



Planning Commission Agenda Item

Date: April 9, 2025

Item No: 5

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP
Director of Land Development
Prepared By: Miranda Cain, Planner

SUBJECT: **SUP-06-2025 HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES BY IHG (Public Hearing).** Applicant: Mosaic Commerce Center. Request: A Special Use Permit in an M-2, General Industrial District, to Allow Two (2) Hotels. Location: On North Belt Road Approximately 3,200 Feet East of the Intersection of Tropical Parkway and North Belt Road. (APN 123-28-511-003) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration for a special Use Permit to allow two (2) five (5) story hotels with 108 rooms and 103 rooms respectively, located on a 3.73 acre triangular parcel located approximately 3,200 feet east of Tropical Parkway and North Belt Road. The subject site is zoned M-2, General Industrial District and the current Comprehensive Plan Land Use is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
SUP-08-2025	A special use permit in an M-2, General Industrial District, to allow a Full "On-Sale" liquor license in conjunction with a proposed 108 room hotel.
SUP-09-2025	A special use permit in an M-2, General Industrial District, to allow a Full "On-Sale" liquor license in conjunction with a proposed 103 room hotel.

SUP-10-2025	A special use permit in an M-2, General Industrial District, to allow restricted gaming and an "On-Sale" liquor license.
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GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2 General industrial	Undeveloped
North	Heavy Industrial	M-2 General industrial	Existing Industrial buildings
South	Right of Way	O-L, Open Land	Public Right of Way (Interstate 15)
East	Right of Way	O-L, Open Land	Public Right of Way (Interstate 15)
West	Heavy Industrial	M-2 General industrial	Existing Industrial buildings

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission approval for a special use permit to construct two (2) hotels with a combined total of 211 rooms. The subject site is a 3.73 acre triangular parcel located just north of Interstate 15 3,200 feet east from the intersection of Tropical Parkway and North Belt Road. The site has a zoning of M-2, General Industrial District and a Comprehensive Plan land use designation of Heavy industrial. The neighboring area to the south and east of the site is Interstate 15, the north and west are occupied by existing industrial buildings. Tonight's Planning Commission agenda also includes special use permit applications for full "On-sale" liquor for both hotels (SUP-08-2025 and SUP-09-2025) as well as a separate "On-Sale" liquor license with restricted gaming for a proposed tavern (SUP-10-2025) on the subject site.

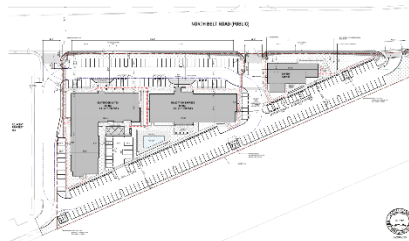
Current Aerial



The Floyd Edsall Training Center of the Nevada Army National Guard is near the subject site to the north of the adjacent industrial development. In 2011, The City participated in the development of the Floyd Edsall Training Center Joint Land Use Study (JLUS). The purpose of a Joint Land Use Study is to encourage cooperative planning between military operations and local governmental jurisdictions, and to ensure that future growth and development is compatible with the mission of the military facility, as well as, the development plans of local governments surrounding the military facility. The JLUS states that industrial land uses are generally more compatible than most other land uses. Industrial land uses are generally compatible in terms of noise, vibration, dust, alternative energy use, air quality, and building height, to the existing National Guard facility. However, resort commercial uses are listed as allowed uses.

The proposed hotels will consist of two (2) five-story buildings, one with 108 guest rooms and one with 103 guest rooms. Access to the site is from two (2) direct access points on North Belt Road and an additional shared access point with the adjacent industrial site along North Belt Road. The sidewalks along North Belt Road are existing and directly adjacent to the right-of-way. The site will have shared parking between the three (3) proposed uses. The 108 room hotel will require 81 parking spaces, the adjacent 103 room hotel will require 78 parking spaces, and the tavern will require 63 parking spaces. Therefore the site as a whole will require 222 parking spaces. The current site plan contains a total of 222 parking spaces: 192 regular parking spaces, 8 accessible spaces, and 22 compact spaces.

Site Plan



A landscape plan was submitted showing the required ten (10) feet of perimeter landscaping along North Belt Road and the required parking lot landscaping. However, the plans do not document the continuation of the 15 foot buffer landscaping between the Interstate 15 and the site or the required 6 feet of foundation landscaping at each of the buildings. Furthermore, several areas on the site do not meet the required 50% groundcover requirement. These items can be addressed during the building permit process.

Elevations for the 108 room building



The applicant provided building elevations as a part of the submittal package. The building with 108 rooms is primarily stucco with brick veneer and stone accents. This building meets the design requirement for being finished in neutral earth tones indigenous to the valley. While pop outs and variations in material have been incorporated in the design to break up the elevation horizontally, there is limited architectural detail used to break up the building vertically.

Finally, the maximum height for a building in an M-2, General Industrial District is 60 feet, with a parapet wall allowed to extend an additional 4 feet. Currently, the proposed elevations show a 57 foot 8 inch building with a parapet wall extending another 8 feet for a maximum building height of 65 feet. The parapet wall/ monument wall will need to be reduced by one (1) foot to comply with requirements. These items can be addressed during the building permit process.

Elevations for the 103 room building



The 103 room building is predominantly stucco, featuring a range of neutral earth tones that are indigenous to the valley, complimented with blue accents. While pop outs have been placed to horizontally break up the elevation, minimal architectural detail has been provided to break up the building vertically. To achieve a cohesive design for the overall development materials like the brick veneer or the stone accents shown in the other buildings in the development should be added.

Furthermore, the maximum height for a building in an M-2, General Industrial District is 60 feet with a parapet wall allowed to extend an additional 4 feet. Currently the proposed elevations depict a 53 foot 9 inch building, with a parapet wall extending another 13 feet for a maximum building height of 66 feet. However, to comply with regulations, the parapet wall/ monument wall must be reduced 2 feet to meet requirements. These adjustments to the elevation can be addressed during the building permit process.

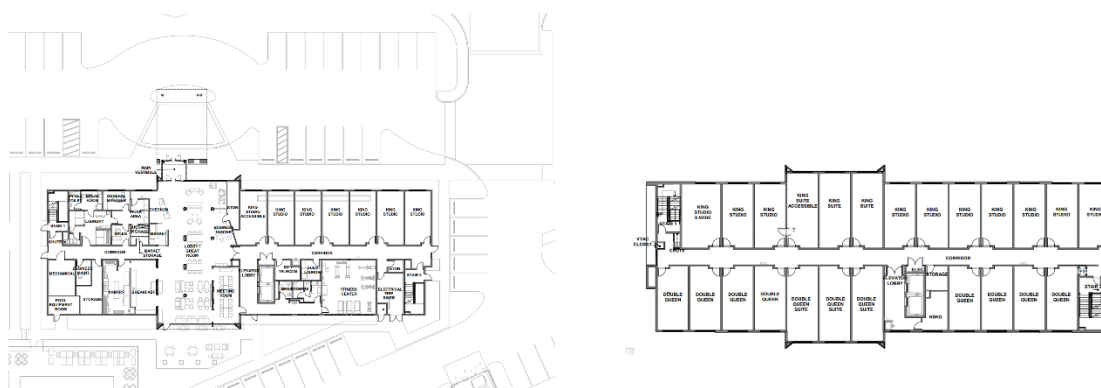
Floor plans have been included for the building with 108 guest rooms with this application. These show the 108 proposed rooms, along with a common buffet, great room, living room, and lobby. Additional offices and break rooms have been provided for the hotel staff. The guest rooms are a mix of studio rooms and one (1) bedroom units. These floor plans will be submitted during the building permit process for review and approval.

Floor Plans



Floor plans have also been provided for the building with 103 guest rooms. These show the 103 proposed rooms, along with a common breakfast area, great room, business center, and lobby. Additional offices and break rooms have been provided for the hotel staff. The guest rooms are a mix of studio rooms with either a king bed or double queen beds. These floor plans will be submitted during the building permit process for review and approval.

Floor Plans



Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

- 1. *The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;***
 - The proposed hotel is permitted in the M-2, General Industrial District with an approved special use permit. This site has a land use designation of Heavy Industrial. While a hotel would not be a primary use for this land use, it would fall into the desired secondary use category for sites with a Heavy Industrial land use. This use would not violate any regulations.
- 2. *The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;***
 - The purpose of the M-2, General Industrial District is to provide for the development of uses that, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in most other zone districts, but which are, nevertheless, are necessary and desirable activities in the City. The addition of a hotel at this location will enhance the surrounding area and provides additional rooms for specialized workers, required by the surrounding industrial uses, in much closer proximity to the surrounding community than other current offerings.
- 3. *The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);***
 - The proposed hotel is not only in scale with the warehouses directly next to the

proposed building, but will help to soften their imposing visual space, especially from southbound Interstate 15. The area is industrial in nature and this will not create any type of additional hardship to the area.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

- There are no anticipated significant adverse impacts from this proposed use. The site is located in an area that was intended for industrial purposes and should be able to support the proposed commercial uses.

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

- All vital services and utilities are available to the proposed site. Public Works has provided a memorandum on this item. Fire Prevention, and the Police Department have no comment or concern for the proposed development.

The proposed hotels should be a welcome addition to the area. It will be another option for attractions being held at the Las Vegas Motor Speedway. The proposed use is consistent with the current land use designation and the commercial nature of the center. The proposed hotels at this location should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use and recommends approval subject to the listed conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The site shall have 15 feet of buffer landscaping between Interstate 15 and the site.
3. All buildings in the development shall have 6 feet of foundation landscaping at all customer entrances.
4. All landscaped areas shall have 50% groundcover within two years of planting.

Public Works:

5. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.

6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
8. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040 and Clark County Area Uniform Standard Drawing number 222.1, including throat depths. Conformance may require modifications to the site plan.
9. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The applicant is responsible for acquiring any easements needed to construct the project.
12. There are multiple existing easements on the subject parcel that were granted per Final Map Plat Book 166, Page 30. Permanent structures cannot be built within easements.
13. All off-site improvements must be completed prior to final inspection of the first building.
14. When submitting the civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.
15. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Landscape Plan

Building Elevations

Floor Plan

Clark County Assessor's Map

Location and Zoning Map