

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Sleep Inn Hotel – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: January 4, 2019

MEETING DATE: January 8, 2019

GENERAL INFORMATION

Owner/Developer:

Hart Family Hotels, Inc.

Project Manager:

Chris Thompson, Cooper Crawford & Associates, LLC

Request:

The applicant is requesting approval of a site plan for a hotel.

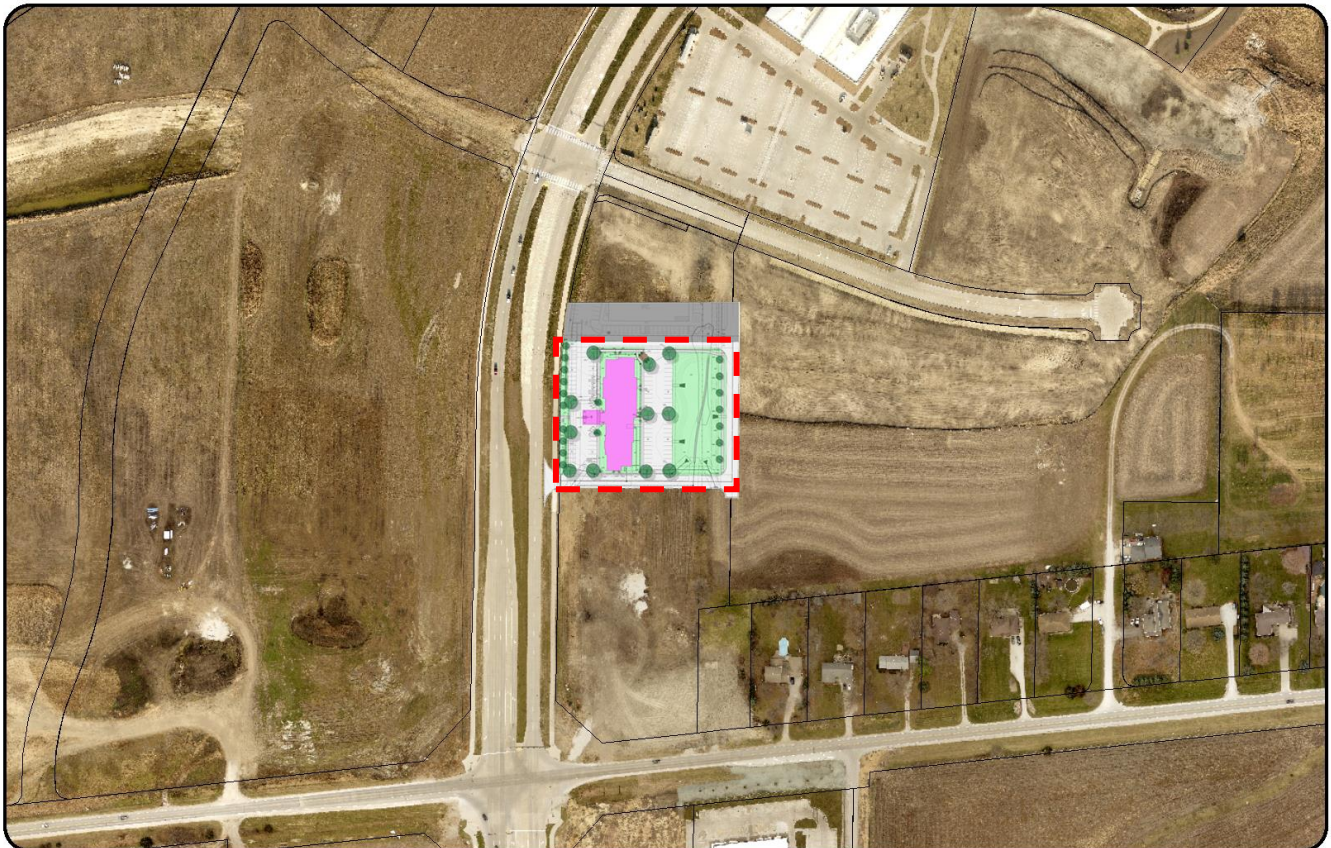
Location and Size:

Property is located north of Ashworth Road and east of Grand Prairie Parkway, containing approximately 2.54 acres.

Property Address:

2885 Grand Prairie Parkway

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Kettlestone Retail Community	K-RC (Kettlestone Retail Community District)
North	Undeveloped	Kettlestone Retail Community	K-RC (Kettlestone Retail Community District)
South	Undeveloped	Kettlestone Retail Community	K-RC (Kettlestone Retail Community District)
East	Undeveloped	Kettlestone Retail Community	K-RC (Kettlestone Retail Community District)
West	Undeveloped	Kettlestone Retail Community	K-RC (Kettlestone Retail Community District)

PROJECT DESCRIPTION

The project involves the construction of a multi-story, hotel building for a Sleep Inn Hotel. The building is proposed to be approximately 44,000 square feet in area. The building is proposed to be three stories and 50.5 feet in height at the top of the tower, which is the tallest structure. The building is proposed to contain a total of 77 guest rooms. A trash enclosure is proposed at the northeast corner of the building, on the back side of the site. A canopy with a one-way drive-thru is proposed on the front of the building at the main entrance. A monument sign is shown at the southwest corner of the site, at the driveway entrance off of Grand Prairie Parkway.

ACCESS AND PARKING

One main access is provided to this site off of Grand Prairie Parkway. This will be a right-in right-out. There will be shared accesses into this site from the east drive that extends out to SE Esker Ridge Drive to the north. These accesses will be shared with the adjacent property to the north.

A total of 77 parking spaces are required for this facility and 82 spaces are provided, including 4 accessible spaces. A total of 3 bicycle parking spaces are proposed as required by the Kettlestone Design Guidelines (3% of the total parking spaces required). The proposed site plan meets the parking requirements of the ordinance and development design guidelines.

SIDEWALKS/TRAILS

A ten foot wide trail exists along Grand Prairie Parkway. A five foot wide sidewalk is shown to provide access into the site from the existing trail. A five foot wide sidewalk is shown along the private drive along the east side of the site and a five foot wide sidewalk is shown to provide a connection to the building from that sidewalk. Several internal sidewalks are proposed around the entire perimeter of the building in order to provide internal pedestrian access.

UTILITIES

All utilities will be provided to this site. The sanitary connection will be provided from the existing sanitary main that runs along the east side of Grand Prairie Parkway. A grease interceptor is shown just to the south of the building. Water service will be provided from the 8-inch water main located on the east side of the site. Storm water detention from both this site and the site to the north will be accommodated with the private detention basin located on the east side of the subject site. The water in this basin eventually drains into Fox Creek, located to the east and south. The basin will be privately owned and maintained.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 40%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The proposed building is a three story building. The elevations of the building are proposed to be constructed mainly of brick veneer, stone, and fiber cement panels. Proposed elevations are attached for your review.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. Minor adjustments to the photometric plan are required and staff is working with the applicant to address the remaining comments related to the lighting plan.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Sleep Inn subject to remaining staff comments.