



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0072-TXT1	Staff recommends APPROVAL	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ Only

APPROVALS 0

PROTESTS 0

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**** PROPOSED AMENDMENTS ****

1. Title 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements is hereby amended as follows:

Hotel, Motel or Condominium Hotel ~~Hotel Suites~~

Description

1. Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. *These rooms may include sitting rooms and kitchens.* 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.
2. Motel. A building or group of buildings whose main function is to provide rooms for temporary lodging, rooms which are directly accessible from an outdoor parking area. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than one week.
3. ~~Hotel Suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than one week.~~
4. Condominium Hotel. An establishment meeting the criteria for a “hotel” as set forth in this Title that are mapped as condominiums and subdivided into individual rooms or suites for separate ownership. A condominium hotel may be owner occupied, or may provide temporary lodging provided that the rooms are booked and rented through the hotel operator.
5. **On-site parking Requirement:** One space per guest room.

2. Title 19.18.020 Words and Terms Defined is hereby amended as follows: Hotel, Motel or Condominium Hotel ~~Hotel Suites~~

1. Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. *These rooms may include sitting rooms and kitchens.* 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.
2. Motel. A building or group of buildings whose main function is to provide rooms for temporary lodging, rooms which are directly accessible from an outdoor parking area. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than one week.

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3. ~~Hotel Suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than one week.~~
4. Condominium Hotel. An establishment meeting the criteria for a "hotel" as set forth in this Title that are mapped as condominiums and subdivided into individual rooms or suites for separate ownership. A condominium hotel may be owner occupied, or may provide temporary lodging provided that the rooms are booked and rented through the hotel operator.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose is to amend the Hotel, Motel, or Hotel Suites land use to consolidate the Hotel/Motel and Hotel Suites use and to establish the Condominium Hotel use. The new proposed land use will be identified as the Hotel, Motel, or Condominium Hotel use, if approved.

ANALYSIS

Currently, the Hotel, Motel, or Hotel Suite use allows for temporary lodging with the only difference being that the Hotel Suites allows kitchen facilities or sitting rooms in addition to the sleeping room. To simplify, the proposed amendment will delete the Hotel Suites use and combine it into the existing Hotel/Motel land use category in order to streamline the approval process for these types of operators.

The proposed Condominium Hotel use category combines traditional hotel accommodations with privately owned condominium units that may be either owner occupied or included for rent by the hotel operator similar to a traditional hotel room. The building operates like a hotel, offering amenities such as housekeeping, front desk services, room service, concierge, fitness centers, spas, restaurants, and other services typically found in hotels. There are several such properties in neighboring jurisdictions and this amendment will allow Condominium Hotels to be located within the City of Las Vegas to maintain regional consistency and economic competitiveness. Rental units will be required to be booked through the hotel operator and cannot be rented by individual property owners for periods of less than 31-days. Condo-hotels have gained popularity as a flexible lodging option that benefits both property owners and municipalities and the proposed use aims to allow them in a manner that insures consistency and compatibility with surrounding land uses.

Below are land use characteristics that are generally common to Condominium Hotel use types:

1. **Ownership:** Individual units in the building are owned by private owners, much like a regular condominium. These owners can occupy the unit, use their unit as a vacation home or as an investment property when included as a part of the hotel room pool.
2. **Hotel Services:** The building operates like a hotel, offering amenities such as housekeeping, front desk services, room service, concierge, fitness centers, spas, restaurants, and other services typically found in hotels.
3. **Rental Program:** When the owners are not using their unit, they can choose to place it in the hotel's rental program, allowing the property to rent out the unit to guests like a traditional hotel room. The owner receives a portion of the rental income, and the hotel management handles bookings and maintenance.

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FINDINGS

The proposed text amendment would amend Title 19 and establish the following:

- Within the Hotel/Motel/Hotel Suites use, delete the Hotel Suites use and incorporate into the existing Hotel/Motel land use category in order to streamline the approval process for these types of operators.
- Create the Hotel/Motel/Hotel Condominium use to allow traditional hotel accommodations with privately owned condominium units that may be either owner occupied or included for rent by the hotel operator similar to a traditional hotel room.
- Delete the definition for Hotel Suites and create a new definition for the Condominium Hotel use.
- Rename the Hotel, Motel, or Hotel Suites to Hotel, Motel, or Hotel Condominiums.