



December 19, 2024

Seth Floyd, Director
Community Development Department
City of Las Vegas
495 N Main St
Las Vegas, NV 89104

RE: Special Use Permit and Site Design Review Centennial & Riley NWC
APN#: 125-17-703-002 (a portion of)

Dear Mr. Floyd:

On behalf of our client, SunWest Commercial, please accept this letter for a Special Use Permit (SUP) and Site Design Review (SDR) on a portion of the site located at the northeast corner of Durango Dr and Oso Blanca Rd to allow for a Hotel use. The project will be approximately 2.53 +/- acres of the 13.14 +/- acre parcel.

The site has a land use designation of Town Center (T-C) and is zoned Service Commercial (SC-TC). The adjacent parcel to the south is also zoned SC-TC that has recently been developed as mini-storage. To the north and east is the US-95 freeway and to the west is Durango Dr. Across Durango is a mix of SC-TC and General Commercial (GC-TC) with an existing commercial center.

SPECIAL USE

Pursuant to the Town Center Development Standards, a Hotel is allowed as a Special Use if

- a. Not located within 330 ft of any single-family detached dwelling.
- b. Must be within 1000 feet of a freeway interchange in Town Center.
- c. The hotel, motel, inn or resort structure must have a minimum height of three stories.

The closest detached single-family dwelling is approximately 487 FT away on the opposite side of the freeway. It is within 1,000 FT of a freeway interchange in Town Center (US-95 & Durango). The proposed hotel is four stories meeting the three-story minimum.

Approval Criteria for a Special Use Permit LVMC 19.16.110

In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

- a. The proposed 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 use is on a commercially zoned site with other commercial uses surrounding it and easy freeway access. There is a park and ride a little to the south across Oso Blanca which would allow visitors easy access to public transit if needed. As additional homes are built additional services like the hotel are needed. No gaming is requested as part of this application. As such, the proposed use is harmonious and compatible with the existing and future land uses.

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A Planning & Development Services Corporation

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- b. The subject site is physically suitable for the type and intensity of land use being proposed;

The site is planned for commercial development. It is tucked into the curve of the US-95 and Durango Dr interchange. The shape and location of the site give it plenty of visibility and easy access to a primary arterial (Durango Dr.) and the freeway. The site is suitable for the proposed use.

- c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The site is surrounded by the US-95 freeway to the north and east and has easy access to a primary arterial (Durango Dr.) and is located on a frontage street which is suitable for the use.

- d. 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.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. It is consistent with the General Plan and the Town Center Development Standards.

SITE DEVELOPMENT REVIEW

The site plan depicts a four story 53,009 SF Hotel Use located behind a recently constructed mini-storage (Extra Space). The hotel will consist of 117 rooms. The hotel will provide typical amenities such as a pool and spa, guest laundry, fitness center, sundries shop (retail), indoor and outdoor lounge/dining seating. A total of 117 parking spaces are required and 122 are provided. No alcohol or gaming are part of this request.

The primary entryway for the site will be off of Oso Blanca Rd. and align with the driveway for Montecito Pkwy. A secondary access point is provided to the site by a share driveway between the proposed hotel and the mini-storage building to the south. The self-storage has no outdoor units and doesn't have gated access.

Elevations depict a 54 FT tall building. The building is well articulated and is generally finished with EIFS using various shades of grey and blue paint along with simulated wood cladding to provide visual interest. The colors reflect the national branding for the Hampton Inn by Hilton brand. Stone or brick veneer will be used along much of the first-floor. The roofline is also varied.

Landscaping along Oso Blanca is provided per Town Center requirements. Three of the four tree types listed in the Town Center Standards for buffer landscape are either not listed or not recommended by the Southern Nevada Regional Plant (SNRP) List. Trees of similar sizes that are on the SNRP list have been used in their place. The trees will be 24' box trees at time of installation. The required number of landscape fingers/islands and parking lot trees have been provided. Landscaping meets the 20% requirement of the Town Center Development Standards.

A waiver is needed for the portion of the landscape abutting the drive aisle to the north of the hotel. Due to the narrow rectangular shape of the property, there are small portions where the landscape buffer is reduced to 7.4 FT down to a minimum of 6 inches where 8 FT is required along the northern property line that abuts the freeway and a few small sections at the northwest corner of the property also along the freeway. The buffer meets or exceeds the 8FT requirement in all other locations.

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A waiver is also required to allow for the four stories. The Service Commercial zoning district limits buildings to two stories, however the Special Use Permit for a hotel in the same zoning district requires a minimum of three stories. The proposed hotel is four stories, which meets the Special Use Permit requirement, however requires a waiver from the base zoning district requirements.

Given the location, current traffic levels and the proximity to the regional freeway system, the proposed development would be appropriate and compatible with the surrounding area.

SITE DEVELOPMENT REVIEW LVMC 19.16.100

The proposed design requires a Site Development Review for the new building. The project effectively meets the Town Center Development Standards.

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

The proposed development standard is compatible with adjacent land development and development in the area. The abutting parcel is planned and developed as Commercial and the rest of the site is abutting the freeway.

2. The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan, this Title and the Town Center Development Standards and other adopted city plans, policies and standards.

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

The location of the requested use has access to Oso Blanca, a frontage street, and Durango a primary arterial, both of which are designed and suitable for the use.

4. Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;

The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial uses in the area.

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 consistent and compatible with existing commercial along the corridor;

The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial along the corridor. It meets the Town Center Development Standards.

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

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SUMMARY JUSTIFICATION

The proposed Hotel use on this site is appropriate given the proximity to US-95 freeway and the surrounding commercial as well as the Park and Ride in the area. It will provide an additional service to residents in the area as there are no other hotels within close proximity providing a much needed service and jobs to the growing Town Center Area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President

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