

10/04/22 BCC AGENDA SHEET

MOTEL  
(TITLE 30)

FREMONT ST/ATLANTIC ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-22-0475-RIZAL PROPERTIES LLC SERIES B:**

**ZONE CHANGE** to reclassify 1.0 acre from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.

**DESIGN REVIEW** for a motel.

Generally located on the east side of Fremont Street, 910 feet southeast of Atlantic Street within Sunrise Manor (description on file). TS/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-01-202-001

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce required parking to 26 spaces where 33 spaces are required per Table 30.60-1 (a 21% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2805 Fremont Street
- Site Acreage: 1
- Project Type: Motel
- Number of Stories: 2
- Parking Required/Provided: 33/26

**History and Site Plan**

The existing motel has been located on the property since 1957; however, due to a lapse in business license for transient use, the motel use is no longer a legal nonconforming use. The C-2 zoning will allow for more options as a permitted use. The existing motel is located along the northwest, north, and northeast property lines. Parking is located south and west of the building and access is from Fremont Street with 2 driveways.

### Landscaping

Landscaping exists along the west (Fremont Street) and south property lines, and internal to the site. There are no proposed changes to the existing landscaping.

### Elevations

The plans depict an existing 33 unit 2 story motel with stucco finish, a flat roofline, and columns along the front exterior with outside hallways.

### Floor Plans

The floor plans are typical for motels and includes bathroom, wash area with office for employees and check-in/out, laundry room, reception room, and food preparation.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states the request for a zone change to C-2 will allow for the motel to be a permitted use and re-license this property as a motel for future commercial use. No new construction (building, landscaping, or otherwise) is proposed with this zone change. The zone change is to allow the property to be utilized as a motel as previously permitted.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0363-17	Reduced setbacks and increased wall height, with a design review for a decorative block wall	Approved by PC	June 2017
VC-53-73	Construction of 1,000 square foot freestanding sign with height of 126 feet	Approved by BCC	June 1973

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	C-2	Shopping center
South & East	Entertainment Mixed-Use	H-2	Retail & storage yard
West	City of Las Vegas	C-2	Retail

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

The C-2 zoning is compatible with the existing and approved land uses in the area. The H-2 district basically functions as a commercial zone in this area. Staff supports the change from H-2

zoning, as the H-2 district has been phased out of the Code. Therefore, staff finds the proposed zone change request is consistent and compatible with the area and is in support of this request.

#### Waiver 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.

Staff understands the existing site constraints pose a challenge in attempting to comply with current land use regulations and standards. It is anticipated that many of the guests will not have vehicles, thus reducing the need to meet the required parking requirements. The original date of construction was 1957 and parking requirements were met at that time. Additionally, with the existing constraints on-site, staff can support the request for reduced parking.

#### Design Review

Staff finds that the request complies with Policy 6.1.6: Infill, Redevelopment, and Adaptive Reuse; whereby, the project encourages the adaptive reuse of existing vacant or underutilized buildings to encourage reinvestment and expand housing options and encourages site designs to be compatible with adjacent land uses. Architectural elements are also provided along all sides of the buildings with architectural treatments on all exterior elevations to eliminate blank elements along public rights-of-way and those areas visible to the public to improve visual quality. 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:**

##### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations.
- Applicant is advised that 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 the

waiver of development standards and design review must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RIZAL PROPERTIES LLC SERIES B

**CONTACT:** RIZAL PROPERTIES LLC SERIES B, 3312 W. CHARLESTON BLVD, LAS VEGAS, NV 89102