

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0135-GRIMM NORTON 4, LLC:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-103-007; 162-15-203-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of a landscape buffer to 7 feet adjacent to the parking garage where 15 feet is required per Section 30.04.02C (a 53% reduction).
 - b. Reduce the width of a landscape buffer to 8 feet adjacent to the hotel where 15 feet is required per Section 30.04.02C (a 47% reduction).
 - c. Reduce the width of a landscape buffer to 5 feet along the north property line adjacent to the hotel where 15 feet is required per Section 30.04.02C (a 67% reduction).
 - d. Reduce the width of a landscape buffer to 10.5 feet along the future south property line adjacent to the hotel where 15 feet is required per Section 30.04.02C (a 30% reduction).
 - e. Allow a single row of trees where 2 rows of trees are required adjacent to the parking garage for a landscape buffer per Section 30.04.02C (a 50% reduction).
 - f. Allow a single row of trees where 2 rows of trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C (a 50% reduction).
 - g. Allow non-evergreen trees where evergreen trees are required adjacent to the parking garage for a landscape buffer per Section 30.04.02C.
 - h. Allow non-evergreen trees where evergreen trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C.
 - i. Allow medium trees where large trees are required adjacent to the parking garage for a landscape buffer per Section 30.04.02C.
 - j. Allow medium trees where large trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C.
2.
 - a. Allow an increase in the mass of a building (parking garage) where a decrease in building mass adjacent to residential land uses is required per Section 30.04.06G.

- b. Allow parking within 15 feet of a property line in an area subject to residential adjacency standards adjacent to the hotel per Section 30.04.06.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 8.51 (total)/2.44 (hotel) (portion)/2.41 (existing hotel)
- Project Type: Hotel with expansion to existing shared parking garage
- Number of Stories: 5 (hotel)/4 (parking garage)
- Building Height (feet): 78 (hotel)/52 (parking garage)
- Square Feet: 181,082 (hotel)/700 (pool building)/98,657 (parking garage)
- Parking Required/Provided: 318/330
- Sustainability Required/Provided: 7

History & Request

The northerly parcel contains an existing hotel with a parking garage (WS-0618-17). The southerly parcel previously consisted of a multi-family residential development that was demolished several years ago and was previously approved for an apartment complex (WS-0666-17) which has since expired. This request is for a proposed hotel on Lot 1 (MSM-25-600018), located in the middle of the overall project area, with a parking level added to the existing parking garage located on the northerly parcel. There are no proposed changes to the existing 6 story hotel or adjacent street landscaping areas. The southerly portion of the parcel (Lot 2) of MSM-25-600018 **is proposed for a multi-family development which is a related item on this agenda.**

Site Plan

The plan depicts a proposed hotel for transient and non-transient guests that is accessed from shared driveways along University Center Drive, North Royal Crest Circle, and Sierra Vista Drive through the existing parking garage. The driveway on the southwest corner will be shared with any future development on the southern portion of the site. Interior drive aisles are located on the north side of the proposed hotel and are shared with the hotel to the north and wrap around the proposed hotel with parking spaces located along the west property line and west of the hotel. Employee parking is gated west of the main entrance along with a gated access at the southwest corner of the hotel that is accessed via a shared driveway on the south side of the hotel. This area includes an egress route for service, utility, and emergency vehicles that is provided from an existing driveway to North Royal Crest Circle. An undeveloped area (Lot 2) is shown on the southern portion of the property and is not a part of this request.

The site grade is approximately 2 feet below the residential property to the west and north. Required electric vehicle parking is located within the parking garage with additional EV-capable spaces for the future. The hotel requires 318 parking spaces within 1,000 feet of a transit stop, and 330 parking spaces are provided with 8 electric vehicle installed charging spaces and

an additional 27 parking spaces are designed to be electric vehicle parking capable stalls. On the west side of the building there are 2 electric bicycle racks, 2 loading spaces located over 73 feet to the west property line, and the trash compactor with recyclable enclosure is located over 74 feet to the west property line. The primary entrance of the hotel faces the access drive aisle to the north. Parking is provided within the expanded parking garage on the northerly parcel and ground level parking on the west side of the hotel. The hotel is U-shaped with the top part facing south which includes a courtyard for the pool, a 700 square foot pool building, outdoor lounge, and seating areas.

Landscaping

The plans depict a detached sidewalk with medium and large trees along the University Center Drive street frontage immediately adjacent to the proposed hotel development. The landscape buffer along the west property line adjacent to the hotel development ranges in width from 8 feet to 15 feet wide and 5 feet along the north property line. The landscape buffer materials consist of medium and large trees that are a mix of evergreen and semi-evergreen trees with an 8 foot high wall. The remaining interior landscape strips adjacent to the building are between 8 feet and 11 feet wide and include additional landscaping, which includes a mix of trees that create shaded walkways between the street frontage and the main entrance of the building. A pedestrian walkway is shown between the entrance of the hotel and the parking garage to the northwest as well as to the parking area adjacent to the west property line. At the northwest corner of the site is a dog park.

There is an existing 9 foot wide landscape buffer located on the west side of the parking garage, which will be reduced to 7 feet 10 inches for the southerly portion of the landscape buffer for the addition of a pedestrian walkway for the parking garage. The existing landscape buffer located on the west side of the parking garage includes medium evergreen and semi-evergreen trees located 15 feet apart, which were approved with the initial development (WS-0618-17).

Elevations

The hotel consists of a 5 story, 78 foot high structure. The building has stucco EIFS siding, and stone veneer treatments that extend as high as the second floor façade. Portions of the façade incorporate metal panel siding in several lighter tone colors. Shade structures are located over entrances on all 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; however, there are portions of the roofline that have articulation over the allowable 50 feet. A 20 foot high canopy is provided on the north and east sides of the building to break up the façade and provide shaded walkways. The main entrance faces north towards the existing hotel. Roof mounted mechanical equipment is shielded by parapet walls.

The existing parking garage will include the addition of another parking level, which will increase the height of the structure to 52 feet. The overall height of the parking structure will increase to 40 feet on the west side of the garage. The exterior of the structure will be painted on the north, south, and west elevations to match the existing hotel (brown, grey, with green) on the same parcel to the east and have a complementary color scheme (brown and grey) to the proposed hotel. Light standards will be included on top of the parking garage that will meet Code standards.

Floor Plans

The plans depict a 258 room hotel that is over 300 feet in length from east to west and 198 feet wide from north to south. The hotel has interior hallways with 2 elevators and stairwells located at the north and south sides of the building. The plans depict guest rooms on 5 levels. A variety of room types are offered with floor areas ranging between 354 square feet and 601 square feet. A mix of proposed guest room types includes typical hotel room layouts and one-bedroom options that provide kitchens for meal preparation. The main level of the hotel has a main entrance, meeting rooms, offices, a laundry room, fitness rooms, a guest dining lounge, a kitchen, and accessible guest rooms.

Applicant's Justification

The proposed hotel has 258 individual rooms intended for transient and non-transient rental, which may include extended stays that serve visitors for the Las Vegas Convention Center, and the Resort Corridor area. Additional landscaping is provided throughout the site and between the 2 parcels where 92 trees are provided where 71 are required, and the development exceeds the sustainability standards with 7 sustainability points provided. The vertical roof articulation is provided for some elevations; however, the design does have significant horizontal and vertical articulation with façade enhancements and varying color schemes. The landscape buffer west of the existing parking garage was previously approved with alternative landscaping that included Sweet Acacia trees (medium non-evergreen trees), and the original approved landscaping exists as previously approved. The proposed reduced landscape buffer adjacent to the proposed hotel site are adequate and are similar to the previously approved buffer for the existing hotel and parking garage with additional trees provided throughout the site. The proposed surface parking is adjacent to the proposed landscape buffer and the existing multi-family residential property is developed with parking adjacent to the shared property line. The proposed development will be constructed on Lot 1 (MSM-25-600018) which will not include the southerly portion of the existing parcel.

Prior Land Use Requests APN 162-15-103-007

Application Number	Request	Action	Date
UC-19-1004	Long/short term lodging in conjunction with a hotel	Approved by BCC	February 2020
SC-18-0427	Street name change to University Center Drive	Approved by PC	July 2018
WS-0618-17	Approved hotel with waivers for reduced setbacks, trash enclosure separation, reduced parking, and alternative landscaping	Approved by PC	September 2017

Prior Land Use Requests APN 162-15-203-002

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024

Prior Land Use Requests APN 162-15-203-002

Application Number	Request	Action	Date
WS-0666-17 (ET-20-400101)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development - expired	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project - expired	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	PF & RM50	Convention Center & multi-family development
South & West	Entertainment Mixed-use	RM50	Multi-family development
East	Entertainment Mixed-use	CR & RM50	Multi-family development

Related Applications

Application Number	Request
ZC-25-0134	A zone change to reclassify a portion of the site from RM50 to CR is a companion item on this agenda.
VS-25-0136	A vacation of easements and portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle is a companion item on this agenda.

Related Applications

Application Number	Request
UC-25-0218	A special use permit for a multi-family development on the southerly portion of the site (Lot 2, MSM-25-600018) is a related 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

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 a range of users including non-transient and transient guests. The site is only a few minutes' drive from the resort hotel corridor and Las Vegas Boulevard as well as within walking distance to the convention center. 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 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. Therefore, 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.

The purpose of requiring landscape buffers along shared property lines with residential uses and enforcing certain residential adjacency standards when such buffers are not present is to assure that the potential negative effects from more intense uses will not greatly impact the residential uses. Staff finds that in this case, the reduced landscape buffer along the western portion of the site should not greatly impact the existing multi-family residential developments to the west. Those developments have parking stalls or drive aisles located immediately adjacent to the shared property line and no current landscape buffer. The development is also compatible with

the surrounding development and staff does not anticipate any impacts to neighboring properties as a result of the requested waivers. The proposed development promotes in-fill development as encouraged in part by Policy 1.4.4 of the Master Plan revitalization in existing neighborhoods through flexible standards. Even though the development is not providing landscaping per Code standards, the required number of trees, along with additional trees and landscaping are distributed throughout the site, along with providing additional architectural enhancements to the parking garage structure and new hotel building. For these reasons, staff can support these requests.

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 hotel to the north and the multi-family developments to the west. The design of the proposed hotel and parking garage has modern architectural details and roofline, while being complementary to the design of the existing hotel to the north. The proposed parking adequately addresses the potential need generated by the hotel users, where most non-transient guests of hotels are likely to have a vehicle and require parking during the entire stay. Additionally, the site is within 1,000 feet of a transit route on University Center Drive. Cross access is provided between the two hotel properties, and the sidewalk along University Center Drive will be reconstructed to be detached as encouraged by Policy 1.4.1, which states in part to support efforts to make neighborhood improvements. The proposed development increases tree canopy, and walkability, along with improving climate resilience. Staff finds this development also provides the required landscaping material and exceeds the required tree canopy which further promotes the Goals of the Master Plan. For the reasons stated, staff supports 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

- 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;
- 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.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0075-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS: 12 cards

PROTESTS: 2 cards, 1 letter

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 05/07/25 – per the applicant.

APPLICANT: GRIMM NORTON 4, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135