

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** February 27, 2015  
**Re:** Staff Report for Best Western Addition – Development Plan

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### **Item #4 – Best Western Addition – Development Plan**

**(PID #201501260005)**

**Application:** Development Plan  
**Location:** 4026 Jackpot Road  
**Applicant:** Tim Lai  
**Zoning:** C-2  
**Use:** Hotel

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

#### **Project Summary:**

The applicant is proposing to construct a two-story addition to the north end of the existing Best Western located at 4026 Jackpot Road. The addition will have 12 guest rooms and a total of 5,350 square feet. After the addition, the hotel will have 62 guest rooms.

#### **Site Plan**

Access to the site will not be affected by the proposed building addition and will remain off Jackpot Road. The existing northern drive aisle will be extended 6' to the north to create a 22' drive aisle north of the proposed addition. The proposed building addition meets the building setback requirements; however the proposed expanded drive aisle will reduce the parking setback to 9'. The proposed parking setback infringes into the required side/rear parking lot setback by 1'; however staff is supportive of the proposed deviation to allow room for landscaping to be installed along the north side of the building while maintaining a drive aisle wide enough for safe two-way traffic.

### Building

The proposed expansion will be 5,350 square feet and will contain 12 guest rooms. The addition will be two stories in height and utilize the same materials as the existing building – brick veneer and stucco in matching colors. The pitch of the roof-line of the proposed expansion does not match that of the existing structure. Staff recommends that the pitches match in order to ensure continuity between the existing structure and the proposed expansion.

### Parking

68 parking spaces are proposed on the site after the proposed building expansion. This number exceeds the required number (62) based on the number of guest rooms proposed after the expansion. Four (4) of the 68 spaces will be handicap spaces and the existing eight (8) truck parking spaces will remain in the northeast corner of the parking lot. The truck parking spaces are not counted towards the total number of parking available on the site. Existing and proposed standard parking spaces are 9'x20'.

### Landscaping

Landscaping, including 2" caliper trees planted 35' on center and 24" evergreen shrubs planted 5' on center, is proposed along the northern property boundary. Shrubs are also proposed between the northern edge of the proposed building expansion and the northern drive aisle. Landscape peninsulas are shown at the terminus of the extended parking rows adjacent to the expanded building.

Because the proposed building expansion does not exceed 60% of the assessed valuation of the structure prior to improvements, only the portions of the site being redeveloped are required to comply with the requirements of Chapter 1136.

### Signage

No signage is proposed with this application.

### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviations and stipulations:

1. The north parking lot setback shall be reduced to 9'.
2. The roof pitch on the addition shall match that of the existing structure.