

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0670-B & O INVESTMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce throat depth; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed hotel on 2.38 acres in a CG (Commercial General) Zone.

Generally located north of Windmill Lane and west of Gilespie Street within Enterprise.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-403-024; 177-09-403-031 through 177-09-403-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 50 feet where structures adjacent to an NPO-RNP shall not have heights exceeding those of the RNP district standards (35 feet) per Section 30.04.06 (a 43% increase).
2.
 - a. Reduce throat depth for a driveway along Windmill Lane to 8 feet where a minimum of 100 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 92% reduction).
 - b. Reduce throat depth for a driveway along Gilespie Street to 14 feet where a minimum of 100 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 86% reduction).
3.
 - a. Reduce the driveway approach distance for a driveway on Gilespie Street to 14 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
 - b. Reduce the driveway departure distance for a driveway on Windmill Lane to 56 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 170 E. Windmill Lane
- Site Acreage: 2.38
- Project Type: Hotel
- Number of Stories: 4

- Building Height (feet): 50
- Square Feet: 20,143 1st floor/18,209 2nd/18,209 3rd/18,209 4th floor/74,770 total
- Parking Required/Provided: 105/105
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts an L-shaped 150 room, 74,770 square foot hotel on 2.38 acres at the northwest corner of Windmill Lane and Gillespie Street. Access to the site is provided from both Gillespie Street and Windmill Lane. Cross access is provided to the parcel to the west at the northwest corner of the property. A 105 parking spaces are provided where 105 parking spaces are required, including 27 electric vehicle capable spaces, 4 electric vehicle installed spaces, and 5 accessible parking spaces. The building is located at the southwest side of the site and is entered in an east-west direction with a portion of the building extending north with the closest portion of the building being 87 feet from the north property line. Parking spaces provided on the north and east sides of the building. Three loading spaces are shown on the north and east sides of the building. Pedestrian access is provided by sidewalks on the west, east, and south sides of the property, throughout the parking lot, and from the detached sidewalks along Gillespie Street and Windmill Lane. The amenities are located on the west side of the hotel and accessed through pedestrian gates. The main entrance to the hotel is facing north into the interior parking lot. The trash enclosure is located over 100 feet from the adjacent residential property to the north.

Landscaping

The landscape plan depicts detached sidewalks with medium trees along Windmill Lane and Gillespie Street. Medium trees are also shown in the parking lot areas. Evergreen trees are shown within a 15 foot landscape buffer strip along the north property line, adjacent to a residential development. A swimming pool, small dog park, and outdoor seating area are shown on the west side of the building.

Elevations

The elevations depict a 4 story hotel structure with multiple roof planes and angles, including up to a 9 foot variation in the roofline. Each façade of the building includes a variety of architectural treatments, siding, texture, and awnings. The exterior finish includes stucco, vertical metal panels, standing seam mansard roof, and 6 color variations. The main entrance is located on the north facing façade with aluminum storefront windows, and windows covered by an awning. Pedestrian access is provided on all sides of the building with access to the amenities area on the west side of the building.

Floor Plans

The floor plans depict a first floor with reception desk, restrooms, seating area, buffet area, conference room, laundry room, gym, small kitchen, utility rooms, and guest rooms. Floor 2 through 4 include guest rooms.

Applicant's Justification

The applicant states the proposed hotel is designed as an L shape to be as close as possible to Windmill Street and to maximize the distance from the nearest residential home and property. The roof deck is 40 feet in height with the additional 9.5 feet of parapet wall area shielding

rooftop mechanical. The access waivers are required to provide 2 access points and a future cross access drive connection is provided at the northwest corner of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1548-06	Reclassified APN 177-09-403-031 from RS20 to CRT zoning for an office building - Expired	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
South	Neighborhood Commercial	RS20 & CG	Undeveloped & single-family residential
East	Neighborhood Commercial	RS20	Undeveloped & single-family residential
West	Neighborhood Commercial	CP	Undeveloped

Related Applications

Application Number	Request
ZC-25-0669	A zone change from RS20 to CG is a companion item on this agenda.
VS-25-0672	A vacation and abandonment of rights-of-way for Warm Springs Road and Gilespe Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The proposed height increase does not preserve the adjacent NPO-RNP neighborhood to the north where the intent of the height limitation is to transition from higher intensity uses to the neighborhood residential properties. The proposed height including a 40 foot high roof top deck,

is not compatible with existing ranch estate property to the north, creating negative impacts to the adjacent residential properties, and will not comply with Master Plan Policy EN 1.1 that encourages uniform neighborhoods to protect the integrity of existing neighborhoods. Staff cannot support the waiver request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed 150 room hotel is located adjacent to the NPO-RNP neighborhood to the north and the intensity and density of the building, including the height, will not meet Master Plan Policy 1.4.5. which seeks buffers and transitions to mitigate the impact of new development on existing residential neighborhoods. The 150 room hotel is proposed to be 49.5 feet in height, which is not compatible with the adjacent residential neighborhood and will not meet Master Plan Policy 1.5.2 that supports compatible development to minimize conflicts between higher intensity development adjacent to an NPO-RNP. Staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2 & #3b

Although the throat depths and departure distance for commercial driveways on Windmill Lane and Gilespie Street do not comply with the minimum standard, the applicant worked with staff to extend the throat depth and relocate parking for the Windmill Lane driveway, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Waiver of Development Standards #3a

Staff has no objection to the reduction in approach distance for the Gilespie Street commercial driveway. The applicant placed the driveway as far north as the site will allow.

Staff Recommendation

Approval of waivers of development standards #2 and #3; denial of waivers of development standards #1 and the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statute

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-09-403-031; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.
- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0169-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUKHVINDER KAUR

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119