

06/08/22 BCC AGENDA SHEET

HOTEL
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400057 (ZC-20-0066)-RA SOUTHEAST LAND COMPANY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce the driveway throat depth; and **2)** reduce the driveway approach distance.

DESIGN REVIEW for a hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-802-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway throat depth to 20 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 73% decrease).
2. Reduce the driveway approach distance to 87 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 42% decrease).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): 45
- Guestrooms: 101
- Square Feet: 57,340
- Parking Required/Provided: 101/111

Site Plan

The previously approved site plan showed the hotel (Holiday Inn Express) as a rectangular shaped building, oriented east to west, and centrally located on the parcel. The main entrance

was shown located along Las Vegas Boulevard North. The approved site plan showed vehicles utilizing the driveway along Las Vegas Boulevard North encountering a round-about with landscaping and a porte-cochere adjacent to the front entrance of the hotel. A secondary ingress/egress driveway to the site was shown located on the northeast corner of the site adjacent to Nellis Boulevard. Parking spaces were shown located along the perimeter of the site and adjacent to the hotel building. There were 111 parking spaces provided where 101 parking spaces were required.

Landscaping

The previously approved plan showed 24 inch box trees and 5 gallon shrubs to be planted throughout the site which met parking lot landscaping requirements. The applicant proposed an exercise/dog walk area along the south property line (Las Vegas Boulevard North). Landscape finger islands included shrubs, trees, and river rocks/gravel. Furthermore, a 10 foot to 30 foot wide landscape buffer was shown located along the north property line adjacent to the multiple family residential development. The plans also showed a 10 foot to 25 foot wide landscape buffer along the west property line, a 10 foot to 31 foot wide landscape buffer along the south property line, and a 10 foot to 20 foot wide landscape buffer along the east property line. Attached sidewalks were located along the east property line (Nellis Boulevard) and along the south property line (Las Vegas Boulevard North). There were no non-standard improvements within the rights-of-way shown on the previously approved plans.

Elevations

The elevations depicted a 4 story non-gaming hotel. The exterior finishes included neutral desert tones, stone veneer, stucco walls, and clear windows to be used utilized above the first floor of the hotel.

Floor Plans

The floor plans showed a first floor that included the front desk area, lobby/great room, business center, market area, offices, restrooms, storage areas, conference room, elevator equipment room, fitness center, dining area, mechanical rooms, elevator lobby area, maintenance room, and guest rooms. The floor plans for the second, third, and fourth floors included the guest rooms, storage rooms, and housekeeping areas. Per the previously approved plans, the proposed hotel will provide 101 guest rooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0066:

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 operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that 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 waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include the spandrel at the southeast corner of the site if required by Clark County or Nevada Department of Transportation;
- Nevada Department of Transportation approval.
- Applicant is advised that off-site permits may be required.

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 #0065-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that this project was previously approved after the impacts of the COVID-19 pandemic began to affect the hospitality industry, that resulted in a reduction in the demand for additional hotel capacity. The applicant is requesting this extension of time to be able to secure funding from lenders, as hospitality facilities become more attractive investments, and, once funding for the project is secured, to have time to be able pass building plans through the building permit process.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0422	Finished grade in conjunction with a proposed hotel (no longer needed)	Approved by BCC	November 2020
WS-20-0277	Waived the requirement for cross access and shared parking with the future property to the west	Approved by PC	August 2020
ZC-20-0066	Reclassified from H-2 to C-2 zoning for a hotel	Approved by BCC	May 2020
ZC-19-0095	Reclassified from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision	Approved by BCC	March 2019
ZC-1814-03	Reclassified 34,200 acres in the Nellis Air Force Base Airport Environs Overlay District by adding the appropriate sub-district designation	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
South*	Corridor Mixed-Use	H-2 & C-2	Undeveloped & medical office
East	Corridor Mixed-Use & Business Employment	C-2 & H-2	Restaurant, retail building, & undeveloped
West	Corridor Mixed-Use	C-2 & M-1	Undeveloped & pallet manufacturing

*Las Vegas Boulevard North is adjacent to the south side of the site.

Related Applications

Application Number	Request
ET-22-400058 (WS-20-0277)	A first extension of time to waive the requirement for cross access and shared parking with the property to the west is a companion item on this agenda.
ET-22-400059 (DR-20-0422)	A first extension of time for increased finished grade in conjunction with a proposed hotel is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has demonstrated some progress towards commencement with the approval of drainage and traffic studies. Given this indication of progress, the extent of the impacts that the COVID-19 pandemic exerted on the hospitality industry, and that this will be the applicant's first extension of time, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until November 18, 2024 to commence, to correspond with WS-20-0277 and DR-20-0422.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: RA SOUTHEAST LAND COMPANY

CONTACT: RA SOUTHEAST LAND COMPANY, LLC, 1215 S. FORT APACHE RD., SUITE 120, LAS VEGAS, NV 89117