



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT:	Chetan Patel, RK Patel Design & Planning, LLC
REQUESTED ACTION:	A Conditional Use Permit (CUP) to allow a <i>Limited Service Hotel</i> in the “C” Commercial zoning district.
LOCATION:	100 Grand Junction Blvd.
CASE NUMBER:	Z0118-0019

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a Conditional Use Permit (CUP) to allow a *Limited Service Hotel*; Home 2 Suites, within the “C,” Commercial Zoning District. The proposed 4-story hotel will include approximately 13,652 square feet and 91 guest rooms with primary access through internal hallways. According to the floor plan submitted by the applicant, the hotel will include a lobby, outdoor patio and an outdoor pool.

A hotel that does not meet the minimum requirements for a “General Service Hotel” as referenced above is defined as a “Limited Service Hotel” which requires a CUP when located within the “C” Zoning District. The proposed hotel does not meet the definition of a “General Service Hotel,” as a meeting room and business center are not proposed; the hotel does not have a restaurant component; the number of guest rooms does not meet the minimum; and all elevations do not meet the requirements of the CAM, as it relates to principal facades.

Two (2) community response forms were returned; one in favor of the request and one in opposition to the request.

RECOMMENDATION

At the regular meeting of the Planning and Zoning Commission held on March 26, 2018, the Planning and Zoning Commission voted unanimously (4-0) to recommend approval of the request, subject to the following conditions:

1. Development of the *Limited Service Hotel* shall generally conform to the concept plan, submitted by the applicant and subject to the City’s environmental and site development regulations.
2. A minimum of 91 guest rooms shall be provided.