



Planning Commission Agenda Item

Date:
<MEETING_DATE>

Item No: <#>

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP
Director Land Development & Community Services
Prepared By: Bryan Saylor

SUBJECT: **SUP-31-2024 FAIRFIELD INN & SUITES (Public Hearing).** Applicant: Nigro Development LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Hotel. Location: Southwest Corner of Lamb Boulevard and Nexus Way. (APN 123-31-502-003) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a special Use Permit to allow a new four (4) story hotel with 117 rooms, located on the southwest corner of Lamb Boulevard and Nexus Way. The subject site is zoned General Commercial (C-2) and the current Land Use is Mixed Use Employment.

BACKGROUND INFORMATION:

Previous Action
(SUP-13-2022) On May 11, 2022, Planning Commission approved a Special Use Permit to allow a mini-warehousing establishment.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment	C-2 General Commercial	Undeveloped

North	Heavy Industrial	M-2 General industrial	Existing Convenience Store
South	Heavy Industrial	M-2 General industrial	Existing Warehouse
East	Mixed-Use Employment	C-2 General Commercial	Existing Convenience Store
West	Heavy Industrial	M-2 General industrial	Existing Warehouse

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 subject site is a triangular parcel located just north of Interstate 15 on the west side of Lamb Boulevard at Nexus Way. The neighboring area to the southwest of the proposed site contains warehouses and a convenience store is located to the north. On the opposite side of Lamb Boulevard is another convenience store and a Dotty's. Diagonally across the intersection is an existing Towneplace Suites by Marriott Hotel and another convenience store with a fast food drive-thru has been approved for future construction.



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:

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 C-2, General Commercial District. There has already been a hotel approved diagonally across the intersection of Lamb Boulevard and Nexus Way.

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 General Commercial (C-2) District is to provide for the development of intense retail and services that will serve as major community cores. The addition of a hotel at this location will help to enhance the surrounding area and provides additional rooms for visitors to the area, in much closer proximity to the surrounding community than other current offerings.

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);

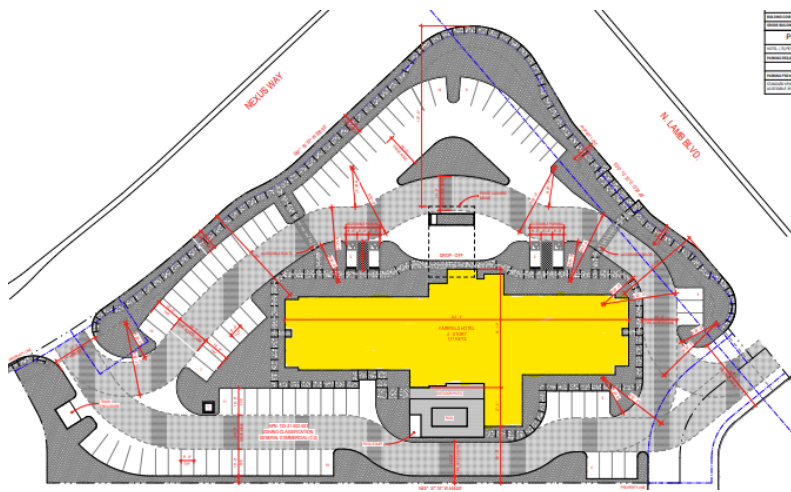
The proposed hotel is not only in scale with the warehouses directly behind the proposed building, but will help to soften their imposing visual space, especially from southbound Lamb Boulevard. The area is industrial in nature and this will not create any type of additional hardship to the area.

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

There are no significant adverse impacts anticipated from this use. It is located in an area that was designated as a commercial component to be located within an industrial area in the Comprehensive Plan.

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 a few comments; as seen in their attached memorandum. Fire Prevention, and the Police Department have no comment or concern for the proposed development.



The proposed commercial development will consist of a four (4) story building with 117 guest rooms and an outdoor pool. Access to the proposed site is from a direct access point on Nexus Way and a shared access point from Lamb Boulevard. The sidewalks along both Lamb boulevard and Nexus way are existing and directly adjacent to the right-of-way. This is not the preferable design for sidewalks; however, the design does match

all of the existing sidewalk locations at this intersection and the surrounding developments in the area. Parking spaces provided by the applicant exceeds the required number of eighty-eight (88) parking spaces by providing ninety (90) parking spaces. Parking is adequate and conveniently adjacent to the building. A landscape plan has not been entered as part of this submittal. The applicant will need to submit a landscaping plan that meets or exceeds the design requirements. This can be addressed during the building permit process.



The applicant provided building elevations as a part of the submittal package. The overall design of the buildings, meets the design standards. The use of colors, material and changes in depth create visual interest in the building and the architectural design of the building is unique and pleasing. Floor plans have not been included with this application; plans will be required to be provided as part of the building permit process.



The hotel being proposed should be a welcome addition to the area. It will be a stay option for attractions being held at the Las Vegas Motor Speedway. It will also benefit visitors of Nellis

Air Force Base and residents in the surrounding areas providing another close lodging option. The proposed use is consistent with the current land use designation and the commercial nature of the center. The proposed hotel 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.

Public Works:

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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.
5. 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.
6. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The applicant is responsible for acquiring any easements needed to construct the project.
9. All off-site improvements must be completed prior to final inspection of the first building.

10. 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:

Letter of Intent

Site Plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map