

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0582-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** eliminate street landscaping.

DESIGN REVIEW for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone.

Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor.
MK/rr/kh (For possible action)

RELATED INFORMATION:

APN:

140-05-212-013; 140-05-212-004; 140-05-212-005; 140-05-212-009; 140-05-212-010; 140-05-212-011; 140-05-212-012; 140-05-212-014 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height of a proposed hotel to 51 feet where 50 feet is the maximum height allowed per Section 30.02.18B (a 2% increase).
2. Eliminate street landscaping along Lamb Boulevard where a 10 foot wide landscape strip with 1 large tree and 3 shrubs provided every 30 linear feet is required per Section 30.04.01D.7.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 N. Lamb Boulevard
- Site Acreage: 3.08 acre portion of a 15.55 total acre site
- Project Type: Hotel
- Number of Guest Rooms: 120
- Number of Stories: 4
- Building Height (feet): 51 (maximum)
- Square Feet: 52,998
- Parking Required/Provided: 84/119 (project site)/ 362/390 (overall shopping center)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed 4 story hotel with 120 rooms located on the eastern portion of a 3.08 acre parcel (APN 140-05-212-013) located on the east side of Lamb Boulevard, north of Craig Road. The hotel will host transient as well as non-transient stays. The plan is to create 2 separate parcels in the future with the west portion of the parcel to be reserved for future development. The subject parcel is a part of a commercial subdivision with multiple parcels with existing restaurants, retail, auto repair, and industrial uses. Cross access has also been granted throughout for vehicular and pedestrian ingress and egress.

The 52,998 square foot hotel building is proposed to be set back approximately 230 feet from front (west) property line along Lamb Boulevard, 120 feet, 4 inches from the interior side property line to the north, 82 feet, 8 inches from the rear property line to the east, and 85 feet, 4.5 inches from the interior side property line to the south. An existing driveway at the northwest corner of the site provides direct access from Lamb Boulevard. Additional cross access is provided from existing driveways to the west, south, and east through the surrounding properties that connect to Lamb Boulevard and Craig Road.

New parking areas are depicted surrounding the hotel building with a total of 119 vehicle spaces on the site, including 3 EV-installed spaces on the west side of the building and 21 EV-capable parking spaces located along the west and south sides of the building. Five accessible parking spaces are provided with 2 spaces on the west side and 3 spaces on the east side of the building. An accessible route is indicated from the existing public sidewalks on Lamb Boulevard and Craig Road through the adjoining properties to the south and west to the hotel entrance.

Pedestrian walkways include stained concrete walkways within the parking lot. A loading zone is also provided in the parking area on the west side of the building. Additional loading zones are provided on other parcels throughout the commercial and industrial development. Bicycle parking, including 6 spaces and 2 electric bicycle spaces with shade, is provided at the southeast corner of the building. Shaded seating areas are also indicated to the south of the building entrance and adjacent to an outdoor amenity space on the east side of the building. An enclosure for trash and recycling is provided northeast of the building, which features 2 double gates.

Landscaping

The plan indicates street landscaping along Lamb Boulevard consists of 1 existing tree which will remain in place. The applicant is requesting to waive the remainder of the required street landscaping which would normally consist of 5 additional large trees with 3 shrubs per tree within a 10 foot wide landscape strip behind the existing attached sidewalk along Lamb Boulevard. A mix of 4 species of large and medium-sized trees and 11 shrub species are indicated within the parking areas on site, including all landscape islands and the planting strips. Additional trees and shrubs are also depicted adjacent to all sides of the hotel building. All proposed trees and shrubs are drought tolerant species with low or very low water needs.

Elevations

The plan indicates that the proposed hotel will be a maximum height of 51 feet. The building features a flat roofline with varying heights and walls clad with finishes including fiber cement EIFS with contrasting colors. Accents include architectural features such as parapets, metal

awnings, cultured stonework, storefront windows with aluminum frames, and painted door frames. The front of the hotel facing west towards Lamb Boulevard will feature shaded main entry with the doors facing north.

Floor Plan

The floor plans show the hotel will have 120 rooms which range from 301 square feet to 585 square feet. The plans depict 80 rooms with queen beds, 30 rooms with double queens, and 3 one-bedroom suites. In addition, there are accessible rooms which include 2 rooms with queen beds, 4 rooms with double queen beds, and 1 one-bedroom suite. Each room features a small kitchenette consisting of a sink, microwave, refrigerator, and stove top. The first floor also features a lobby/lounge seating area, reception area, fitness center, marketplace for sundries and grab and go items, offices, hotel laundry, and a guest laundry area.

Applicant's Justification

In addition to standard transient stays the applicant proposes a non-gaming hotel designed for business professionals with certain amenities for stays longer than 30 days including kitchenettes and a laundry. The increase in large industrial users in the area, events at the Las Vegas Motor Speedway, and government employees visiting Nellis AFB have created an increased need to stay nearby. The project as proposed will develop a portion of a long vacant in-fill parcel located inside an existing commercial center. The proposed project will not negatively impact the surrounding area. The plan is to create 2 separate parcels. Therefore, the request is to defer the street landscaping along Lamb Boulevard until such time as that area is developed so that the landscape can be designed based on future use and design of the area. The average height of the roofline varies mostly between 45 feet and 48 feet, with a portion at the maximum height of 50 feet 7 inches for the parapet as part of the roofline articulation. This articulation provides a more attractive aesthetic and is also needed to better screen the rooftop equipment.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-23-400171 (ZC-1667-98)	Waiver of conditions of a zone change requiring consistent architectural theming and B-2 landscaping along Lamb Boulevard	Approved by BCC	January 2024
DR-23-0776	Office/warehouse facility and alternative parking lot landscaping	Approved by BCC	January 2024
UC-1492-07	Shopping center and office/warehouse complex with landscaping waivers and waivers of conditions for consistent architectural theme	Approved by BCC	February 2008
UC-0950-06	Restaurant with outside dining and a drive-thru	Approved by PC	August 2006
TM-0490-05	1 lot commercial subdivision	Approved by PC	October 2005
DR-1192-05	Commercial buildings in conjunction with a previously approved office/warehouse and retail complex - expired	Approved by PC	September 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0973-05	Office/warehouse and commercial building complex - expired	Approved by PC	July 2005
TM-0349-03	1 lot commercial subdivision	Approved by PC	September 2003
TM-0215-01	1 lot industrial and commercial subdivision	Approved by PC	August 2001
UC-1877-98	230/138 kV overhead power transmission line	Approved by PC	January 1999
ZC-1667-98	Reclassified the site from R-E to C-2 zoning and M-D zoning for an office/warehouse, retail building, and convenience store, and gasoline station	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office/warehouse building
South	Business Employment	IP & CG	Restaurant, shopping center buildings, & vehicle maintenance and repair
East	Business Employment	IL & IP	Undeveloped & shopping center buildings
West	City of North Las Vegas	M-2	Distribution center & convenience store with gasoline pumps

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 the proposed hotel will cater primarily to business travelers who may stay for extended periods of time. The guest rooms will be provided with kitchenettes for meal preparation. The location is near Nellis AFB, the Las Vegas Motor Speedway, and a growing industrial area which may attract extended-stay business travelers to the area. The proposed use

and its location appear to be appropriate and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Therefore, staff can support this request.

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 hotel is proposed to be 50 feet, 7 inches (rounded up to 51 feet) in height as measured from the ground level to the top of the highest parapet, which is an architectural element which does not cover the entire building's length and serves to better screen the rooftop equipment. In reviewing other developments in the vicinity, a hotel located approximately 315 feet south of the subject site on Craig Road was approved via UC-20-0260 to be 56 feet in height. The area around the subject site is a mixture of commercial and industrial development. The slight increase in the height would appear to have a negligible impact on the surrounding area. Therefore, staff can support this request.

Waiver of Development Standards #2

The street landscaping is requested to be waived due to a proposal to create a parcel fronting along Lamb Boulevard that is separated from the hotel location. The applicant is requesting the street landscaping to be deferred until any future development occurs on this new parcel. This new parcel is also shown as an undeveloped pad site on the project plans and it appears the plans show no improvements in this area as part of this project. Since the property is not yet split, the pad site is shown for future development, and because code allows landscape to be deferred to future phases, 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 other 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 building has architectural design features including articulations, varying roof heights, covered entries, and various colors which comply with the 4-sided architectural standards. The building design and architectural features are not unsightly or undesirable. Site access and circulation should not negatively impact other properties in the surrounding area. The design of the parking areas and parking area landscaping is in accordance with the code requirements. Pedestrian connectivity is provided between the public sidewalks along Lamb Boulevard and

Craig Road with the use of walkways using stained concrete across the drive aisles in the parking area. Therefore, staff can support this request.

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

- Expunge DR-23-0776;
- Street landscaping in compliance with Title 30 standards to be installed with development of the 0.98 acres as shown on plans on file;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0109-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHOICE HOTEL INTERNATIONAL SERVICES CORP, 915 MEETING STREET, NORTH BETHESDA, MO 20852

CONTACT: G.C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014