

HOTEL
(TITLE 30)

ROSANNA ST/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0386-WH PROPERTIES, LLC:

USE PERMIT to allow kitchens within hotel guestrooms.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** architectural compatibility; **2)** roof style; and **3)** local street access.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** finished grade; **3)** signage; and **4)** a hotel in conjunction with an existing office/retail complex on a portion of 8.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Rosanna Street, 215 feet south of Oquendo Road within Spring Valley. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-601-042 through 163-34-601-045

USE PERMIT:

Allow kitchens within the guestrooms of a proposed hotel where not permitted per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a stucco hotel building not architecturally compatible with the architectural style of the overall existing office/retail complex where required per Section 30.48.650.
2. Allow a non-compatible roof style (flat roof) where a roof style compatible with the roof design of the entire office/retail complex (gabled, tiled roof) is required per Section 30.48.650.
3. Permit a commercial development to have access to a local street (Oquendo Road) where not permitted per Table 30.56-2.

DESIGN REVIEWS:

1. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Increase finished grade to 121 inches (10.1 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 236% increase).
3. Signage in conjunction with a proposed hotel.
4. Hotel with guestroom kitchens in conjunction with an existing office/retail complex.

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3 (subject site)/8.9 (complex)
- Project Type: Hotel with guestroom kitchens
- Number of Stories: 4
- Building Height (feet): 49
- Square Feet: 13,538
- Parking Required/Provided: 124/147 (hotel site)/495/532 (overall complex)

Site Plans

The plans depict an existing, semi-developed office/retail complex located along the eastern side of Rosanna Street between Oquendo Road and Patrick Lane. An office building in the north and another office building in the south-central portion of the complex are currently completed. The provided site plan shows the 3 acre, north-central portion of the existing office/retail complex, better described as Lot 2 of the complex, as the subject site. The plans show a proposed 13,538 square foot hotel building located in east-central portion of the subject site. The building is set back 141.5 feet from Rosanna Street, 116.4 feet from the east property line (approximately 400 feet west of Rainbow Boulevard), approximately 77.7 feet from the southern property line, and approximately 82 feet from the northern property line. Access to the site is provided by a 25.5 foot drive aisle that connects to the south with Patrick Lane, a collector street, and to the north with Oquendo Road, a local street through cross access with the development to the north and south. This existing access aisle crosses the entire office/retail complex north to south with smaller 24 foot drive aisles that radiate off to provide access to the proposed parking lot and hotel building on the site. Overall, there are 2 points of cross access to both the property to the north and the property to the south. There will be no direct access to Rosanna Street and any current access to Rosanna Street is being removed. A 5 foot wide pedestrian walkway connects Rosanna Street to the hotel building with additional walkways providing access to the office buildings to the north and south. Parking is provided in the space surrounding the hotel building. The parking area is broken-up into 3 parking areas with two, 8 foot to 13 foot landscaping strip islands. For the subject site, 147 parking stalls are provided with hotels requiring 1 parking space per guestroom for a total of 124 required parking stalls. Due to cross access and parking agreements, the overall site for all uses requires 495 parking stalls with 532 parking stalls provided across the entire site.

The provided cross sections show that a total fill of 10.1 feet is required for the grading of the site. The provided plans show that the necessary increase in-fill is required in the central portion of the site under the northeast corner of the proposed hotel building.

Landscaping

The provided plans depict that both street and parking lot landscaping is being provided. Along Rosanna Street, a 20 foot landscaping buffer is being provided. This buffer contains a 5 foot landscaping strip along Rosanna Street, a 5 foot detached sidewalk, and then a 10 foot landscaping buffer, which exceeds the requirements of Figure 30.64-17. Seventeen Shoestring Acacia (*Acacia stenophylla*) trees are provided every 20 feet on center in staggered rows, where 11 large, 24 inch box trees are required for the frontage. Besides trees, various species of shrubs are interspersed in the landscaping strips.

With regard to parking lot landscaping, along the cross access drive aisle and between the street and hotel building are 8 foot wide landscaping strips with 9 foot finger islands every 8 to 12 parking stall spaces. These landscaping strips provide 2 to 3 Acacia trees within the landscaping strip and a Red Push Pistache (*Pistacia x 'Red Push'*) tree within the landscaping finger islands. A similar configuration of parking lot landscaping is provided along the northern boundary of the site, except the landscaping strip area is 20 feet. Along the southern boundary of the property, a 6.7 foot landscaping strip with terminating landscaping strips every 5 to 6 parking stalls is provided. These landscaping areas contain Red Push Pistache within the landscape fingers and Acacia within the landscaping strip. Along the western edge of the hotel building, landscape terminal and finger islands are provided every 5 to 6 parking spaces with Red Push Pistache provided within the islands. These configurations all conform to Figure 30.64-14. Along the eastern edge of the hotel, the parking lot contains landscape finger and terminal islands, which contain Red Push Pistache trees with various shrubs, every 7 to 9 parking stall spaces. This portion of the parking lot does not conform to Figure 30.64-14 and is the reason a design review for alternative parking lot landscaping is required.

Elevations

The provided plans depict a 49 foot tall hotel building. The building is divided into 4 floors reaching 41.7 feet high with the additional 7.3 feet being added parapet height. The façade of the building has a length of 257 feet along the east and west elevations of the building and a façade length of 57.3 feet along the north and south elevations of the building. The CMA Design Overlay caps the lengths of facades at 100 feet and 2 stories, which means waivers of development standards are required.

The exterior consists primarily of neutral, desert colored (beige, brown, cream) colored stucco panels and decorative gray brick accents. The main structure is brown with cream and beige colored pop-outs and pilasters. The roofline of the building consists of EIFS cornices and metal coping. The overall roof itself is a flat style roof. The east and west elevations contain a significant amount of fenestration with fixed vinyl windows provided on all 4 floors for each room, with additional windows provided at the end of each corridor on each floor. The main access to the building is provided along the eastern portion of the building through a commercial sliding door system. On the western portion of the building, access is provided through a commercial window and door system. On the north and south, access is provided to the first floor corridor with aluminum commercial doors. Aluminum overhang awnings are provided over each door. Wall-mounted luminaries are found just below the first floor cornice. Waivers of development standards are needed to the CMA Design Overlay for the exterior design of the hotel building as the other buildings in the overall complex have an Italianate style of

architecture, while the hotel building is more contemporary in style. In addition, the roof style of the hotel building is flat, while the CMA Design Overlay requires the building to have tiled, gabled roof similar to the other buildings within the complex.

Floor Plans

The plans provided show that the first floor will consist of various guestrooms with a lobby, breakfast space, an elevator vestibule area, and various support rooms (laundry and office) located in the central portion of the building. The second through fourth floors all contain guestrooms with a laundry and vending area provided. The provided floor plans show that there will be 6 types of guestrooms provided. They will all be studios with either a king, queen, or double queen beds with ADA accessible versions of each floor plan. The guestrooms will contain a central space which contains the beds, a sitting area, desk, and small kitchenette that will contain a refrigerator, sink, and a stovetop. A bathroom with a toilet, sink, and tub shower is also provided. Due to the stovetop element, the kitchenettes are deemed kitchens by definition and require a use permit.

Signage

The elevations provided show that there will be a total of 6 wall signs placed on the exterior of the hotel building. There will be 2 wall signs along the east and west facades each and 1 on both the north and south facades. Five of the 6 wall signs will be signs with a logo and the hotel's name with the sixth sign simply being a logo. On the east elevation, there will be a 72 square foot logo and name sign located in the central portion of the building along the building's parapet. A second 16 square foot logo sign will be placed to the right of the main entrance door. On the western portion of the building, there will be two, 39 square foot logo and name wall signs on the north and south corner parapets. A similar 39 square foot logo and name sign will be placed on the central portion of the building parapet on the north and south elevation. A total of 244 square feet of wall signage is proposed. The name portion of the wall signs is proposed to be black with a portion being a light green color. The logo portion of the signs will be a light green color. All wall signs are internally illuminated within standard aluminum channel lettering with all lettering under 4 feet in height.

Table summarizing signage is provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	0	244	244	2,513	0	6	6
Overall Total	0	244	244	N/A	0	6	6

Applicant's Justification

The applicant states the proposed hotel will provide 124 hotel rooms and various amenities across approximately 54,000 square feet of floor area. They state the proposed building is situated as far back from Rosanna Street as possible and will be constructed of painted stucco and decorative brick in earth tones with access provided from both north and south of the site. In addition, the applicant indicates that a kitchenette will be provided in each room, but the guestrooms will only be used for transient hotel guests only. Furthermore, the applicant indicates all signage will comply with Title 30 and will be compatible with the surrounding area, and the overall building façade is similar in length and height to similar buildings in the area. The

applicant also notes that while the roof and architectural style of the proposed building does not match completely with the overall complex, the color scheme is the same and access has been provided to the office building to the north from Oquendo Road since 2007. Additionally, the applicant states that the increased fill is needed in order to handle the effects of an existing natural wash crossing the property.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500107	1 lot commercial subdivision (Rainbow and Oquendo)	Approved by PC	July 2019
VS-18-0248	Vacated and abandoned driveway approaches along Patrick Lane and Oquendo Road - recorded	Approved by PC	May 2018
DR-0440-07	Three building office complex	Approved by BCC	June 2007
VS-1813-05	Vacated and abandoned 5 feet of excess right-of-way along Rainbow Boulevard - recorded	Approved by PC	January 2006
UC-1514-05	Mini-warehouse facility with RV storage and waivers for architectural compatibility - expired	Approved by BCC	November 2005
ADR-0719-05	Revised a previously approved retail and office center	Approved by ZA	June 2005
ZC-1740-04	Reclassified the site from an R-E to C-2 zoning for a retail and office center with a mini-warehouse facility	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-2	Single family residential
South	Corridor Mixed-Use	C-2	Office/retail complex
East	Corridor Mixed-Use	C-2	Undeveloped & office/retail complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	R-2 & R-E	Single family residential & place of worship/school

Related Applications

Application Number	Request
VS-23-0387	A vacation and abandonment of a portion of Rosanna Street for detached sidewalks is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The need for a use permit for kitchens within hotel guestrooms is to assure that the location does not evolve into long-term lodging or multiple family residential uses. Given that the proposed kitchens within the hotel guest rooms are more of a kitchenette in nature with a refrigerator, microwave, and stovetop elements, staff finds it unlikely that such appliances would be conducive to more long term, non-transient stays within the proposed hotel. The hotel is located in an established commercial area with residential to the west. The hotel serves as an appropriate transition between the commercial building along Rainbow Boulevard to the east and the residential to the west. With that said, more long term lodging may not be appropriate for this area. For these reasons, staff can support this use permit as long as the kitchens are used as a convenience for typical transient hotel guests and not for long term lodging.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2

While staff does find that the architectural and roof styles of the proposed hotel building and the buildings within the overall building complex are different, staff can support these waivers of development standards as the architectural elements being proposed are attractive and contemporary and will positively contribute to the aesthetics of the neighborhood. In addition, the exterior textures, colors, and materials are similar and could serve as a good transition between the commercial buildings along Rainbow Boulevard, the office/retail complex itself, and the single family homes to the west.

Waiver of Development Standards #3

Staff finds that allowing access to the local street, Oquendo Road, should not pose significant impacts on the area or the uses that exist along Oquendo Road and the other local streets nearby. The existing driveway has served the office building to north and was proposed for the complex since 2007, the point of access is no further than 250 feet from Rainbow Boulevard, and the access point to Oquendo Road starts before many of the residential uses begin along Oquendo Road and surrounding streets. In addition, a place of worship and school fronts and accesses Oquendo Road west of this site. Additionally, with no access to the site from Rosanna Street there should be limited traffic related to the hotel and office complex reaching the residential streets west of the site. For these reasons, staff can support this request.

Design Review #1

The purpose of parking lot landscaping is to provide attractive sites and street views, but to also provide shade and reduce the effects of the heat island effect that are created from large expanses of pavement. Staff finds that the parking lot landscaping provided either exceeds or meets that which is required by Figure 30.64-14 in all portions of the parking lot except for a small portion of the parking lot in the eastern corner of the proposed building. Given that this portion of the parking lot does not meet the requirements of Title 30 due to the addition of 1 to 3 parking stalls between compliant terminating landscape fingers, staff finds that these additional spots are an isolated issue with regard to the parking lot landscaping and should not significantly impact the heating issue in the area. In addition, staff finds that while the applicant is not able to design the site to comply with Figure 30.64-14 in the affected area, staff also finds that since the site is otherwise compliant with Figure 30.64-14 and the issue is minor, the alternative presented is sufficient to address heating and aesthetics; therefore, staff can support this request.

Design Reviews #3 & #4

Overall, staff finds that the proposed design is contemporary and attractive and should blend into the surrounding area, while also serving as an adequate buffer between the higher intensity uses along Rainbow Boulevard and the single family homes to the east. In addition, the proposed design proposes a significant amount of parking lot and street landscaping that should alleviate any heat island effects caused by the new pavement on site, as well as to serve as a point of continuity in the overall complex and a noise and visual buffer to surrounding uses. The site is well connected, which should help to reduce impacts related to traffic on the street and adjacent homes, while pushing access to the larger streets and keeping traffic away from the homes along the western edge of the complex. The signage provided is similar to the signage found on similar buildings in the area and the Las Vegas Valley as a whole. The signage is well integrated with the architecture and colors of the site and should not pose a visual burden. The signs are well proportioned in size to the building and the facades they are placed on. For these reasons, staff can support these requests.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

APNs 163-34-601-042, 163-34-601-043, 163-34-601-044, and 163-34-601-045 contain certain deed restrictions which (1) prohibit uses incompatible with airport operations, including stays of over 30 days, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Since the project is located within the AE-60, amendments to said deed restrictions which would then permit uses currently prohibited by recorded deed restrictions will not be accepted. Use of the property for stays over 30 days is incompatible with the CC&Rs (deed restrictions). The recorded deed restrictions will not be removed since the parcel is located within the AE-60.

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

- Hotel is limited to transient guest occupancy only;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Compliance with airport-related deed restrictions for APNs 163-34-601-042, 163-34-601-043, 163-34-601-044, and 163-34-601-045 which will not be removed since the parcel is located within the AE-60;
- Property to not allow stays of over 30 days, which would include customers checking out and checking back in within a 24-hour period;

- Advertisements for this location, including, but not limited to, company website(s), online travel websites, billboards, television, radio, etc., must include verbiage that this location does not allow stays over 30 days;
- Signage must be conspicuously posted at the front desk/check in counter stating, "This location does not allow stays of over 30 days." Verbiage must be legible for a customer with average, uncorrected eyesight, standing at the front desk/check in counter.

Fire Prevention Bureau

- No comment.

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 #0061-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW HOOK

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