

HOTEL EXPANSION
(TITLE 30)

NELLIS BLVD/LAS VEGAS BLVD N

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0413-KINDRED LAKES HOSPITALITY, LLC:

DESIGN REVIEWS for the following: **1)** expansion to an existing hotel; and **2)** finished grade on 2.3 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone.

Generally located on the east side of Nellis Boulevard, 150 feet northwest of Las Vegas Boulevard North within Sunrise Manor. MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-04-301-024

DESIGN REVIEWS:

1. An expansion to an existing hotel.
2. Increase finished grade to 42 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 2% increase).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4288 Nellis Boulevard
- Site Acreage: 2.3
- Project Type: Hotel expansion
- Number of Additional Rooms: 40
- Number of Stories: 3
- Building Height (feet): Up to 44 (proposed & existing)
- Square Feet: 24,420 (proposed)/33,890 (existing)/58,310 (total)
- Parking Required/Provided: 99/99

Site Plan

The request is for an expansion to an existing hotel (La Quinta Inn & Suites) located near the corner of Nellis Boulevard and Las Vegas Boulevard North. The proposed addition will be connected to the existing hotel and will be located along the northeast elevation of the existing

building, which is the rear of the building. Additional parking stalls are provided around the new wing of the hotel on the northeast portion of the site. The site requires 99 parking spaces, where 99 parking spaces will be provided. Existing parking is also shown at the southwest portion of the property. Access to the site is shown from a main driveway on Nellis Boulevard.

Landscaping

All existing street and interior landscaping will not be modified or changed. For the scope of this request, the plans depict perimeter landscaping along the property lines 5 feet in width. The planters consist of shrubs and groundcover adjacent to C-2 and M-D zoned parcels. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the new building footprint. The landscape materials include trees, shrubs, and groundcover.

Elevations

The hotel addition is 3 stories with a maximum height of 44 feet. The addition will range in height from 35 feet to 44 feet at its highest point. The proposed addition has unified and consist of modern architecture with multiple surface planes and building heights. The materials include textured stucco with horizontal and vertical revels, metal canopies, faux wood accents, and sloped rooflines.

Floor Plans

The existing hotel has 59 rooms. The plans for the addition depict 40 rooms with each of the rooms having a bathroom, seating area, and beds. Other amenities within the hotel building are as follows: lobby, office, fitness room, meeting rooms, laundry room, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this area has a distinct need for additional hotel space to support many of the businesses, both private and public. The intended use of this hotel expansion is to augment both the number of and type of hotel offerings in the area, while the aesthetics and site planning of the hotel is designed to have minimal impact on any adjacent properties. If any impact, this will positively provide additional patrons for the quick service and fast-food restaurants in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1017-07	Addition to an existing hotel - expired	Approved by PC	October 2007
ZC-1857-96	Reclassified this site to C-2 zoning and permitted a non-gaming hotel	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	M-D	Distribution warehouse complex
South	Corridor Mixed-Use	C-2	Undeveloped
East	Corridor Mixed-Use	H-2	Commercial building
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Apartment complex

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Design Review #1

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as textured stucco with horizontal and vertical reveals, metal canopies, faux wood accents, and sloped rooflines to match the existing building. Additionally, the development is compatible with adjoining development in density and intensity, and provides appropriate buffers and setbacks, as encouraged by the Master Plan. Therefore, staff supports this request.

Public Works - Development ReviewDesign 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.

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**

- Applicant is advised that the installation and use of cooling systems that consumptively use water may be prohibited the County; 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.
- 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.

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 #0344-2022 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: MICHAEL MACGREGOR

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