

MOTEL
(TITLE 30)

UPDATE
SHERWOOD ST/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:

HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to reduce the front setback for a proposed motel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.

DESIGN REVIEW to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District.

Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-10-113-017; 162-10-113-018

USE PERMIT:

Reduce the front setback to an existing building proposed to be converted to a motel to 10 feet where a minimum of 20 feet is required per Table 30.44-1 and Table 30.40-3 (a 50% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 17 spaces where 22 spaces are required per Table 30.60-1 (a 23% reduction).
2.
 - a. Permit alternative landscaping along Sherwood Street where landscaping per Figure 30.64-13 is required.
 - b. Waive the required buffer adjacent to a residential use where a buffer per Figure 30.64-11 is required per Chapter 30.64.
 - c. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required per Chapter 30.64.
3.
 - a. Waive requirements for pedestrian walkways in conjunction with parking lots where required per Section 30.60.050.
 - b. Permit alternative automobile parking layout where required per Table 30.60-4 and Figure 30.60-1.
4. Waive all applicable design standards where required per Table 30.56-2.

5. Maintain an existing 20 foot wide pan driveway where a minimum commercial curb return or commercial pan driveway is required per Uniform Standard Drawings.
6. Permit existing nonstandard improvements (fence and landscaping) to remain within the right-of-way of Sherwood Street where not permitted per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2592 and 2600 Sherwood Street
- Site Acreage: 0.5
- Project Type: Motel conversion
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 4,950 (existing apartment building to be converted to a motel)
- Parking Required/Provided: 22/17

Site Plans

The approved plans depict an existing apartment building that is proposed to be converted to a motel and is centrally located on the 0.5 acre site. The site has 1 access point on Sherwood Street from an existing 20 foot wide pan driveway. The access driveway provides access to a 14 foot wide one-way drive aisle that connects to the site parking which is north and east of the building. To the east of the building and parking spaces is a 10 foot wide alley that provides secondary access to the site. The 14 foot wide one-way drive aisle provides access to 60 degree parking spaces. Per Table 30.60-4 and Figure 30.60-1, 16 feet is the required width for a one-way drive aisle. The original request included a waiver for throat depth, but the request was withdrawn.

Landscaping

The approved plans depict landscaping consisting of 4 existing palm trees and 1 shrub along Sherwood Street. Two of the palm trees are located within the Sherwood Street right-of-way. No other landscaping exists or is proposed.

Elevations

The approved plans show a 2 story, 35 foot high existing building consisting of stucco and CMU block siding, windows, and doors that provide access to various units. The roof is flat with no parapet walls and mechanical equipment is not screened. No changes were proposed to the existing building elevations.

Floor Plans

The plans show a 4,950 square foot building that is shown having 22 guestrooms consisting of 2 unit types. Unit 1 consists of a living room, kitchenette, 2 bedrooms, and restroom. Unit 2 consists of a living room and 2 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0328:

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.

Public Works - Development Review

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- The driveway shall be reconstructed as a commercial pan driveway per Uniform Standard Drawing 224 and shall have a minimum width of 12 feet;
- Signs and pavement markings shall be installed to ensure that the driveway is used for egress only.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification and occupant load; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the extension of time is to allow for time to complete the renovations approved with the original use permit application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0328	Conversion of apartment building to a motel with reduced parking, landscaping, and setbacks	Approved by BCC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Commercial Tourist	H-1	Apartments

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	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**

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.

Currently, building permits have been applied for and are in review by the Building Department. Staff can support an extension of time for 2 years since progress is being made and this is the first request for an extension of time.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Until July 3, 2023 to commence.
- 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; 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: May 19, 2021 – HELD – To 06/02/21 – Per Commissioner Segerblom.

APPLICANT: JAVIER BURROLA

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