

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0378-TROCAM HOLDINGS, LLC:

USE PERMIT for a hotel with a mixture of transient and non-transient uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** eliminate loading spaces; and **3)** reduce and eliminate parking lot landscaping.

DESIGN REVIEW for a hotel on 3.06 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Cameron Street, 330 feet north of Tropicana Avenue within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-401-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a retaining wall to 6 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 100% increase).
2. Eliminate loading spaces where 2 are required per Table 30.04-7 (a 100% reduction).
3.
 - a. Reduce the number of parking lot landscape fingers where required for every 6 or 12 parking spaces per Section 30.04.04.
 - b. Eliminate parking lot landscape fingers where required per Section 30.04.04.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.06
- Project Type: 122 room transient and non-transient hotel
- Number of Stories: 4
- Building Height (feet): 47
- Square Feet: 48,660
- Parking Required/Provided: 86/119
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a proposed extended stay hotel for transient and non-transient guests that is accessed from 2 points along the shared private drive on the south side of the parcel. The shared drive connects Cameron Street with the shopping center to the west and south. The interior drive

aisles are located in the parking lot and wrap around the proposed hotel with parking spaces located along the northern property line and south of the hotel. An undeveloped area is shown on the east portion of the property on the east side of the hotel adjacent to Cameron Street. The hotel requires 86 parking spaces with 119 parking spaces provided with 9 parking spaces dedicated to accessible parking and electric vehicle charging and where an additional 21 parking spaces are designed to be electric vehicle parking capable stalls. Two 5 loop bicycle racks provide 10 total spaces. The primary entrance of the hotel faces the access drive aisle to the south.

Landscaping

The landscape plan depicts medium and large trees around the perimeter of the parcel and the immediate perimeter of the hotel development. The large trees located on the eastern and northern property lines are spaced 20 feet on center. The landscape strip adjacent to Cameron Street is 10 feet wide and the north property line landscape strip is 11 feet wide. The remaining interior landscape strips are between 5 feet and 13 feet wide. A pedestrian walkway is shown between the entrance of the hotel and the south drive aisle connecting to Cameron Street. There is no proposed pedestrian connection on the north side of the hotel. A waiver is requested because no landscape fingers are provided for the electric vehicle parking spaces located along the north property line and a landscape finger is not being installed in one of the southern parking areas.

Elevations

The hotel consists of a 4 story, 47 foot high structure with wood frame and stucco EIFS siding. The building has stone veneer treatments that extend as high as the second floor façade. Portions of the façade incorporate fiber cement and stucco siding in several lighter tone colors. Shade structures are located over entrances at the north, south, east, and west sides of the building. Numerous return wall columns extend from the ground to the roofline of the building. There are several variations in the roofline with up to a 6 foot difference in height variation. A 12 foot high metal canopy area is provided on the north and south sides of the building to break-up the east plane of the façade. The main entrance faces south towards the existing shopping center. HVAC units are shielded on the roof by parapet walls. A drop off area with a 13 foot high awning is located on the south side of the building at the main entrance to the hotel.

Floor Plans

The floor plans depict a 122 room hotel that is 245 feet in length from east to west and 84 feet wide from north to south. The hotel has interior hallways with a central elevator and stairwells located at the north and south sides of the building. The plans depict guest rooms on 4 levels. A variety of room types are offered with floor areas ranging between 281 square feet and 451 square feet. The main level of the hotel has a main entrance, meeting room, office, laundry room, and lounge area, accessible guest rooms, and building access at the north and south ends of the interior hallway.

Applicant's Justification

The hotel is 48,660 total square feet with 122 individual rooms intended for transient and non-transient rental. This type of hotel is typically known as an extended stay hotel that serves employers in the area, and the resort corridor area. The property will have 119 parking spaces

where 86 spaces area required. A trash enclosure is located at the northwest corner of the property as far from public view as possible. This property is elevated above the adjacent properties to the north and east. Required electric vehicle parking is located on the north side of the hotel with additional EV capable spaces for the future. Loading zones are not proposed with this development since the hotel only requires deliveries up to 2 times a week. The customer loading and unloading area at the entrance of the building is proposed to be used for deliveries. An increase in wall height is needed along the north property line to retain fill on this property. The hotel will face south and will not face Cameron Street. There is an area of undeveloped land between the hotel and the street with landscaping between the north and south property lines to mitigate the side of the building facing the street. The shopping center to the west has a large parking lot adjacent to the west property line and will not be negatively impacted by the hotel or waiver requests. A 10 foot wide landscape area is provided along the north property line adjacent to the EV parking spaces in lieu of the required landscape fingers between parking spaces. The landscaping provided achieves the same objective and will reduce heat effects to achieve a sustainable development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0683-06	Reclassified from a C-2 to an H-1 zone for a future development	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CR	Hotel
South	Entertainment Mixed-Use	CG	Shopping center
East	Entertainment Mixed-Use	CR	Orleans resort hotel
West	Entertainment Mixed-Use	CG	Shopping center

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The applicant indicates in their justification letter that the proposed hotel will cater to non-transient and transient guests targeting business travelers associated with nearby resort hotels and

other businesses. All proposed guest rooms provide kitchens for meal preparation. The site is only a few minutes' drive from the resort hotel corridor and Las Vegas Boulevard. Policy 5.1.3 of the Master Plan supports this type of development in support of general economic growth activity. The proposed site plan meets the intent of the Master Plan for maintaining neighborhood integrity through compatible development. The proposed hotel is adjacent to an existing hotel use, shopping center, and across the street from a resort hotel, and is appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Staff supports the use permit.

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 height of the proposed retaining wall is needed to accommodate the increased fill proposed for this property. The adjacent hotel to the north is already several feet below this site. The additional increase of less than 3 feet of fill will not create a significant change in conditions for the surrounding uses. The difference between the existing condition and proposed condition is not significant. Staff supports waiver of development standards #1.

Waiver of Development Standards #2

The site plan shows a guest pick-up and drop-off area in front of the hotel. Although the area does not meet the standards for a loading space per Title 30, it can be used by a variety of vehicles. The applicant states the hotel use would require loading and unloading of smaller trucks approximately 1 or 2 times a week. For these reasons, staff can support waiver of development standards #2.

Waiver of Development Standards #3

The landscape plan depicts 19 parking lot trees with the additional shared street and perimeter landscaping. The site plan shows a parking row of 30 parking spaces along the north property line where at least 3 additional landscape islands are required, 14 parking spaces are located along the south property line where at least 1 landscape island is required. The loss of 4 landscape islands is off-set by the additional landscape materials provided within the site. The parking lot landscape pattern meets the intent of the Master Plan Policy 5.1.5, which supports investment in vacant lots in existing commercial centers and supports this type of development in this location. Staff can support this 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 hotel with transient and non-transient guests is compatible with the existing shopping center on the west and south, and existing hotels on the north and east sides of the property. The parking adequately addresses the need generated by the hotel. Most non-transient guests of hotels are likely to have a vehicle and require parking during the entire stay. The adjacent hotel and commercial areas have a curb and landscape strip along the shared property lines to the north and west. There is no opportunity for shared cross access to or from the north or west property lines. Staff supports the design of the site.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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 Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0346-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TIM DETERS

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101