibit D

Exterior Building Signage



Perryville Great Wolf

EXHIBIT "D"

Signage Matrix

Description	Location	Illumination	Size - Approximate	SF per side	Quantity	Total SF	Comments
Exterior Wayfinding & parking & info.	TBD See Exhibit "D"	Face lighted if required	Varies	Varies	TBD	Varies	Page 2 of Exhibit D - Number and placement will be similar to other GWL's
Porte Cochere	Front entry Canopy	Face lighted	240" x 44"	73.33	2	146.66	Sandblasted & painted redwood with hanging hardware - Double sided
Conference Room entrance	Main entry	Face lighted	240" x 44"	73.33	1	73.33	Sandblasted & painted redwood with hanging hardware - Single sided
Great Wolf Lodge sign w/paw	Exterior elevation	Internally illuminated	24' x 4' Great Wolf 6' tall paw 13' x 4' Lodge	215	4	860	See Exhibit D pages 3, 4 & 5 - Horizontal sign Exact location TBD
Paw Prints	Exterior Elevation	Internally illuminated	9' x 7' each	63	9	567	Total of 6 paw prints permitted
Wolf Sculpture	Near Lodge entrance	Ground illuminated	up to 15' Wolf Statue Up to 4' feet base	NA	1	NA	2 Statues permitted
Sponsorship Signage	Exterior elevations	Internally illuminated or face lighted	15' x 4'	60	3	180	Permitted for only products or services served or available in the lodge
Monument sign	Rt. 22 & Chesapeake Overlook Blvd Main entrance to GWL property	Exterior illuminated	16' x 31' Full structure GWL sign 8'-6" x 8'-6"	73	2	146	2 permitted See Exhibit F Monument sign Sandblasted & painted redwood with hanging hardware - Double sided

Sample Exterior Wayfinding, Parking & Info. Signage



Exterior Signage Great Wolf Lodge Perryville - Exteriors

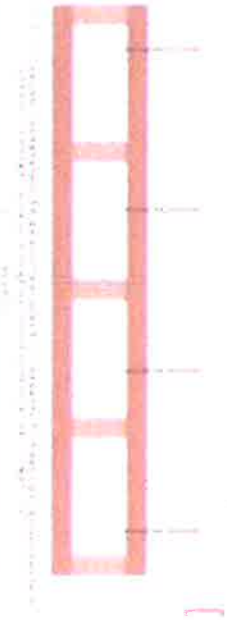
Sample Exterior Wayfinding

Handpainted redwood or HDU exterior material, mounted with 2x4 posts, lighting from ground recommended if available. Note: Porte Cochere sign will be added to meeting room entrance as well. Number of directional signs TBD

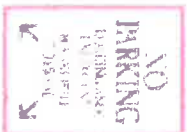


Sample Porte Cochere Signage

Porte Cochere Welcome Sign, double-sided sign, sandcarved and painted redwood with hanging hardware (sample size 240"x44") Option to be Located at all main entries



Three third party signs will be allowed on the exterior of the building. (Providing the Product, services or users or sold and or provided on site.



Number of site signage TBD

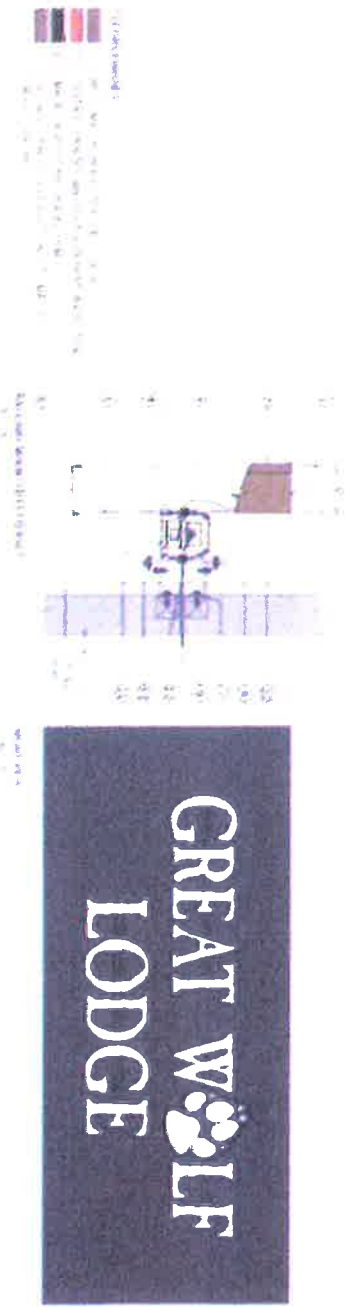
The above signage represents design intent only and are subject to change based upon brand/logo updates.

Exterior Building Signage



GREAT WOLF LODGE

Dimensions depicted in drawings are for Reference only. Will vary based upon final Design, materials & codes.



The above signage represents design intent only and are subject to change based upon brand/logo updates.

Exterior Building Signage Imagery



The illuminated paw prints as depicted in this photo are permitted in three other exterior building locations. Image is for reference purposes only. Actually locations may vary based upon final design.



**GREAT WOLF
LODGE**



Colors may vary depending upon current branding standards

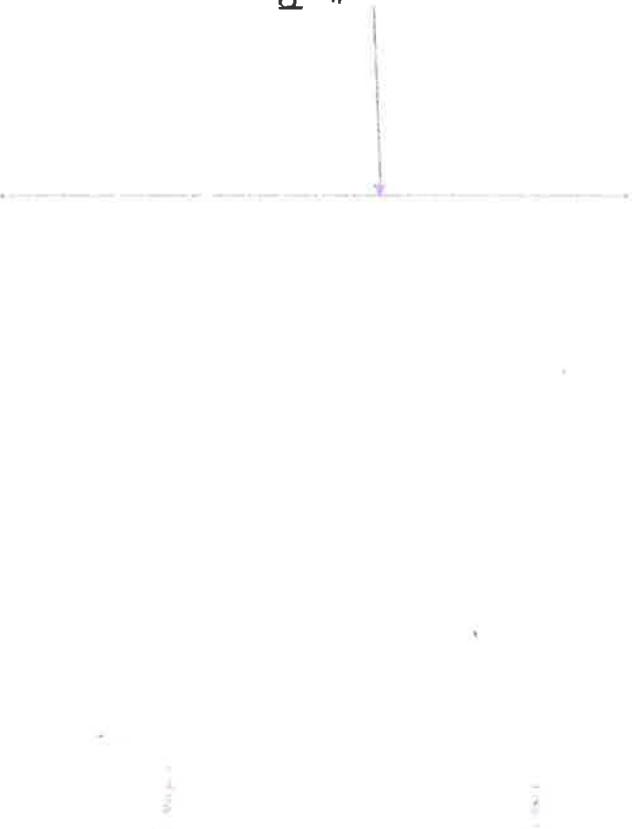
Iconic 3D Dimensional Sculptural Elements



Iconic three dimensional sculptural element. Actual design subject to GWR brand standards and artists interpretation. May have up to three locations.

Sculptural elements may vary in height.

Sculpture heights may vary. (Height of sculpture may extend to 15 feet in height plus height of stone base)



General depiction of Wolf Statue
Actually design & shape may vary
Depending upon final artist design.

3 DETAIL ELEVATION - ENTRY WOLF

GREAT WOLF LODGE®

Chesapeake Overlook General Development Plan Amendment

Exhibit E

Traffic Group Letter





A SERVICE DISABLED
VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE
Baltimore, MD
Suite 4H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

DELMARVA OFFICE
443.260.4060

FIELD LOCATIONS
Arkansas
Georgia
Maryland
New York
North Carolina
Ohio
Pennsylvania
South Carolina
Texas
Utah
Virginia
West Virginia

Merging Innovation and Excellence®
www.trafficgroup.com

February 19, 2019

Ms. Dianna Battaglia
Director, Planning and Zoning
Town of Perryville
515 Broad Street
Perryville, MD 21903

RE: Chesapeake Overlook Phase 1B, II vs.
500 Rooms Great Wolf Lodge
Perryville, Cecil County, Maryland
Our Job No.: 2018-1103

Dear Ms. Battaglia:

The Traffic Group, Inc. has examined the Traffic Study that was prepared for the original 2,000 slot Casino, plus Phase 1B and Phase II of the Overlook. We have determined that a 500-room Great Wolf Lodge will generate, on the average, substantially fewer peak hour trips in the morning, afternoon and evening to the tune of $\pm 41\%$ fewer trips than what was on the average approved for just Phase 1B and Phase II of the Overlook. Accordingly, no additional traffic improvements are recommended.

Additionally, the original Traffic Study for Penn Gaming assumed almost 400 evening peak hour trips and over 720 Saturday peak hour trips when in fact, the Casino is generating only 40 (vs. 120 anticipated) morning peak hour trips, 207 evening peak hour trips, (vs. 396 projected) and 440 Saturday peak hour trips (vs. 722 projected). As a result, the amount of traffic that was originally anticipated and originally approved for Chesapeake Overlook/Casino is dramatically less than anticipated and therefore the 500-room hotel for Great Wolf Lodge will not add any additional trips to the road system that was previously approved. Overall, the Casino and Great Wolf Lodge combined will generate fewer trips than anticipated in the original study.

Sincerely,

John W. Guckert, PTP
President

JWG:mlj

cc: Denise Breder
Kordell Wilen
Anthony DiGiacomo
Chris Moyer
Gary Stewart, Jr.
Amy DiPietro
Dwight Thomey
Steve Jacobsen
Larry Costello

(F:\2018\2018-1103_Great_Wolf_Resort\DOCS\CORRESP\ANALYST\Phase 1B Ltr_Battaglia.docx)

GREAT WOLF LODGE®

Chesapeake Overlook General Development Plan Amendment

Exhibit F

Off-site Monument Sign



Exhibit "F" - Monument Signage - Perryville



Two locations permitted

- 1) Near intersection of Rt 22 and Chesapeake Overlook Blvd.
- 2) At main entrance to GWL property & Chesapeake Overlook Blvd.

Monument Sign Sample

Monument Branded structure sign will vary in height & width depending upon location.
 Maximum 16'-0" height AFG
 Maximum 31'-0" width.

Sign will also be face lighted by ground mounted lights.

GWL sign 8'-6" x 8' - 6" - DBL faced
 Sand Carved & painted redwood w/ hanging hardware

GREAT WOLF LODGE

GREAT WOLF LODGE

Color Specifications
 8

Monument Sign

The above signage represents design intent only and are subject to change based upon brand/logo updates.