

**PLANNING AND ZONING
CASE SUMMARY**

BACKGROUND

APPLICANT: Kevin Patel, KBC Kumar, LLC.

REQUESTED ACTION: Conditional Use Permit to allow a limited service hotel

LOCATION: 901 US HWY 80 E

CASE NUMBER: 594-37-2017

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a Conditional Use Permit (CUP) to construct an 80-room hotel under the Springhill Suites by Marriott® brand on a two-acre tract that is zoned Commercial. The proposed 4-story structure will include a 1,040 square-foot meeting room, a recreational facility with an outdoor pool and a dining/lounge area. Additionally, the proposed hotel provides room access through internal hallways. The proposed hotel does not qualify as a general service hotel, because it does not meet the minimum of 150 guest rooms, does not include a restaurant, and does not include a meeting space of at least 4,000 square feet. As a result, the proposed hotel is referred to as a limited service hotel which requires a CUP to locate in a Commercial Zoning District.

Staff has some concerns with the long term viability of a limited service hotel at the subject property as it is not located near a major destination or an employment center. In staff's opinion the long term viability would improve if the hotel were located near major destinations and/or employment centers. However, the proposed limited service hotel is consistent with the Corridor Business designation as described in the *Mesquite Comprehensive Plan* which calls for high-density nonresidential uses that service the region and the broader community. Additionally, the proposed hotel meets the criteria for a CUP.

Three community response forms were returned in favor. One of the responses is from the owner of the subject property.

RECOMMENDATION

At the May 8, 2017, meeting the Commission voted unanimously to recommend approval of the request with the stipulations listed below.

1. The limited service hotel shall be developed in accordance with Exhibit A - Concept Plan.
2. A minimum of 80 guest rooms shall be provided.
3. All guest rooms shall be accessed via internal hallways.
4. Breakfast shall be made available to guests daily.
5. Fitness facilities shall be provided and maintained in good working order to include fitness equipment such as cardio and/or weight training equipment and a pool.
6. A meeting room of at least 1,000 square feet in size shall be available.
7. The property shall be maintained to the quality and standards set out in the franchise agreement with Marriott Corporation, including but not limited to those addressing renovation, management and operations.