

4-story Fairfield Inn coming to Lathrop



This 97-room Fairfield Inn and Suites by Marriott was just approved by the Lathrop Planning Commission and will be constructed in the Mossdale Village area near Nationwide Fleet Powersports and the strip mall next to Thrive Church. Rendering by Truman Howell Architects
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Lathrop is getting another hotel along the I-5 corridor.

During a special meeting on Wednesday, the Lathrop Planning Commission approved a conditional use permit and site plan review that will allow for the construction of a four-story Fairfield Inn and Suites by Marriott on Manthey Road in the Mossdale Village subdivision.

The 97-room hotel will be built on a 2.2-acre site between Nationwide Fleet Powersports and the strip mall just south of Thrive Church.

The 53,800 square foot hotel will include a lobby and breakfast area, an open-air patio lounge with a pool and spa, a half-court basketball facility, barbecue grills, a fitness room, and a boardroom and meeting space in addition to the rooms.

There will be room for 119 vehicles — including six handicap-accessible parking spaces.

And it's not the first time that the project has been greenlit by the planning commission.

In March of 2019 the commission approved a conditional use permit for the same project — with seven less rooms and nearly 3,000 square feet less space — for the Lathrop Marketplace where Target is located. The developers then chose to look elsewhere and found the site to the south of where they were initially approved to be more fitting for their needs.

According to the staff report, Fairfield Inn and Suites has more than 775 hotels on three continents and boasts an occupancy rate of more than 70 percent — primarily catering to “productivity-oriented business travelers and recreational guests.”

The four-story hotel will include a mixture of rooms including 21 king rooms, 23 king suites, 52 double queens, and two double queen suites — with each configuration available in wheelchair-accessible formats.

As a condition of approval, the developer will be required to add curbs, gutters, and sidewalks along the undeveloped portion of Manthey Road along the building and will have to connect to the City of Lathrop's existing water, sewer, and storm drain systems.

Once construction is completed, the Fairfield Inn and Suites will be the second new hotel accessible from the Louise Avenue exit off of I-5 after the construction and recent opening of the Tru by Hilton located northeast of the Fairfield site on the opposite side of I-5. A Quality Inn and Suites location already existed in the area across the street from the Tru by Hilton location, and compliments a Days Inn by Wyndham and a Comfort Inn that are located off of Lathrop Road exit.