



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: SUNWEST COMMERCIAL - OWNER: DURANGO
MB PARTNERS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0665-SUP1	Staff recommends APPROVAL, subject to conditions:	24-0665-SDR1
24-0665-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0665-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 59

NOTICES MAILED 359

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0665-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Hotel, Motel or Hotel Suites use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0665-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0665-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0665-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 01/21/25 and building elevations, date stamped 12/19/24, except as amended by conditions herein.
4. A Waiver from Town Center Development Standards is hereby approved, to allow a four-story building, where two stories is the maximum height allowed in the Service Commercial Town Center Special Land Use Designation.
5. A Waiver from Town Center Development Standards is hereby approved, to allow 29 parking area trees where 36 parking area trees are required.
6. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot perimeter landscape buffer where eight feet is required along a portion of the north property line.
7. A Waiver from Title 19.08 is hereby approved, to allow a four-foot perimeter landscape buffer where eight feet is required along a portion of the west property line.
8. An Exception from Title 19.08 is hereby approved, to allow 73 perimeter landscape buffer trees where 79 perimeter landscape buffer trees are required.
9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

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12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The applicant shall obtain rights for utility service not provided through City of Las Vegas Bureau of Land Management (BLM) grants or verify that separate grants exists prior to issuance of permits. BLM rights granted to the City of Las Vegas may only be used for the express purpose of such grants.
15. Construct sidewalk improvements on the north side of Oso Blanca Road from Grand Montecito Parkway to Durango Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Contact the Regional Transportation Commission (RTC) [Brij Gulati - 702-676-1734] to coordinate construction of this site with RTC projects such as the proposed "Park and Ride" located between this site and Oso Blanca Road. Provide written proof of such coordination concurrent with submittal of any construction plans. In addition, obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

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18. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The circulation plan shall specifically address traffic signal modifications at both the Oso Blanca Road/Durango Drive and Oso Blanca Road/Grand Montecito Parkway intersections. Comply with the recommendation of the approved pedestrian circulation plan.
21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a proposed four-story, 117-room hotel development generally located at the northeast corner of Oso Blanca Road and Durango Drive.

ISSUES

- A Hotel, Motel or Hotel Suites use is permitted in the T-C (Town Center) Zone [SC-TC (Service Commercial) Town Center Special Land Use Designation] with the approval of a Special Use Permit. Staff supports this request.
- A Waiver of the Town Center Development Standards is requested to allow a four-story building where two stories is the maximum height allowed. Staff supports this request.
- A Waiver of the Town Center Development Standards is requested to allow 29 parking area trees where 36 trees are required.
- A Waiver of Title 19.08 is requested to allow a zero-foot perimeter landscape buffer where eight feet is required along a portion of the north property line. Staff supports this request.
- A Waiver of Title 19.08 is requested to allow a four-foot perimeter landscape buffer where eight feet is required along a portion of the west property line. Staff supports this request.
- An Exception of Title 19.08 is requested to allow 73 perimeter landscape buffer trees where 79 perimeter landscape buffer trees are required. Staff supports this request.

ANALYSIS

The subject undeveloped parcel is zoned T-C (Town Center) with an SC-TC (Service Commercial) Town Center Special Land Use Designation. The site abuts a U.S. 95 off-ramp to the north and is accessed via a Bureau of Land Management (BLM) grant easement off Oso Blanca Road. Site development is subject to the Town Center Development Standards Manual (TCDSM). Where the TCDSM is silent, such as for perimeter landscape buffer requirements, LVMC Title 19 applies. The applicant proposed to develop the site with a four-story, 117-room hotel development that will be branded as a Hampton Inn Hotel.

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The TCDSM does not offer a definition for the Hotel, Motel, or Hotel Suites use. Per Title 19.12, the Hotel, Motel or Hotel Suites use is defined as, “A building or group of buildings whose main function is the provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase ‘temporary lodging’ refers to a rental period with a normal duration of no more than one week.”

Hotel, Motel or Hotel Suites Minimum (TCDSM) Special Use Permit Requirements:

1. May not locate within 330’ feet of any single-family detached dwelling.

The proposed use meets this requirement, as there are no single-family detached dwellings within 330 feet of the proposed hotel development.

2. Must be within 1,000 feet of a freeway interchange in Town Center.

The proposed use meets this requirement, as the proposed hotel development is directly adjacent to the Durango Drive freeway interchange in Town Center.

3. The hotel, motel, inn or resort structure must have a minimum height of three stories. A level of parking within a parking garage may be counted as a “story” for purposes of the minimum height requirement if the parking garage covers the same building footprint as the hotel, motel, inn or resort structure.

The proposed hotel development is four stories and therefore meets this requirement.

The submitted site plan depicts a proposed hotel development with no direct access to the right-of-way. The proposed development is located on an irregularly shaped parcel of land that must be accessed from Oso Blanca Road. The development includes 125 parking spaces where 120 are required. The submitted site plan also indicates a porte cochere to receive guests alongside typical hotel amenities that are located to the west of the proposed hotel. A trash enclosure is also provided to the rear of the site and is fully screened.

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The proposed building elevations indicate the proposed hotel will be approximately 55 feet tall when measured to the top of the building parapet. The Service Commercial Town Center Special Land Use Designation restricts development to two stories, with the exception of three stories when the subject parcel is 20 acres in size, has a setback of 50 feet from all property lines, and has perimeter landscaping to screen the development from view. The applicant requires a Waiver of this requirement to allow up to four stories for the proposed hotel development. Located in the Centennial Hills neighborhood planning area of the City of Las Vegas 2050 Master Plan, future development envisions the core part of this regional center will become denser and more intense as a suburban "Town Center". Additionally, the location of the proposed hotel development is located between an existing mini-storage development and the Durango Drive interchange, mitigating any impact that the increase in building height would have on the surrounding area. Therefore, staff supports this Waiver request.

The TCDSM does not provide direction for perimeter landscape buffer requirements and as such, Title 19 applies. As this site does not directly front right-of-way, eight feet interior landscape buffers must be provided. The applicant also requires Waivers of these requirements, to provide a zero-foot perimeter landscape buffer along a portion of the north property line and a four-foot perimeter landscape buffer along a portion of the west property line. Additional Waivers are also required for a reduction in perimeter landscape buffer trees and to allow 29 parking area trees where 36 parking area trees are required. Given the unique shape of the subject parcel, the required fire lane prevents the applicant from fulfilling the eight-foot landscape buffer requirement. Staff also finds the four-foot perimeter landscape along a portion of the west property line and reduction in parking area and perimeter trees are minimal in nature and will not detract from the City of Las Vegas 2050 Master Plan goals for urban forestry. As such, staff supports these Waiver requests.

While Waivers are requested to allow an increased building height and reduced perimeter and parking lot landscaping, staff finds the request to be appropriate as the site abuts a U.S. 95 off-ramp to the north and fulfills the vision of Town Center, which promotes increased density. Therefore, staff finds the proposed development will be compatible with the surrounding area and recommends approval of all requested entitlements, subject to conditions.

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FINDINGS (24-0665-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Hotel, Motel or Hotel Suites use can be conducted in a manner that is harmonious and compatible with the existing commercial land uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

While the subject site requires Waivers for increased building height and reduced landscaping, the proposed hotel development is physically suitable for the type and intensity of the proposed land use. The design is well integrated into the irregular shape of the parcel.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Access to this site is provided by Oso Blanca Road, a 100-foot Town Center Frontage Road and is adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of this Special Use Permit will be subject to business license review and periodic compliance inspections, thereby ensuring the public health, safety, and welfare or the overall objectives of the General Plan will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed use meets all of the applicable requirements per the Town Center Development Standards Manual

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FINDINGS (24-0665-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed hotel development would be located on a major thoroughfare adjacent to a mini-storage development and a freeway and away from residential uses. The development will be near commercial services of a similar intensity.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

Aside from the Waiver requests for additional building height and reduced perimeter landscape buffer widths, which staff supports, the proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is taken from Oso Blanca Road, a 100-foot Town Center Frontage Road. Internal site circulation will not negatively impact the adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed hotel development is compatible with the adjacent uses and features stucco building materials of varying colors, which are appropriate for the area and for the City. Proposed landscape materials are consistent with the Southern Nevada Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The submitted building elevations are designed similarly to other hotel developments of this intensity in the City. The aesthetic features are not unsightly, undesirable or obnoxious in appearance.

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6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

If approved the proposed development will be subject to building permit review and inspections, which will ensure the protection of public health, safety and welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/12/64	The Board of City Commissioners adopted Ordinance No. 1137 thereby Annexing (A-0003-64) certain specifically described territory of approximately 5,000 acres located north of Lone Mountain Road and West of Decatur Boulevard, including the subject property.

<i>Most Recent Change of Ownership</i>	
10/05/20	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses.	

<i>Pre-Application Meeting</i>	
12/11/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit and Site Development Plan Review.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
01/06/25	Staff conducted a routine field check of the subject site and observed an undeveloped site. Nothing of concern was noted.

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Details of Application Request	
Site Area	
Net Acres	2.53

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	U.S. 95		
South	Mini Storage Facility		
East	U.S. 95	Right-of-Way	Right-of-Way
West	Shopping Center	GC-TC (General Commercial – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Town Center Development Standards	N*
Special Area and Overlay Districts	Compliance
T-C (Town Center) District	N*
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

*The project requires Waivers to allow an increased building height and reduced perimeter and parking lot landscaping. Staff finds these requests will support the overall vision of Town Center and will not detract from the City of Las Vegas 2050 Master Plan goals relating to urban forestry.

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DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards Manual, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	110,278 SF	N/A
Min. Setbacks			
• Front	15 Feet	15 Feet	Y
• Side	10 Feet	197 Feet	Y
• Rear	20 Feet	53 Feet	Y
Max. Lot Coverage	N/A	12%	N/A
Max. Building Height	2 Stories	4 Stories	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	By Condition	Y

*A Waiver of the Town Center Development Standards Manual is requested, to allow a four-story building, where two stories is the maximum height allowed.

Pursuant to Town Center Development Standards and Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	23 Trees	18 Trees	N*
• South	1 Tree / 20 Linear Feet	41 Trees	36 Trees	N*
• East	1 Tree / 30 Linear Feet	7 Trees	10 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	9 Trees	Y
TOTAL PERIMETER TREES		78 Trees	73 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	36 Trees	29 Trees	N*

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Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	8 Feet		8 Feet	Y
• East	8 Feet		12 Feet	Y
• West	8 Feet		4 Feet	N*

*Waivers are requested for a reduction in required parking area trees, required trees in the perimeter landscape buffer areas, and a reduction in required perimeter landscape buffer widths.

Open Space - Town Center					
Total Site Acreage	Required		Provided		Compliance
	Percent	Area	Percent	Area	
110,278 SF	20%	22,055	23%	26,231 SF	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Oso Blanca Road	Frontage Road Town Center Collector	Master Plan of Streets and Highways Map/Town Center Development Standards Manual	100 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Motel or Hotel Suites	117 rooms	1 space per room	117				
TOTAL SPACES REQUIRED			117		122		Y
Regular and Handicap Spaces Required			112	5	117	5	Y

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Two-story building height maximum in the SC (Service Commercial) Town Center Special Land Use Designation	To allow a four-story building height	Approval
Provide an eight-foot perimeter landscape buffer for the north interior property line	To allow a zero-foot perimeter landscape buffer for a portion of the north interior property line	Approval
Provide an eight-foot perimeter landscape buffer for the west interior property line	To allow a four-foot perimeter landscape buffer for a portion of the west interior property line	Approval
Provide 36 parking area trees	To allow 29 parking area trees	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide 78 perimeter landscape buffer trees	To allow 73 perimeter landscape buffer trees	Approval