

TOWN SQUARE HOTEL
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400107 (WS-19-0682)-SRMF TOWN SQUARE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to encroach into airspace.

DESIGN REVIEW for a hotel in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

177-05-510-002 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6601 Las Vegas Boulevard South
- Site Acreage: 94.5 (portion)
- Project Type: Hotel
- Number of Rooms: 118 (with kitchens)
- Number of Stories: 5
- Building Height (feet): 67
- Square Feet: 84,100
- Parking Required/Provided (entire shopping center): 5,243/5,543

Site Plan

The original site plan depicts a proposed hotel located on the north side of an existing shopping center (Town Square). The hotel is set back from the north property line along Sunset Road approximately 357 feet, and it is set back from the west property line along I-15 approximately 454 feet. Existing parking lots are located to the north and west of the site, and the hotel will be located on an existing pad site that is partially covered with landscaping and turf. Access will be provided via existing drive aisles within the shopping center. Overall, 5,543 parking spaces will be provided where 5,243 parking spaces are required.

The footprint of the hotel is an “L” shape, and guest amenities are provided on the northeast side of the building, including an outdoor patio, barbeque, fireplace, and pool. Additional parking spaces and a trash enclosure are also located on the northeast side of the building. Building separations between the hotel and existing buildings include approximately 26 feet to a retail building and parking garage to the east, and approximately 65 feet to a retail building to the south. A porte-cochere is located on the south side of the hotel, which is accessed from an existing drive aisle with a roundabout located to the southeast. Existing parking spaces will remain on the west side of the hotel.

Landscaping

Landscaping is included around the base of the building, within the amenities area, and within the parking lot. Landscaping and a sidewalk are located on the east side of the site, separating the existing parking garage from the hotel and parking lot.

Elevations

The 5 story hotel extends up to a maximum height of 67 feet. Due to the proximity to Harry Reid International Airport, a waiver of development standards was necessary to intrude into airspace, and a determination by the FAA will be required before this extension of time application can be acted on by the Board of County Commissioners.

Overall, the hotel consists of a flat parapet wall along the roofline with several offset vertical planes to break-up the roofline and to provide visual relief for the apparent mass of the building. Finish materials include limestone ground face around the base of the building, EIFS and metal painted earth tone colors for the bulk of the building, repetitive windows, and mechanical equipment grills on the sides of the building.

Floor Plans

The first floor of the 84,100 square foot hotel includes a reception area, lounge (with on-premises consumption of alcohol), dining area, meeting room, food preparation area, bicycle storage, restrooms, exercise room, laundry room, offices, and hotel rooms. The second through fifth floors mostly consists of hotel rooms, and many of the rooms within the hotel will include kitchens. A total of 118 hotel rooms are included in the building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0682:

Current Planning

- 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 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0508-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage was not a part of the original request.

Applicant's Justification

The applicant is requesting an extension of time in order to submit final building plans. The applicant also states that there was a delay in working with NV Energy regarding power availability at the site that has since been resolved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0682	Waived development standards for a hotel encroaching into air space	Approved by BCC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
ADR-18-900849	Accessory structures in the courtyard area	Approved by ZA	December 2018
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
DR-17-1109	2 hotels in conjunction with an existing shopping center	Withdrawn by BCC	July 2018
UC-17-1045	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0040-11	Recreational facility (laser tag) and an arcade	Denied by BCC	April 2011
UC-0359-09	Banquet facility	Approved by PC	July 2009
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

*There have been numerous other land use applications for this development related to additional specific uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped
South	Entertainment Mixed Use	C-2	Empty commercial development (Clark County Aviation), liquor store, & retail buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed Use	H-1	Recreational facility (golf course) & approved Las Vegas Extreme Park Recreational Facility
West	Business Employment	M-1, M-D, & R-E	I-15 & industrial complexes

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 been working towards commencing the application and more recently has resolved issues with Nevada Energy and intends to submit for building permits in the next few months. As this is the first request, staff can support this extension of time.

Department of Aviation

The development still penetrates 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.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action CANNOT occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].

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 October 16, 2024 to commence.
- Applicant is advised that all plant material shall be recommended per the Southern Nevada Regional Plant list; 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

- No comment.

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;
- 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; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc;
- 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 and is still valid.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: THARALDSON HOSPITALITY DEVELOPMENT LLC

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