

HOTEL
(TITLE 30)

GILESPIE ST/HIDDEN WELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0241-JOBSITE HOSPITALITY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** parking lot landscaping; **3)** loading space design; and **4)** allow modified driveway design standards.

DESIGN REVIEW for a hotel on a portion of 7.7 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of GilesPie Street, the south side of Carpenters Union Way, and 400 feet north of Hidden Well Road within Enterprise. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

177-04-613-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

- Increase the height of a proposed hotel to 66 feet where a maximum of 50 feet is the standard per Table 30.40-4 (a 32% increase).
- Reduce parking lot landscaping where Figure 30.64-14 is required.
- Allow an alternative loading space design per Section 30.60.080.
- Reduce throat depth to 8 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 230 Hidden Well Road
- Site Acreage: 7.7 (portion)
- Project Type: Hotel
- Number of Stories: 5
- Building Height (feet): 66
- Room Count: 147
- Parking Required/Provided: 147/147

Site Plans

The plans depict a proposed hotel on the northern half of the overall parcel, south of Carpenters Union Way, and north of 2 existing hotels. This hotel is entirely on the C-2 zoned portion of the overall parcel. The main entrance to the hotel with a porte-cochere faces south internal to the site. An 18 foot by 46 foot parallel loading space is located on the north side of the building. Access to the site is from Carpenters Union Way, Gilespe Street, and Hidden Well Road. The driveway requiring the reduced throat depth is along Carpenters Union Way.

Landscaping

The plans depict a width of 15 feet along Gilespe Street and 10 feet along Carpenters Union Way and La Cienega Street. Attached sidewalks exist along all streets. Internal landscaping is shown around the perimeter of the hotel and in 9 landscape islands within the parking area, where 13 additional islands are required per Figure 30.64-14. An 11 foot wide landscape strip divides the main parking area from the Homewood Suites to the south.

Elevations

The plans depict a 5 story, 66 foot high hotel building with a flat roof and parapet walls. Building materials consist of EIFS systems, stone/tile panels, and aluminum storefront systems. Rooftop mechanical equipment will be screened by a metal screen to match the building. Decorative color and material accents are incorporated into some of the columns and parapet walls.

Floor Plans

The plans depict a hotel consisting of the following: 1) 147 rooms; 2) check-in area with lobby; 3) lounge area; 4) pantry; 5) fitness room; 6) laundry; and 7) offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is an additional hotel for the Carpenter's Union. According to the applicant, the waiver to increase the building height is appropriate since the last occupied floor will be at 45.5 feet with everything above 50 feet designed as the finished roof, parapet walls, mechanical equipment, and mechanical screen wall. The throat depth reduction will not adversely impact the area since the driveway exists and is a secondary driveway. Additionally, providing the required 25 feet will negatively impact the traffic flow of the parking area by limiting the access/egress to 1 point of entry and will also reduce the total parking space quantity. The alternative loading space, it is stated, will allow for a quick pull in and out of the loading space without impacting the drive aisle.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0178	66 foot high, 147 room hotel with reduced throat depth - expired	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0265-16	77 foot high, 166 room hotel with a waiver for reduced parking - currently under construction (Tru Hotel)	Approved by BCC	June 2016
UC-1744-05	Allowed kitchens in hotel rooms with a waiver to reduce parking (Homewood Suites)	Approved by BCC	December 2005
ZC-1666-04	Reclassified this portion of the overall site to C-2 zoning for future commercial uses subject to a design review as a public hearing on final plans	Approved by BCC	November 2004
ZC-0490-94	Reclassified a portion of the overall site to M-D zoning	Approved by BCC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & M-1	Office buildings
East	Business Employment	C-2 & M-1	Hotel (Homewood Suites) & training facility (Carpenter’s Union)
South	Business Employment	R-E, C-1, & P-F	I-215, natural gas service station, & parking lot
West	Entertainment Mixed-Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 through #3 & Design Review

The increased building height is for the portion of the building that includes a parapet wall and mechanical equipment screening. The 2 existing hotels on this site and the existing training facility (United Brotherhood of Carpenters and Joiners) also exceed 50 feet. Additionally, a number of office buildings, up to 90 feet in height, exist on the abutting property to the north across Carpenters Union Way. Therefore, the proposed hotel height of 66 feet will be compatible with the existing buildings in the area and not adversely impact nearby properties. Staff cannot support the waiver of parking lot landscaping. There is no functional reason why parking lot

landscaping cannot be provided throughout the parking area. Without landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase dust in the area and increase storm water run-off during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the area and does not support this waiver. The alternative loading space is discouraged since it could impact the adjacent drive aisle; however, the applicant indicates this is a typical design for a hotel use. The proposed building and site design are compatible with the surrounding uses and properties. Although staff does not support the landscaping and loading space waivers, the design has not changed since previously approved; therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #4

The proposed site design is the same as the one approved in 2019. There are no changes to the previously approved driveway designs. Therefore, staff can support this request.

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 30.48.120 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:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

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 30.48 Part B of the Clark County Unified Development Code;
- 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK BAKER

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