

CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **DA-04-2024 ALIANTE TRU (Public Hearing).**

DATE: August 14, 2024

As the City and the applicant have not agreed to the terms and conditions of the requested modification to the Development Agreement, the City is requesting this item be continued indefinitely to allow both parties additional time to negotiate a solution.

The item was continued at the July 10, 2024 Planning Commission meeting at the request of the applicant in order to discuss the project with staff. The applicant has submitted a revised site plan that expands the pool area of the proposed hotel. The larger area will remove eighteen (18) off-street parking spaces. Therefore, the site plan now contains a total of 378 parking spaces where 344 parking spaces are required. Additionally, the larger area will allow the applicant the ability to provide better landscaping and fencing to help screen the pool area from the neighboring parcels. The site plan does indicate some type of wall or fence will be included around the pool, however specific details are missing from the provided site plan. Also included in the revised site plan is an outdoor sitting area located along the rear of the building. As with the pool area, some screening is indicated but specific details are missing from the revised site plan.

If the Planning Commission determines that approval is warranted, the following conditions are recommended:

1. 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. Additionally, a limited-service breakfast dining room may be a part of a 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.

2. A maximum of one Neighborhood Non-Gaming Hotel shall be permitted on Parcel 42.
3. The applicant will 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 shall provide additional trees within the adjacent parcel, owned by the City (APN: 124-20-513-057). The trees shall be large variety 24" box trees, planted 20' on center. To supplement the required buffering landscaping on the site. Subject to review and approval by the Planning and Zoning Division.
6. The applicant shall provide screen or louvers over any window facing any residential property.
7. The applicant shall participate with the City in striping and configuration of Nature Park Drive at Aliante Parkway, subject to review and approval of the City's Traffic Engineer.
8. The screening around the pool area shall consist of a solid decorative wall with additional landscaping.
9. Designate 50 off-street parking spaces for park patron usage

Attachments:

Revised Site Plan

Revised Ordinance #3210

Staff Report from July 10, 2024 Meeting with Original Attachments