

Marketplace at Interquest Filing No. 20 Development Plan and Final Plat
Project Description

August 2, 2019

LAND USE PROPOSAL

This submittal is for the Development Plan and Final Plat for the Marketplace at Interquest Filing No. 20. The development plan submittal is for a four story 69,803sf. hotel building located on 2.318 acres of land. Final Landscape plans, architectural elevations of the proposed structure, preliminary utility and grading plans, and photometric plans, are also included in this submittal application.

FINAL PLAT

The final plat for Marketplace at Interquest Filing No. 20 will consist of one lot and associated easements.

LOCATION

The site is bounded on the west by vacant land zoned PUD for future commercial development. The site is bounded on the north by a private access drive and adjacent Regal Interquest and RPX cinema parking lots in the Interquest Marketplace Center also zoned PUD for commercial uses. The site is bounded on the south by a full spectrum detention pond that is designed to accept developed flows from the western half of the shopping center. The site is bounded on the east by a private access drive and adjacent Drury Inn Hotel in the Interquest Marketplace Center also zoned PUD for commercial uses.

NATURAL FEATURES

The property to be developed is a parcel of land that is gently sloping towards the southwest, and is vegetated with native grasses. The property lies within the Elkhorn Creek Drainage Basin. The site drains to an established Full Spectrum Detention Pond noted as Pond EK-3B in the final drainage report. This specific site has been previously over lot graded and reseeded.

VEHICULAR CIRCULATION

This property will utilize two access points. One access will be from the private access street along the east property line. One access will be from a private access drive along the northern boundary. All access drives surrounding this lot are private and are owned and maintained by Interquest Marketplace, LLC in accordance with the declaration of covenants, conditions and restrictions for Interquest Marketplace.

PUBLIC IMPROVEMENTS

This site will be served by public water and wastewater main line extensions. The mainlines for both water and waste water will be extended from the east boundary of the site from the existing mains in the private access road in that location. No other public improvements are needed for the development of this lot. Private sidewalks will be used to provide for the ADA accessible route to connect to the existing public sidewalks along Interquest Parkway.

LANDSCAPE STANDARDS

The entire project will be professionally landscaped to the standards required by the City Landscape Ordinance. The landscape materials used will be signature landscape plants, used for their drought tolerance and visual aesthetic qualities. Project landscaping will be irrigated by a permanent subsurface irrigation system. All landscape materials existing and proposed will be provided by and maintained by the lot owner and the developer.

SITE LIGHTING

Site lighting will be provided to illuminate the parking, service, and pedestrian entrances to the building and along pedestrian routes. Site lighting is provided based upon the Interquest Marketplace Design Guidelines in order to have a uniform look to the entire center. Fixtures to be used will be LED full cutoff type fixtures, to minimize off site light intrusion.

JUSTIFICATION

The Development Plan and Plat for the commercial center is in conformance with the Interquest Marketplace Master Plan, PUD Plan, and the City Comprehensive Plan for this location. The land use proposed is compatible with surrounding properties. The land use and primary access and general circulation, is per the approved PUD concept plan.