

Planning Commission Agenda Item for September 9, 2014

Case Number 14.051DP: Vista Grande Development Plan

Applicant/Owner: KAJ Hospitality

Agent: PCA Engineering, Inc.

Summary:

KAJ Hospitality is requesting approval of a Development Plan for a new hotel and separate restaurant. The 3.67 acre property is located south of Boxelder Road and north of Country Club Road approximately 2,200 feet east of Douglas Highway. Annexation of the property has been approved, including a C-1, General Commercial District Zoning designation, and a plat creating one (1) lot for the site is being processed. The property to the east is zoned Agricultural in the County and to the west is zoned C-1 in the City.

The footprint of the hotel is 14,500 square feet with the building designed to be four (4) floors in height, containing 98 rooms. The building is located at the south end of the site facing north. The restaurant is 2,110 square feet, one (1) level, and located in the northwest corner of the site. This Development Plan covers the majority of the lot being platted, with the balance being a part of another phase of development, including a parcel of land to the east, where it is indicated that another hotel and two (2) restaurants are planned.

The parking required is 309 spaces and 324 spaces are provided. A landscape plan was approved by the Parks and Beautification Board on August 28, 2014. A well on site is planned to be used for landscape irrigation. Water and electric service is located adjacent to the site and sewer service is located nearby. Stormwater management will be a combination of on-site detainage and off-site conveyance to the southwest.

A waiver of the building height limit of 45' is being requested for architectural features including a parapet and signature glass feature for the Hilton Home 2 building model. The glass feature is considered a sign. The Planning Commission may authorize such a waiver request if it finds that all of the following conditions exist:

1. That the waiver will be in harmony with the spirit of this Ordinance, all other City Code requirements, and the duly adopted Comprehensive Plan;
2. That the waiver will improve the design, quality and character of the development;
3. That the waiver will not adversely affect the public health, safety or welfare;
4. That the waiver will not authorize a permitted use, other than those specifically enumerated in the Zoning District in which the waiver is sought;
5. That the waiver will be in accordance with the character of the neighborhood; and
6. That the waiver will not conflict with any other City Code or Ordinance.

The applicant's narrative and a graphic are attached regarding this waiver. Granting of this building height waiver will also grant a waiver of the sign height requirements. It is the intent of the owner to change the zoning to a PUD (Planned Unit Development) when the next phase of development occurs. At that time standards such as the maximum height and sign regulations will be specified.

Planning Requirements:

1. A Certification as required in Section 11c.(1)(a) of the Zoning Ordinance be placed on the Development Plan prior to recording.
2. A Permit to Construct shall be obtained from City Engineering for the required improvements and shall be issued prior to issuance of a Building or Zoning Permit.
3. Easements covering the Public Utility Infrastructure not shown on the plat and required by the City shall be submitted prior to the Final Certificate of Occupancy for the building.
4. If the internally illuminated glass box on the roof is considered a Flashing/Roof Sign and shall conform to the requirements set forth in the Zoning Ordinance, except as modified by the waiver approval.
5. A construction access acceptable to the City Engineer and the Campbell County Fire Department shall be provided to the site for the duration of construction.
6. The project shall follow the Fire Code requirements set forth by the Campbell County Fire Department.
7. The Landscape Plan, as approved by the Parks and Beautification Board, shall be implemented and maintained as required by the Zoning Ordinance.
8. Signs shall be permitted separately by the City Building Division prior to installation.
9. The Final Plat of Lot 1, of the Vista Grande Subdivision, shall be recorded prior to recording the Development Plan.
10. The Development Plan and any required documents shall be submitted to the Planning Division, and recorded at the Campbell County Clerk's Office, prior to obtaining any Building or Zoning Permits.
11. The waiver of height shall be specific to the hotel structure and the design submitted.

Staff Recommendation:

Staff recommends approval of the Vista Grande Development Plan, Subject to all Planning Requirements.

*The Planning Commission has the sole authority to approve Development Plans under the Zoning Ordinance.*

File: 14.051DP Case Sheet

Attachments: Vicinity and Aerial Map, Development Plan, Waiver Request

Case Manager: Larry Manning