



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 10

TO: Planning Commission

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

SUBJECT: **SUP-51-2023 I-15 & LAMB (Public Hearing).** Applicant: TRU-B2G Hotel Portfolio LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Hotel. Location: 4371 Nexus Way. (APN 123-32-110-005). 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 hotel in a C-2, General Commercial District. The subject site is located on the south side of Nexus Way approximately 425 feet east of Lamb Boulevard.

BACKGROUND INFORMATION:

Previous Action
N/A

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 industrial Warehouse
South	N/A	N/A	Interstate 15
East	N/A	N/A	Interstate 15
West	Mixed Use Employment	C-2, General Commercial	Existing Commercial

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please 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 of a Special Use Permit to allow a 48,660 square foot hotel in a C-2, General Commercial district. The proposed site is a 2.89 acre lot located on the south side of Nexus Way approximately 425 feet east of Lamb Boulevard. The subject site is zoned C-2, General Commercial with a land use designation of MUE, Mixed Use Employment.

The proposed hotel is located in close proximity to I-15 and Lamb Boulevard, a major arterial roadway. Also nearby are Nellis Air Force Base and the Las Vegas Motor Speedway. The proposed hotel should be a welcome option and help to expand lodging options for those attending events at either destination.

The proposed site plan contains one (1) 48,660 square foot building that is comprised of 4 floors with a building height of 38 feet with parapet and decorative elements extending an additional 7 ½ feet. The site plan shows the hotel located centrally on the site with 126

parking spaces being provided where the requirement is for 92. However, there is no mention of the required bicycle parking, this will need to be addressed during the building permit process. There are three (3) onsite flood detention basins located on the south side of the proposed site and within the parking lot. Access to the site is from three (3) points, two (2) directly off Nexus Way from the north as well as cross-access from the existing commercial development to the west adding access from Lamb Boulevard.

Landscaping on the site per the submitted site plan meets requirements for foundation landscaping. The parking lot however is lacking. Landscaping diamonds or fingers are required every 4 spaces in order to create a shade canopy to help mitigate the “heat island” effect from the parking surface. This will affect the amount of parking available. The site plan does not mention headlight mitigation for the parking that faces Nexus Way, a screen wall berm or landscaping hedge may be required. A landscaping plan was not included with this application, but a design with the required parking lot landscaping and possible screening along Nexus Way should not be an issue and can be addressed during the building permit process.

The included elevations generally meet or exceed the Commercial Design Standards. The colors are warm and inviting earth tones, with contrasting brick and paint colors. The building size is broken up by variations in color, materials, wall planes and height. The proposed wall signage appears to meet size and design requirements. The only possible concerns are the individual air conditioning units for the rooms, which need to be screened, and providing a roof for the trash enclosure. Neither are mentioned in the submitted documents, however both of these are easy to address and can be done during the permitting process.

The proposed use is consistent with the zoning designation, Comprehensive Plan, and should be compatible with the adjacent uses and surrounding area. Staff has no objections to this application and recommends to approve with conditions.

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;
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;
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);

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

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. Conformance may require modifications to the site plan.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas 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.
6. 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.
7. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
8. The developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access, surface and/or

underground drainage facilities, utilities crossing property lines, and the development and maintenance of the property improvements.

9. 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

Floor Plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map