



Home 2 Hotel Project Statement Concept 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 Concept Plan amendment updates the areas identified as Lots 1 and 2. The plan now shows the proposed hotel site and a potential car rental facility on each. The data table was also updated. It should be noted that only Lots 1 and 2 were modified. Other land use and lot layouts were observed in other areas covered by the Concept Plan. RESPEC Engineering does not have data associated with those changes, and those areas remain the same as shown on the 1997 plan. All changes are identified with a revision cloud.

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:

The proposed project is consistent with the current zoning of the parcel. Other hotels are located within the area with similar sizes and heights. In addition, the project is situated in a business park area, and no residences will be impacted. The project is also consistent with the Concept Plan approved by the City on May 8, 1997 (City File CPC CP97-25).

Building setbacks established within the approved Concept Plan and City of Colorado Springs Development Criteria were utilized to layout the site and are summarized on the Development Plan coversheet. RESPEC developed preliminary grading and drainage plans to meet the current City of Colorado Springs Stormwater Enterprise criteria, and a Final Drainage Report is included in the submittal package.

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

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.

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A landscape plan is included in the submittal package and considers plantings/ground cover appropriate for each area. 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.

Existing public water and wastewater mains exist within the Aerotech Drive ROW. A private 8" water line loop will be constructed through the site to provide adequate flow and fire protection. A private 8" sanitary sewer will also be extended to the site.

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.