



Planning Commission Agenda Item

Date: April 9, 2025

Item No: 3

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development
Prepared By: Sharianne Dotson, Principal Planner

SUBJECT: **DA-04-2024 ALIANTE TRU (Public Hearing).** Applicant: North Valley Enterprise, LLC. Request: A Major Modification to the Aliante Development Agreement to Allow a Hotel in a C-P MPC, Professional Office Commercial Master Planned Community. Location: North of Nature Park Drive, Approximately 200 Feet East of Aliante Parkway. (APN 124-20-501-008). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration for a major modification to the Development Agreement for the Aliante Master Planned Community to allow a hotel in Parcel 42 of the Community. Parcel 42 has a zoning classification of C-P MPC (Professional Office Commercial Master Planned Community). Parcel 42 is located approximately 200 feet east of Aliante Parkway.

BACKGROUND INFORMATION:

Previous Action
At the August 14, 2024 Planning Commission meeting the Major Modification (DA-04-2024) was continued to the September 11, 2024, and then the applicant continued the item indefinitely before this Planning Commission meeting.
A Task Force meeting (TF-13-2024) was held on May 2, 2024 for a major modification to the Aliante Development Agreement to allow a 122 room (Tur by Hilton) hotel in a C-P MPC, Professional Office Commercial Master Planned Community.
On August 7, 2002, City Council approved Ordinance No. 1673 (ZN-77-02) for a property reclassification from MPC, Master Planned Community to C-P-MPC, Master Planned Community-Professional Office Commercial District.

On March 6, 2002, City Council approved Tentative Map (T-898) on appeal by denying an appeal and upholding the Planning Commission decision to approve the 87 lot tentative map.

Aliante Master Plan Community Ordinance No. 1587 was created by a development agreement between the City of North Las Vegas and the Developer dated January 16, 2002 and recorded on April 8, 2002.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-01-2025	A tentative map in a C-P MPC, Professional Office Commercial Master Planned Community, to allow a single-lot commercial subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	C-P MPC, Professional Office Commercial Master Planned Community	Existing Professional Office buildings; Commercial Uses and Undeveloped pad
North	Resort Commercial and Clark County 215	PUD MPC, Planned Unit Development Master Planned Community	Aliante Casino and CC-215
South	Open Space and Single Family Medium	PSP MPC, Public/Semi-Public Master Planned Community and R-1 MPC, Single Family Residential Master Planned Community	City of North Las Vegas Park (Nature Discovery Park)
East	Open Space	PSP MPC, Public/Semi-Public Master Planned Community	City of North Las Vegas Park (Nature Discovery Park)

West	Employment	C-2 MPC, General Commercial Master Planned Community	Developed Commercial Center
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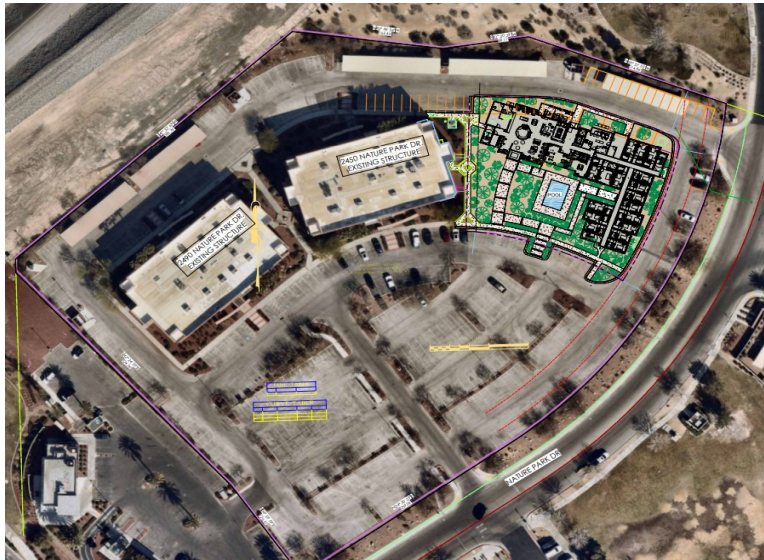
DEPARTMENT COMMENTS:

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 requesting Planning Commission consideration for a major modification to the Aliante Master Planned Community Development Agreement to allow a “Neighborhood *Non-Gaming* Hotel” as a permitted use within the C-P MPC, Professional Office Commercial Master Planned Community. The amendment is specifically for Parcel 42 (APN 124-20-501-008), located approximately 200 feet east of Aliante Parkway. The proposed major modification would allow a 122-room Tru by Hilton, or equivalent, non-gaming hotel upon Parcel 42.

Parcel 42 was originally planned and developed for commercial office uses. The site is a 6.16-acre commercial site with three (3) office building pad sites. The first building received a building permit in September 2004, the second building was permitted in August 2005. The remaining pad site remained vacant and the two constructed buildings remained underutilized. With approval of the requested modification to the development agreement, the applicant intends to use the third pad site for the proposed hotel. The surrounding uses include Nature Discovery Park to the south, two convenience food (fast-food) restaurants to the west and two developed subdivisions to the east. The largest traffic generator is the park. Nature Discovery Park is approximately 20 acres in size and is classified as a community park. The park is extremely popular and typically overfills their parking lots. The existing commercial office park parking lot has served as overflow parking for the park since it was completed in 2005.



As part of the requested Major Modification the applicant is requesting the following revisions to the Development Standards (Exhibit A) within the Aliante Development Agreement:

- Add a definition of “Neighborhood Non-Gaming Hotel” under Section 1.9, to be defined as follows: Section 1.9.30(a): Neighborhood Non-Gaming Hotel: A stand-alone hotel not to exceed 122 guest rooms, in which lodging is provided and offered to guests for compensation on a nightly basis. Gaming is prohibited in connection with a Neighborhood Non-Gaming Hotel. A Neighborhood Non-Gaming Hotel may provide complimentary breakfast and food services as a Permitted Accessory Use pursuant to Section 4.13(D) but a full-service restaurant and convention facilities are not permitted in connection with a Neighborhood Non-Gaming Hotel.
- Add “Neighborhood Non-Gaming Hotel” to Section 4.13, Subsection B, as a Principally Permitted Use.
- Amend and restate Section 4.13, Subsection D, Permitted Accessory Uses, as follows: D. Permitted Accessory Uses. Permitted accessory uses shall be amended to include the following: Coffee Shop and/or Restaurant of less than 2,000 square feet, located within or attached to an office building or Neighborhood Non-Gaming Hotel of a greater floor area.
- Amend and restate Section 4.13, Subsection E, as follows: E. Setbacks and Height. Maximum height of 42 feet specifically in connection with a Neighborhood Non-Gaming Hotel.

The intent of the C-P MPC, Professional Office Commercial Master Planned Community is to develop certain low-density business, such as professional office, that would be

compatible to the surrounding residential neighborhood. The uses should generally contain light vehicle traffic and minimize the disruption of traffic flow. Access to the proposed hotel will be from the three (3) existing driveways along Nature Park Drive no modifications to the accesses on Nature Park Drive are proposed with this request. Nature Park Drive (60 feet in width) is a hybrid street that is smaller than a collector street (68 feet in width) but is larger than a neighborhood collector (49 feet in width). Nature Park Drive has two travel lanes with parking on both sides of the street. The road currently is the only access for two neighborhoods and the two convenience food restaurants. It also provides access to Nature Discovery Park as well as the commercial office parcel. The applicant has submitted a traffic study and Public Works has approved this study indicating the proposed hotel would not create a negative impact on Nature Park Drive or the existing neighborhood.

The site plan and building elevations provided for the hotel indicate a single four-story building with an overall building height of 41 feet to the roofline with a staggered parapet to a maximum height of 45 feet. Building height is measured to the roof deck with a maximum allowed parapet of four (4) feet. Therefore, the height of the building is 41 feet. The normally allowed height within the C-P MPC District is 28 feet, however, in Aliante the existing commercial office buildings were allowed to be 32 feet a with four foot parapet, with a modification of the development standards that was approved in 2004. Therefore, the proposed hotel is nine feet taller than the existing commercial office buildings. The applicant's letter of intent for the major modification is requesting a maximum building height of 42 feet. Additionally, there is an outdoor pool amenity. The site plan indicates the area around the pool as gravel. This area will be required to have an ADA surfacing that attached to existing sidewalk / pathways for the hotel grounds.

The exterior finish is stucco painted a tan and brown color scheme with a blue accent color on the east elevation and a checkerboard vertical ribbon on both the north and east elevations. In addition, there are aluminum accent shutters painted a dark brown on the east and west elevations. Additionally, provided plans indicate a wrought iron fence around the proposed pool, which will be painted brown and located at the front of the hotel near the entrance. The colors appear to be in compliance with the Aliante commercial design guidelines for earth tones, however, the exact colors will be verified during the building permit process. According to the applicant's letter of intent, the adjacent professional buildings will be re-painted to match the proposed hotel. This will maintain an overall cohesive design for the commercial center and help freshen the appearance of the commercial development. In general, the buildings appear to comply with the commercial design guidelines for however any minor modifications needed to the proposed elevations can be addressed during the building permit process.



The elevation for the trash enclosure were not submitted. Trash enclosures are required to use similar materials and color palette as the principal building, include a roof and six (6) foot landscape planters on both sides of the trash enclosure. The trash enclosure elevations can be addressed during the building permit process.

A proper landscape plan was not submitted, however, the submitted floor plan indicates some foundation landscaping is being provided at the entrance, around the pool area and the hotel buildings. The required foundation landscaping is six (6) feet. All landscaped areas should provide 60% ground coverage within two years of planting to comply with the design guidelines. The landscaping plan can be reviewed during the building permit process.

The perimeter landscaping and parking lot landscaping is existing. The existing landscaping is fairly well maintained, but additional shrubs and trees are required to comply with the Aliante design guidelines. The applicant should upgrade and enhance the existing landscaping areas. All landscaped areas should provide 60% ground coverage within two years of planting to comply with the design guidelines. This is minor and can be addressed during the building permit process.

The existing site provides 396 parking spaces for the professional building and the proposed hotel. Each existing office building is 29,176 square feet and the two buildings require a total of 199 parking spaces. The proposed hotel requires an additional 145 parking spaces. The total required parking is 344 parking spaces and the site is in compliance with the required code.

As the site is over parked and to help provide more parking for Nature Discovery Park. The applicant has agreed to designate 50 of the unused parking spaces for park usage as noted on the Park Parking Exhibit.

The surrounding area contains existing commercial office buildings on the site with convenience food restaurants immediately adjacent to the west. Furthermore, the southeast is existing single-family residential development and the Nature Discovery Park. To the west is the existing Aliante Marketplace center (Smith's). The surrounding area provides access to convenient amenities for the proposed hotel, which is a potential increase for local business within this area.

The proposed modifications to the Aliante Master Planned Community Development Agreement should not create a negative impact on the neighborhood and may provide a needed commercial use to the master planned community. Staff recommends the item be approved to and forwarded to the City Council with the conditions listed.

CONDITIONS:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Amend the Development Standards for the North Las Vegas Community (Aliante) dated 12/7/2001:
 - a. Add Section 1.9.30(a): Neighborhood Non-Gaming Hotel: A stand-alone hotel not to exceed 122 guest rooms, in which lodging is provided and offered to guests for compensation on a nightly basis. Gaming is prohibited in connection with a Neighborhood Non-Gaming Hotel. A Neighborhood Non-Gaming Hotel may provide complimentary breakfast and food services as a Permitted Accessory Use pursuant to Section 4.13(D) but a full-service restaurant and convention facilities are not permitted in connection with a Neighborhood Non-Gaming Hotel.
 - b. Amend Section 4.13 Professional Office Commercial Subsection B. Principally Permitted Uses by adding "Neighborhood Non-Gaming Hotel"
 - c. Amend Section 4.13, Professional Office Commercial Subsection D, Permitted Accessory Uses, as follows: D. Permitted Accessory Uses. Permitted accessory uses shall be amended to include the following: Coffee Shop and/or Restaurant of less than 2,000 square feet, located within or attached to an office building or Neighborhood Non-Gaming Hotel of a greater floor area.
 - d. Amend Section 4.13, Professional Office Commercial Subsection E, as follows: E. Setbacks and Height. Maximum height of 41 feet specifically in connection with a Neighborhood Non-Gaming Hotel.
3. The applicant shall upgrade and enhance the existing parking lot and perimeter landscaping areas. All landscaped areas should have trees twenty feet on center

with shrubs and ground covers providing 60% ground coverage within two years of planting to comply with the Aliante Design Guidelines.

4. The commercial office buildings and hotel shall be in compliance with the commercial design guidelines and utilize a cohesive color scheme for all buildings.
5. The applicant is required to have an ADA surfacing that attached to existing sidewalk / pathways for the hotel grounds
6. Designate 50 off-street parking spaces for park patron usage.

ATTACHMENTS:

Public Works Memorandum

Updated Letter of Intent

Revised Site Plan

Elevation

Park Parking Overflow Exhibit

Clark County Assessors Map

Location and Zoning Map