



Home 2 Hotel Project Statement Development Plan Application

Description:

The Home 2 Hotel project site is located at 1913 Aerotech Drive in Colorado Springs. The site was previously platted as Lot 3 of Aerotech R&D Subdivision Filing Number 2, consisting of 6.08-acres of undeveloped land. The lot will be subdivided into a 2.75-acre parcel, which is the subject of this application, and a 3.33-acre lot to be developed in the future. A shared access drive has been designed to access both lots with one access point.

The proposed hotel will be four stories tall, with a total gross building area of 74,972 square feet and 119 guest rooms. The facility will not have a restaurant or any additional meeting space. The proposed development is consistent with the current zoning of C-6/CR P AO, and no rezoning is required.

Justification:

Within the City's Development Plan Checklist, thirteen elements help justify each project. Below is a point-by-point justification for each element:

1. The site design is consistent with the overall commercial park area and will blend harmoniously with other buildings in the area, including size, overall height, building treatments, and landscaping. It should be noted that the following hotels are also located within the same area.

- Holiday Inn Express and Suites (500' to the west)
- Holiday Inn Colorado Springs Airport (500' to the west)
- Hilton Garden Inn (0.3 miles to the south)
- Hampton Inn (0.4 miles to the south)
- Quality Inn (0.4 miles to the south)

No residential areas are located along the property boundary.

2. The site complies with the previous Concept Plan approved by the City on May 8, 1997. The hotel is compatible with the current zoning of the site. Current City of Colorado Springs design criteria is used to layout the site.

3. Site dimensional standards, including building setbacks, landscape setbacks, and heights, are all taken from the Concept Plan data or applicable City standards. Key items to include:

- Existing 25' landscape buffer along the north property line along Fountain Boulevard
- Existing 40' wide storm sewer easement along the north, east and south property lines
- Proposed 34' wide shared access easement at the southwest driveway
- Proposed 50' maximum building height, which is consistent with the hotels located to the west

4. The grading and drainage plan comply with City criteria. RESPEC Engineering prepared a Final Drainage Report, which includes the design of a full spectrum detention and water quality basin. A private storm sewer system will collect transport flows to the proposed detention basin, which will then outfall into the existing 54" public storm sewer that crosses the site. A small off-site drainage area from the Fountain Boulevard ROW will be accepted onto the site, consistent with current drainage patterns. No stormwater runoff from the Hotel site will drain to Fountain Boulevard.

121 S. TEJON STREET
SUITE 1110
COLORADO SPRINGS, CO 80903
719.266.5212



5. Off-site parking requirements are summarized on the Development Plan coversheet. The project will have 119 guest rooms (1 space/guest room required). The building will not have a restaurant or meeting rooms. A total of 122 spaces are provided on the site plan. The use of parking on Aerotech Drive is not part of the plan presented.

Five ADA stalls are provided to meet ADA requirements, three of which are van accessible. In addition, an ADA path is identified on the site plan.

6. Drive aisles within the site will consist of asphalt pavement with City of Colorado Springs Type 2-6" vertical curb and gutter. A Fire Apparatus Movement Plan is included in the Development Plan submittal package to ensure emergency vehicles can maneuver through the parking lot. The turning movements are based upon a 42.5' long Colorado Springs Fire Department truck. In addition, a concrete fire access lane is proposed at the southeast corner of the site. A single shared 32' wide driveway is proposed for this development and the adjacent undeveloped lot. A traffic impact study is not required at this time for the initial Development Plan submittal package. However, if City Traffic determines a study is needed, one will be provided.
7. A landscape plan is included in the submittal package and considers plantings/ground cover appropriate for each area. As noted earlier, there is a 25' landscape buffer along the north property line, and the parking lot avoids encroachment into this area.
8. No significant natural features exist at the site. The lot appears to have been overlot graded in the past to prepare the lot for development.
9. The building location is centered within the site to provide access to all four sides. An ADA route is identified on the site plan with sidewalks around the perimeter of the building. Driveway widths are a minimum of 24' wide with asphalt paving. Along the property frontage of Aerotech Drive, a concrete sidewalk is proposed along the lot. Due to the location of public utility facilities in the southeast corner of the site, the sidewalk requires an easement on the project site to ensure connectivity for pedestrians.
10. To help reduce driveway access points at the project site, a shared 32' wide drive is proposed at the southwest corner of the lot. The access point helps to maximize spacing from other driveways, which helps improve traffic flow along Aerotech Road. A concrete emergency access point at the southeast corner of the site provides a route for emergency vehicles.
11. No public utility extensions are proposed for this project. Public water, sanitary sewer, gas, and electric mains are located in the Aerotech Road ROW. A private 8" water line loop is proposed through the site to provide the correct number of fire hydrants for fire safety. The building will also be sprinklered, which is calculated into the number of hydrants required. A private 8" sanitary sewer will be extended up the proposed shared access point. An oil-water separator is planned for the building.
12. The land use and surrounding roadway infrastructure considered are consistent for a commercial master-planned area as shown on the previously approved Concept Plan. For the driveway entry, curb returns meet the City requirements with pedestrian ramps. Based on the size and location of this project, no off-site roadway improvements are needed. A traffic impact study is not required for the project, based on input from the City Traffic Division.
13. Off-site impacts from the site will be minimized. No access to Fountain Boulevard is requested to avoid impacts on the CDOT controlled roadway. Lighting will have cut-off shielding to minimize off-site lighting impacts. No significant odor or noise pollution from the site is anticipated, and the proposed project is consistent with the master plan for the area.



Issues:

During the Pre-Application meeting held with the City, several items were identified as follows:

- The site is subject to Planning Commission approval and public hearing. Appropriate public notifications will be provided when authorized by the City.
- A hotel use for the site is permitted, so no rezoning is required.
- Concept Plan CPC CP 97-25 requires an amendment to the plan. RESPEC Engineering has prepared separate Concept and Development Plan submittals.
- A request for site development standards (parking and landscaping) is requested. The parking ratios and the minimum number of spaces are described within this statement's Justification portion. The landscape plan considers appropriate plantings and ground cover for each area within site. Guman and Associates developed the landscape plan.