

Docket #6

Case No. CD-CPC-2022-00218

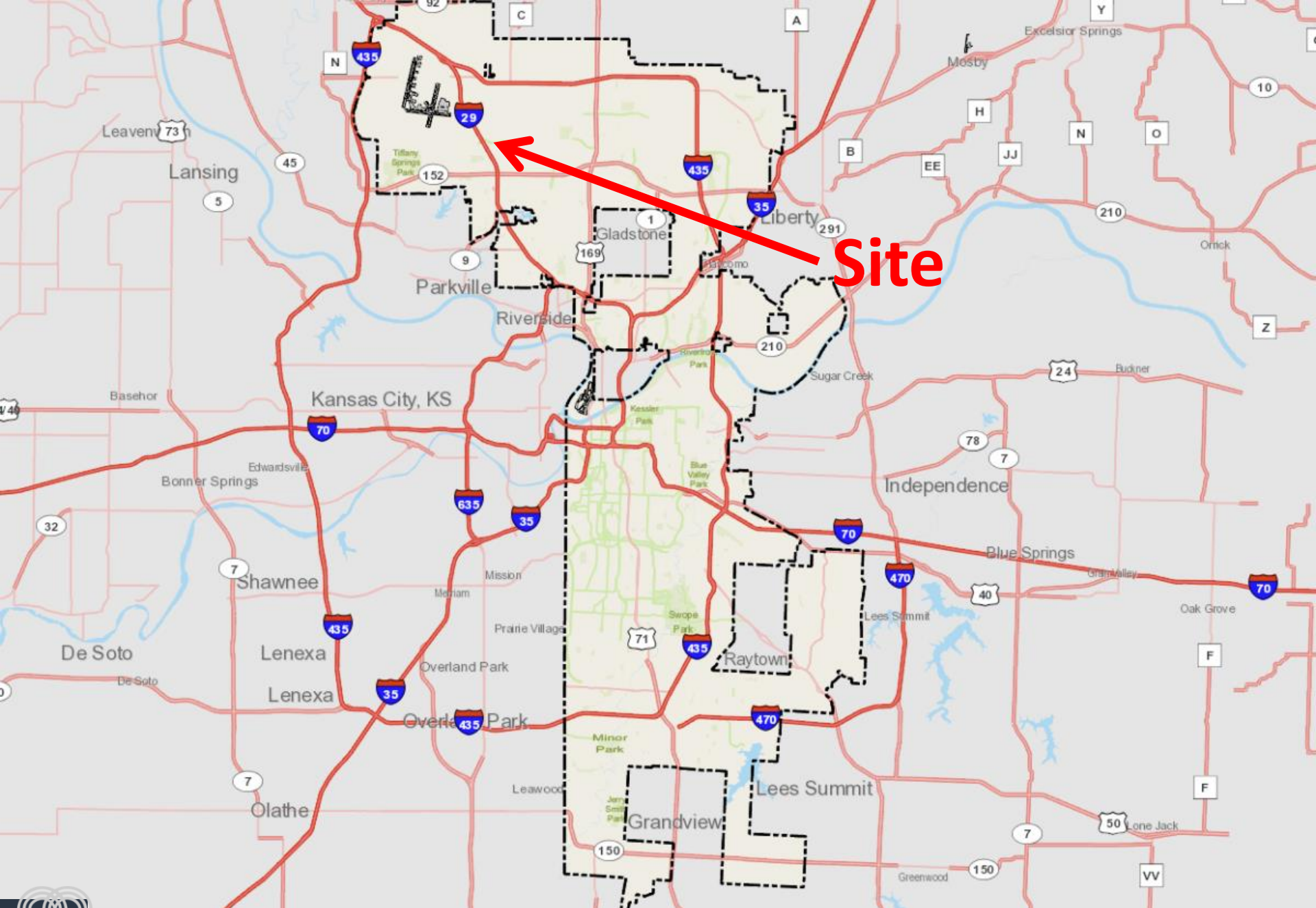
Atwell Suites Hotel

Development Plan (Nonresidential)

11732 NW Plaza Circle



Case No. CD-CPC-2022-00218



Site



Case No. CD-CPC-2022-00218



SITE



Case No. CD-CPC-2022-00218



View looking west from NW Plaza Circle



Case No. CD-CPC-2022-00218



View from Interstate 29



Case No. CD-CPC-2022-00218

LOT 6
GATEWAY PLAZA - FIRST PLAT

OWNER
KCI SUITES, LLC

$S79^{\circ}04'24"E$
548.57

40.00' SETBACK (BUSINESS)
BOOK 390 - PAGE 138

25.00' SETBACK (INDUSTRIAL)
BOOK 390 - PAGE 138

PROPOSED 4-STORY HOTEL
15,600 SQ. FT.
FF ELEV = 1013.50

LOT 7B
131,239 SQUARE FEET
3.93 ACRES

LOT 7A
42,308 SQUARE FEET
0.97 ACRES

$N89^{\circ}14'04"W$
499.64

LOT 8

POINT OF BEGINNING

$S00^{\circ}45'56"W$
283.16

§ NW PLAZA CIRCLE

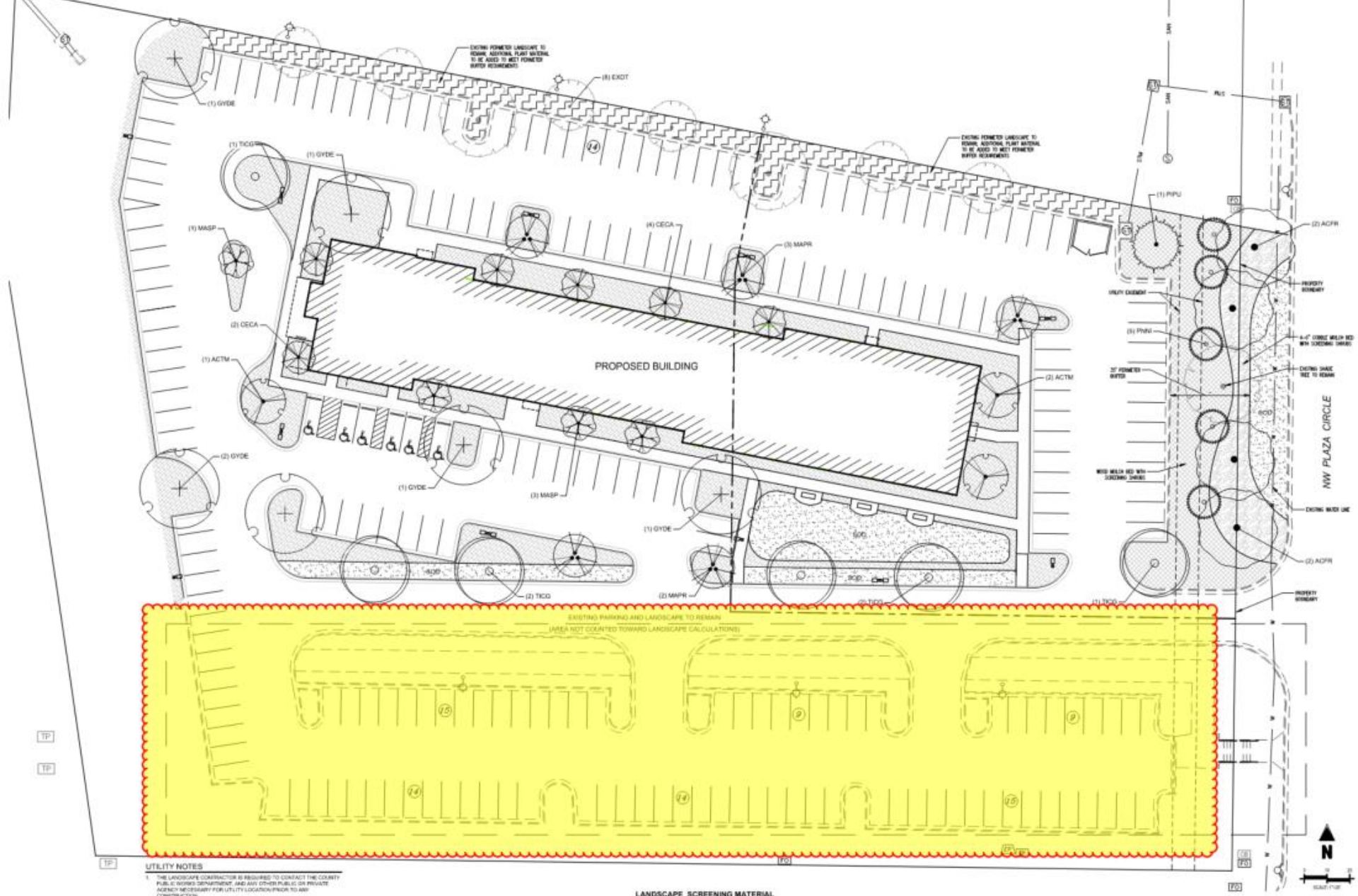
$S2,96^{\circ}53'20"N$
62.111

INTERSTATE HIGHWAY 29
(NO ACCESS)
BOOK 281 - PAGE 417

$R=11589.16$ $L=272.46$



Case No. CD-CPC-2022-00218



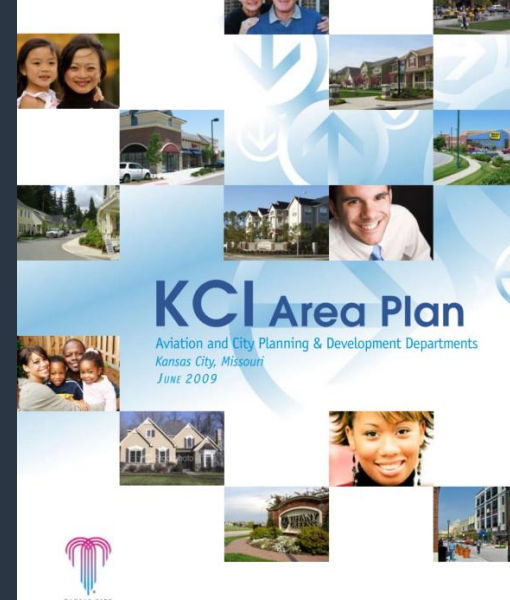
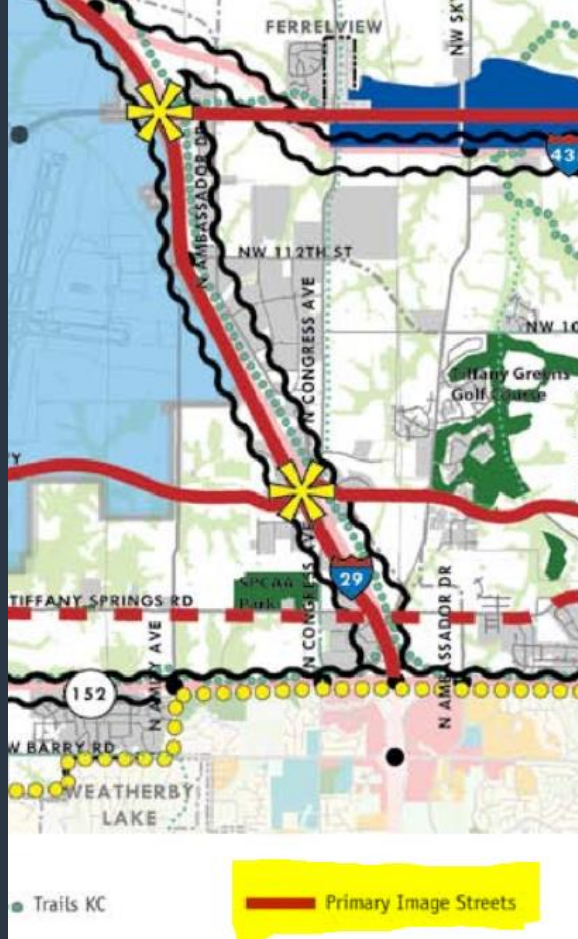
UTILITY NOTES
 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

LANDSCAPE SCREENING MATERIAL

Condition #7, provide revised landscape plan.

Case No. CD-CPC-2022-00218





FRAMEWORK (GATEWAYS)

- Major Gateways are major focal points generally located on major roadways at major interchanges or at the intersections of primary image streets.
 - » They should be large enough to be seen as one approaches an on- and/or off-ramp or major intersection
 - » High-quality materials such as stone, cast stone, tile and/or masonry should be used
 - » Can be a large scale, highly visible landscape feature or could incorporate one or more unique architectural features

Condition #9, reduce EIFS



ADD ANOTHER
LEVEL OF BRICK
(BOTH SIDES)

ATWELL SUITES
AN IHG HOTEL



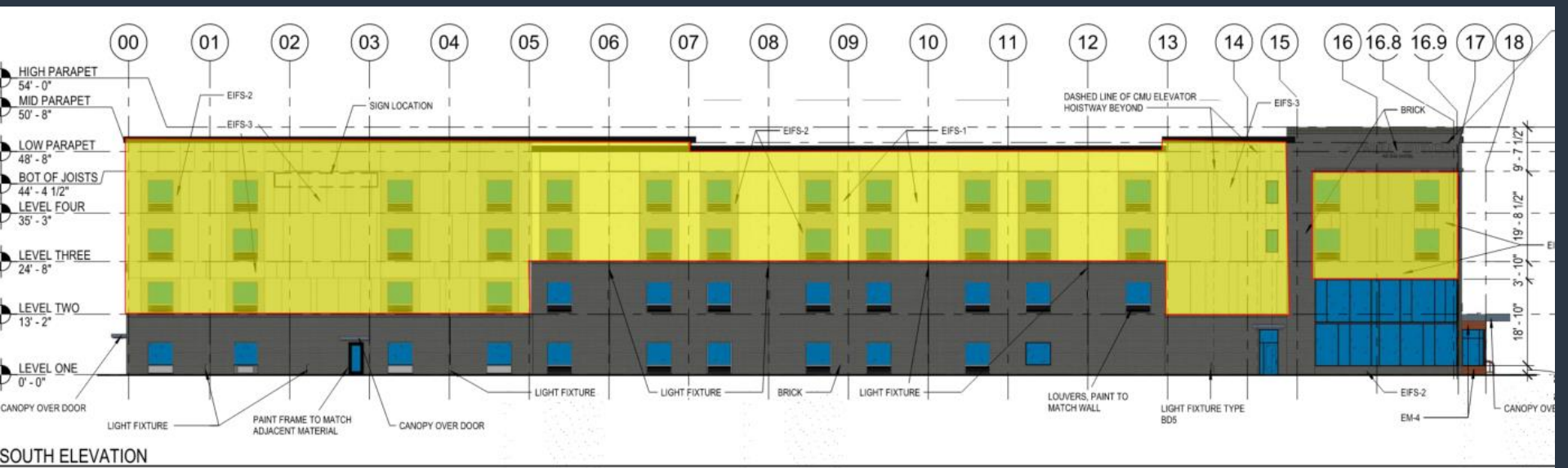
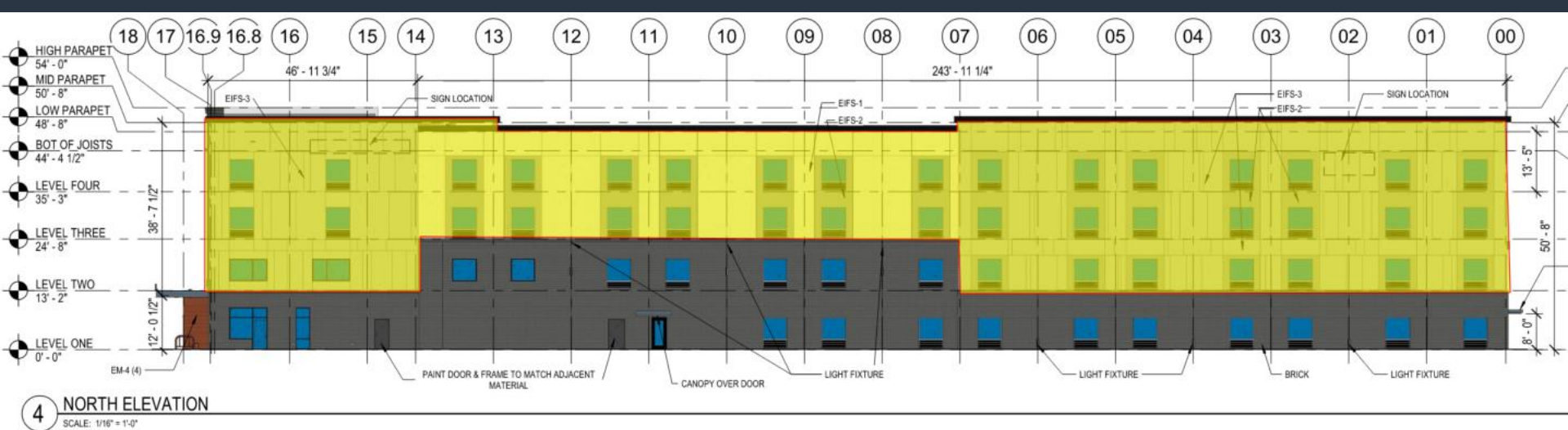
Condition #9, reduce EIFS
Case No. CD-CPC-2022-00218



Condition #9, reduce EIFS



Case No. CD-CPC-2022-00218



Condition #9, reduce EIFS

Case No. CD-CPC-2022-00218

Staff Recommendation:

Case No. CD-CPC-2022-00218

Approval with Conditions

