

TOWN OF TUSAYAN STAFF REPORT

Date: September 7, 2014

To: Tusayan Planning and Zoning Commission

From: Zoning Administrator

Subject: A request for approval of the Master Plan and Design Review of Phase 1-A for the Best Western Premier Grand Canyon Squire Inn located at 74 Highway 64 in Tusayan.

Analysis:

The firm of Stricker Cato Murphy Architects has submitted a Master Plan for proposed expansion and improvements to the Squire Inn as well as for Phase I-A of said Master Plan for design review to be acted upon by the Planning and Zoning Commission.

The Master Plan, identified as Exhibit A1.00, has been reviewed and found to be in compliance with the requirements and standards of the Tusayan Zoning Ordinance. The project is located in the CH-10000 (Commercial Zone District) and is classified as a permitted use. The Master Plan will not, therefore, require an approved conditional use permit to proceed. The project is scheduled to be completed in two major phases. As each phase is submitted for design review, that phase, or sub-phase must be independent of any following phases and must be able to stand alone in terms of compliance with the Zoning Ordinance. The proposal before the Commission tonight is for Phase 1-A of that Master Plan, which is the 8000 building. Phase 1-B is the proposed laundry building, Phase 1-C is the 3000 building which includes a new façade, and Phase 1-D is the proposed indoor pool and fitness center.

Phase 1-A involves construction of Building 8000 which is comprised of 22 guest rooms on the 1st level, 23 guest rooms on the 2nd level, and 23 guest rooms on the 3rd level for a total of 68 guest rooms. The Zoning Ordinance requires 1 parking space for each guest room which equates to 68 parking spaces. However Phase 1, in addition to the 176 existing parking spaces on-site, is providing 132 guest spaces, 39 employee spaces, 10 maintenance spaces, and 5 handicapped accessible spaces for a total of 186 new parking spaces. The additional 64 parking spaces will be sufficient for all sub-phases of Phase 1.

Recommendation:

Approve the Master Plan (Exhibit A1.00) and Design Review #2014-02, a proposal for Phase 1-A to construct Building 8000 with the building elevations, colors and materials as depicted on Exhibit A9.01, the floor plans as depicted on Exhibits A2.01, A2.02, and A2.03, the parking areas as shown on Exhibit C3.0 and the conceptual landscape plan as show on the Exhibit entitled "8000 Building Landscape Concept Plan." However, prior to issuing a certificate of occupancy for Building 8000, a detailed landscape plan depicting plant species and sizes, as well as other decorative materials, shall be planted/constructed in a manner approved by the Planning and Zoning Commission.