



Planning Commission Agenda Item

Date: April 9, 2025

Item No: 9

TO: Planning Commission

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

SUBJECT: SUP-05-2025 LIVAWAY SUITES LAMB & DONOVAN. (Public Hearing).
Applicant: West77 Partners. Request: A Special Use Permit in an M-2, General Industrial District, to Allow a Hotel. Location: Southwest Corner of Lamb Boulevard and Donovan Way. (APN: 123-30-813-002). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting A special use permit in an M-2, General Industrial District, to allow a hotel. The subject site is located on the southwest corner of Lamb Boulevard and Donovan Way. The site is currently zoned as M-2 General Industrial District and the Comprehensive Master Plan Land Use is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
On October 19, 2016 the City Council approved an Amendment to the Master Plan (AMP-06-16) to change the Land Use Designation from Mixed-Use Employment to Heavy industrial.
On October 19, 2016 the City Council approved a Property Reclassification (ZN-14-16) and Ordinance #2774 to reclassify 74.06 acres from PUD, Planned Unit Development District to M-2, General Industrial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial	Undeveloped

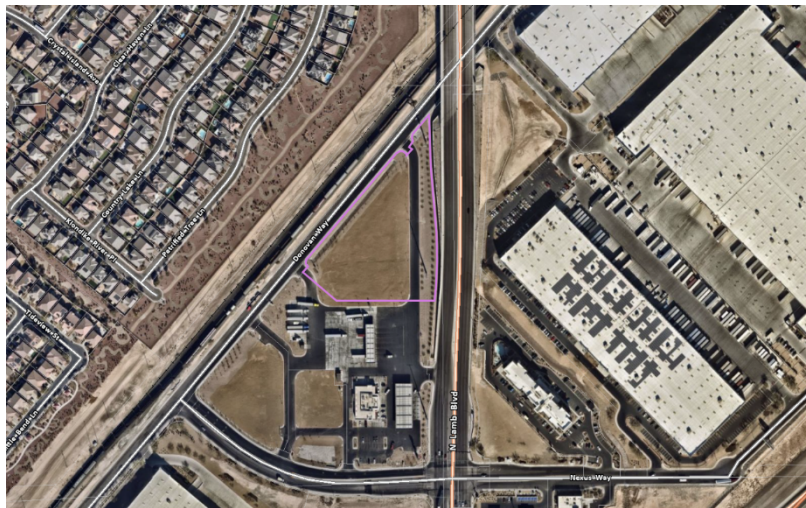
North	Heavy Industrial	M-2, General Industrial	Existing Union Pacific Rail Road
South	Heavy Industrial	M-2, General Industrial	Existing Quick Trip Convenience Store
East	Heavy Industrial	M-2, General Industrial	Existing Industrial Warehouse
West	Heavy Industrial	M-2, General Industrial	Existing Union Pacific Rail Road

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is proposing a 126-room hotel on 3.82 acres in an M-2 General Industrial District located at the SWC of Lamb Boulevard and Donovan Way. The proposed site lacks direct access to any right of way. Access is provided from internal circulation created during the development of the Quick Trip Convenience Food Store located to the south of the subject property. Internal drive circulation comes from one (1) access point off of Lamb Boulevard, two (2) access points from Nexus Way, and three (3) access points from Donovan Way.

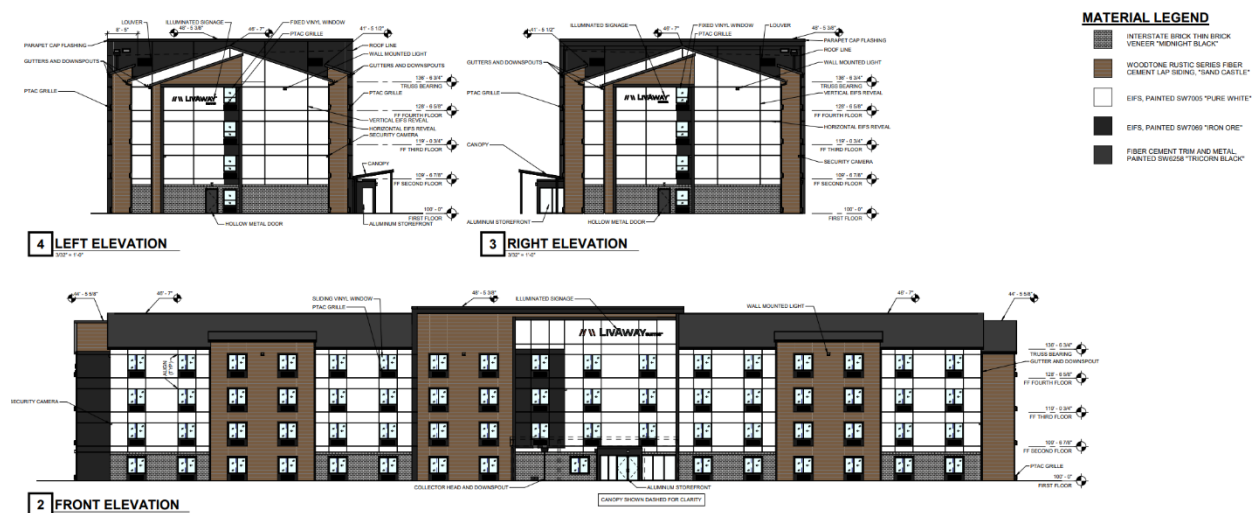


The surrounding area, encompassing everything southeast of the existing rail road, is mainly industrial in nature. This site is unique as the only existing neighboring property would be the existing Quick Trip convenience store to the south of the proposed site. To the north and west of the proposed hotel building is a 30-foot drainage easement, then Donovan Way and the Union Pacific Railroad providing over 200 feet of buffer to the

nearest property line, a residential development on the opposite side of the rail road. The distance to the nearest residential structure exceeds 440 feet. To the west of the proposed development is the Lamb boulevard bridge which spans both Donovan Way and the railroad, which provides a buffer to any residential properties to the northwest of the proposed hotel site.



The applicant is proposing a four-story hotel with a total of 126 rooms. The building elevations show a structure that provides visual interest with flat planes broken up by an articulated facia with multiple materials and colors. Rooflines have been staggered and sloped to help minimize a boxy appearance to the building. Earth tones are being utilized



ranging from dark to light, to further enhance visual interest. However, the plans indicate exposed downspouts, which are prohibited in the development standards (17.24.070.E.3.b). These downspouts shall be incorporated into the architectural form of the building as to not be visible. This is a minor issue and can be addressed during the building permit process.

Landscaping plans were not provided with this application, but all landscaped areas shall comply with the requirements set forth in the North Las Vegas Code of Ordinances 17.24.60 landscaping requirements. This is a minor issue and can be addressed during the building permit process. The applicant has proposed ample parking with 129 parking spaces provided where only 95 parking spaces are required.

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;
 - a. A hotel on the proposed site is consistent with the Comprehensive Master Plan for Heavy Industrial as precedence has been set with an existing hotel on the east side of Lamb from this site and an approved hotel on the southeast side of Lamb Boulevard and Nexus Way.
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;
 - a. A hotel on the proposed site is consistent with M-2, General Industrial zoning as precedence has been set with an existing hotel on the east side of Lamb from this site and an approved hotel on the southeast side of Lamb Boulevard and Nexus Way.
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);
 - a. The only adjacent use to this hotel is a 24-hour convenience food store with gas pumps. The proposed hotel and convenience food store complement each other in use, scale, design and site layout as the subject site was developed with this pairing in mind.
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - a. Staff does not anticipate any adverse impacts from this development. With the design of the proposed site, any traffic or noise issues should be fully

mitigated from surrounding areas.

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.
 - a. The previous development on the proposed site has established all connections to City utilities and services. Staff does not anticipate any issues or concerns over services.

The surrounding area of the proposed hotel is all heavy industrial in nature, mainly consisting of warehouse and trucking uses. The addition of this hotel should not have any adverse impact to the area and should provide lodging options for residents in the nearby neighborhoods as well as nearby Nellis Air Force Base and events at the Las Vegas Motor Speedway. Staff has no objections to the proposed hotel at this location and recommends approval of this application subject to the conditions listed.

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. Downspouts shall be incorporated into the building.
3. Landscaping on the site shall comply with the landscaping requirements set forth in the development standards.

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. 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.

8. The applicant is required to grant any easements needed to construct the project.
9. All off-site improvements must be completed prior to final inspection of the first building.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Building Floor Plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map