

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** October 3, 2014  
**Re:** Staff Report for La Quinta Inn Addition – Development Plan

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### **Item #5 – La Quinta Inn Addition - Development Plan**

**(PID #201409020046)**

**Application:** Development Plan  
**Location:** 3962 Jackpot Road  
**Applicant:** Keith Schnippel, Schnippel Construction Inc.  
**Zoning:** PUD-C  
**Current 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 three-story, 24 room addition onto the existing La Quinta Inn located 3962 Jackpot Road. The project also includes the expansion of the breakfast and lobby area. All new additions will utilize the same exterior materials as the existing building. The expanded hotel will have a total of 84 rooms.

#### **Site Plan**

Access to the site will remain from the existing curb-cut on Jackpot Road. In addition to the building expansion, the parking lot will be expanded to accommodate more guests. The proposed building expansion will meet building setback requirements; however the expanded parking lot will reduce the parking lot setback along Killdeer Drive to approximately eight (8) feet and seven (7) feet along Jackpot Road. Staff is supportive of the deviation from the required 15' setbacks, as both parking lots will remain about 20 feet off the roadways with landscaping to screen. Setbacks along the eastern property are not affected,

## Building

The proposed 24 room building expansion will utilize the same architectural elements and exterior finishes as the existing building. Finishes include, brick to match existing and EIFS in a variety of colors: "Bungalow Beige", "Chateau Brown", and "Pussywillow". The building height will not increase and will remain at 28'8" as shown on building elevations. The hotel will have 84 rooms after the proposed expansion. The breakfast and lobby area is also proposed to be expanded with this project.

## Parking

87 parking spaces are proposed on the site, exceeding the 84 required based on the number of hotel rooms in the expanded building. Parking spaces are proposed to be 9'x18', under the required 180 square feet required of a standard parking space; however staff is supportive of the deviation given the need for more parking spaces to accommodate more guests in the expanded hotel.

## Landscaping

Landscaping is proposed around the perimeter of the parking area as well as within landscape islands and peninsulas. Service structures are shown to be screened and supplemental landscaping is proposed around the dumpster screening, with a general note on plans stating that all new service structures will be screened per section 1136.08. Additional decorative landscaping is also proposed on the south side (primary façade) of the building.

## Lighting

Lighting fixtures are proposed around the parking area; however various portions of the parking lot do not meet the required 0.5 footcandle lighting levels. Additional fixtures should be installed or output levels adjusted on proposed fixtures to ensure that all vehicular and pedestrian areas meet the 0.5 footcandle minimum.

## Signage

No changes are proposed to the existing signage on the site.

## **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 parking setbacks along Killdeer Drive shall be reduced from 15' to 8'.
2. The parking setbacks along Jackpot Road shall be reduced from 15' to 7'.
3. Parking space size shall be reduced from 180 square feet to 162 square feet to allow for 9'x18' parking spaces.
4. All new and replacement curbing shall be 18" straight curbing.
5. Additional lighting fixtures shall be added to the site or outputs increased to ensure that all vehicular and pedestrian areas meet the required 0.5 footcandle minimum lighting levels.