

Planning Commission Agenda Item for October 14, 2014

Case Number 14.066DP: Development Plan - Towneplace Suites by Marriott

Applicant/Owner: Tower West Holding, LLC

Agent: PCA Engineering, Inc.

Summary:

The applicant desires to construct a new 50,916 square foot Marriott Hotel on property that is zoned C-1, General Commercial District.

Background:

The vacant 2.28 acre property is located at the intersection of Skyline Drive and Highway 14-16 near the existing Pizza Hut restaurant. The applicant has also submitted a resubdivision plat to the City, which was approved by City Council on September 16, 2014. The approved plat has not yet been recorded. This subdivision plat creates two (2) commercial lots, one for the hotel and another for a possible future restaurant. The owner is anticipating shared parking between the hotel and the future development on the other lot.

The hotel will offer 88 rooms that are specifically designed for extended stays contained within the three (3) story structure. The two (2) existing access points off Highway 14-16 and Skyline Drive are currently being further evaluated and reviewed by the Wyoming Department of Transportation (WYDOT). On-site detention will be used to accommodate the storm water. The Fire Department is requiring the southern lane around the hotel be a fire lane for access purposes. The parking requirements are exceeded as the plans show 112 parking spaces on the lot, 88 are required. The Parks and Beautification Board recommended approval of the landscape plan on September 25, 2014.

Planning Requirements:

1. The approved plat for the Resubdivision of Tract 1 of the Resubdivision of Block 2 and Portions of Blocks 3 and 4 of Wagensen Addition shall be recorded prior to the Development Plan being recorded and prior to issuing building or zoning permits. The new legal description shall also be added to the Development Plan title.
2. A Permit to Construct shall be submitted to City Engineering prior to a building or zoning permit being issued.
3. The approved Development Plan Mylar shall be recorded prior to issuing a building or zoning permit.
4. Signage, fencing, and retaining walls shall be permitted separately through the Building Inspection Division, prior to installation.

5. All requirements of the Campbell County Fire Department shall be met.
6. The applicant shall submit a letter from WYDOT approving the two (2) access points onto the State Highways, prior to issuing a building or zoning permit.
7. The applicant shall work with the City Electrical Division to obtain any necessary easements prior to the Certificate of Occupancy being granted. All requirements of the Electrical Division shall be met.
8. The approved landscape plan shall be installed and maintained in accordance with the Landscape Ordinance.
9. The applicant will need permission from WYDOT for the two (2) signs that are shown in the right-of-way. A separate permit will be required for the signage through the Building Inspection Division.

Cosmetic Changes:

- a. The Development Plan shall reflect all the changes shown in ePlans.

Staff Recommendation:

Staff recommends approval of the Development Plan for Towneplace Suites by Marriott located on the proposed Lot 2, Tract 1, Wagensen Addition, Subject to all Planning Requirements.

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

Save: 14.066DP PC Case Sheet

Attachments: Aerial and Vicinity Map, Development Plan

Case Management: Staci Bungard