

Vicinity Map (NTS)

Development Summary

Legal Description: Lots 1 - 3, Block 1, Hitching Post Plaza, 1st Filing, City of Cheyenne and a Portion of Lot 1, Block 1, Back 40 Subdivision, City of Cheyenne

Street Address: None Assigned

Owner: Lots 1 & 3, Block 1, Hitching Post Plaza
1600 Hitching Post LLC
2366 Mugho Rd.
Cheyenne, WY 82009

Lot 2, Block 1, Hitching Post Plaza
MAVE, LLC
4605 Pompano Dr.
Windsor, CO

Lot 1, Block 1, Back 40 Subdivision
DOZZER LLC
2770 Arapahoe Rd. Ste 132 PMB 196
LaFayette, CO 80026

Developer: Swagger Construction, LLC
2366 Mugho Road
Cheyenne, WY 82009
209-499-6010
Robert@SwaggerConstruction.com

Proposed Use: Mixed Use (see below)

Comp. Plan Designation: MU-C (Mixed Use - Commercial) and MU-R (Mixed Use - Residential)

Existing Zoning: Hitching Post Plaza Lots 1-3
CB (Community Business)

Back 40
MU-B (Mixed Use - Business)

Property Area: **Hitching Post (Per Plat)**
Lot 1: 2.25 Ac. (±97,809 SF)
Lot 2: 1.93 Ac. (±84,117 SF)
Lot 3 (Remnant): 5.41 Ac. (±235,448 SF)

Back 40 (Excludes ROW)
Por. of Lot 1: 2.63 Ac. (±114,823 SF)

Project Total: 12.22 Ac. (±532,197 SF)

Building Summary

| | | |
|----------|--|---|
| A | Everhome Suites | 114-Room, 4-Story Hotel |
| B | Atwell Suites by Choice Hotels | 100-Room, 4-Story Hotel & ±3,700 SF Conference Center |
| C | Drive-Through Coffee (TBD) | ±2,000 SF |
| D | Sit-Down Fast Food Restaurant | ±3,000 SF |
| E | Restaurant Plaza (In-Line Restaurants) | ±10,600 SF |
| F | Multifamily Building | 24 DU (3-Stories) |
| G | Multifamily Building | DU (3-Stories) |
| H | Multifamily Above Retail / Restaurants | 16 DU + 3,800 SF Retail + 3,600 SF Restaurants |
| I | Surgical Center | 30,000 SF, Single-Story |

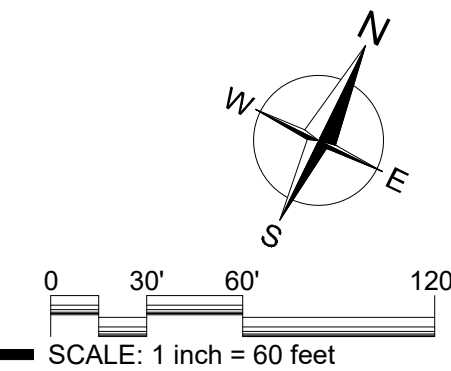
Parking Demand

| Building | Description | Use | Parking Generator | Rate per Code | Raw Demand |
|----------|----------------------------------|--|--|---|-------------------------------------|
| A | Everhome Suites by Choice Hotels | Lodging / Hospitality | 114 Rooms 10 Empl. | 1 Sp. / Room 0.5 Sp. / Empl. | 114 Sp. 5 Sp. |
| | | | | | 119 Sp. |
| B | Atwell Suites by IHG | Lodging / Hospitality Conference Center | 100 Rooms 370 Capacity 10 Empl. | 1 Sp. / Room 1 Sp. / 5 Seats 0.5 Sp. / Empl. | 100 Sp. 74 Sp. 5 Sp. |
| | | | | | 179 Sp. |
| C | Drive-Through Coffee | Restaurant < 2 KSF | 2000 SF 8 Empl. | 5 Sp. / 1000 SF 0.5 Sp. / Empl. | 10 Sp. 4 Sp. |
| | | | | | 14 Sp. |
| D | Sit-Down Fast Food Restaurant | Restaurant > 2 KSF | 3000 SF 10 Empl. | 10 Sp. / 1000 SF 0.5 Sp. / Empl. | 30 Sp. 5 Sp. |
| | | | | | 35 Sp. |
| E | Restaurant Plaza | Restaurants > 2 KSF Restaurants < 2 KSF | 7000 SF 14 Empl. 3600 SF 12 Empl. | 10 Sp. / 1000 SF 0.5 Sp. / Empl. 5 Sp. / 1000 SF 0.5 Sp. / Empl. | 70 Sp. 7 Sp. 18 Sp. 6 Sp. |
| | | | | | 101 Sp. |
| F, G, H | Mixed Use Buildings | Multifamily Residential 1st Floor Retail Restaurants < 2 KSF | 64 DU 3800 SF 3800 SF 8 Empl. | 1.5 Sp. / DU 5 Sp. / 1000 SF 5 Sp. / 1000 SF 0.5 Sp. / Empl. | 96 Sp. 19 Sp. 19 Sp. 4 Sp. |
| | | | | | 138 Sp. |
| I | Surgical Center | Medical Office | 30000 SF | 5 Sp. / 1000 SF | 150 Sp. |
| | | | | | 736 Sp. |

Shared Parking Study

| Land Use | Raw Parking Demand by Use | Weekdays | | Weekends | | Night |
|--|---------------------------|----------------|----------------|----------------|----------------|----------------|
| | | Day | Even | Day | Even | |
| Employment (Surgical Center) | 150 Sp. | 100% | 10% | 5% | 5% | 5% |
| | | 150 Sp. | 15 Sp. | 8 Sp. | 8 Sp. | 8 Sp. |
| Restaurant | 173 Sp. | 50% | 100% | 75% | 100% | 5% |
| | | 87 Sp. | 173 Sp. | 130 Sp. | 173 Sp. | 9 Sp. |
| Retail | 19 Sp. | 75% | 100% | 100% | 90% | 5% |
| | | 14 Sp. | 14 Sp. | 19 Sp. | 17 Sp. | 1 Sp. |
| Dwellings | 96 Sp. | 25% | 90% | 50% | 90% | 100% |
| | | 24 Sp. | 86 Sp. | 48 Sp. | 86 Sp. | 96 Sp. |
| Lodging / Hospitality | 224 Sp. | 50% | 90% | 75% | 100% | 100% |
| | | 112 Sp. | 202 Sp. | 168 Sp. | 224 Sp. | 224 Sp. |
| Entertainment / Rec (Conference Ctr) | 74 Sp. | 30% | 100% | 75% | 100% | 5% |
| | | 22 Sp. | 74 Sp. | 56 Sp. | 74 Sp. | 4 Sp. |
| Hitching Post Plaza Project Total | 736 Sp. | 409 Sp. | 564 Sp. | 428 Sp. | 582 Sp. | 341 Sp. |
| Parking Spaces Provided per Plan | 553 Sp. | 135% | 98% | 129% | 95% | 162% |

Hitching Post Plaza Master Plan



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Palma Land Planning, LLC
1300 E. Murray Rd., Building One, Ste. A
Cheyenne, WY 82009
www.PalmaDesignWV.com

Land Planning
SITE - SUBDIVISION DESIGN
ZONING - LANDSCAPE ARCHITECTURE

PALMA

Hitching Post Plaza
Master Plan
(Hitching Post Plaza & A Portion of the Back 40 Property)

SWAGGER
CONSTRUCTION

Swagger Construction, LLC
2366 Mugho Road
Cheyenne, WY 82009
209-499-6010 | robert@swaggerconstruction.com

Project No.
22020

Sheet Title
Hitching Post Plaza
Master Plan

Date: 12/7/2021
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