



September 26, 2022

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

RE: Justification Letter for Site Development Review with Waivers
Fremont near 21st St NEC (2033 Fremont St.)
APN#: 139-35-802-005

Dear Mr. Floyd:

On behalf of our client, 2033 Fremont Street Owner LLC, please accept this letter for a Site Development Plan Review (SDR) with Waivers on a site located near the northeast corner of Fremont Street and 21st Street (2033 Fremont St.) to allow for a Hotel-Residence under the Form Based Code. The project consists of a single parcel that is approximately 0.66+/- acres. The site is currently developed as a Towne & Country motel that was built in 1958.

Currently the project site has a Form Based Code (FBC) land use and T4 Corridor (T4-C) zoning. The parcels to the south, southeast west and northwest are also T4-C. The parcels to the south have been developed as a C-store with gas pumps and auto repair shop. The property to the northwest is an existing motel. The properties to the south across Fremont are a mini-storage and a mix of apartments and townhouses. To the north is zoned R-3 with existing multiplex housing.

SITE DEVELOPMENT REVIEW

The proposed Use is for a Hotel-Residence rather than the existing Motel to provide an extended stay option for visitors that may be in town for work and require more than a 30 day stay. The location provides easy access and mobility. It will also allow visitors to be away from the Downtown gaming and entertainment district but close enough to still be able to enjoy the many restaurants and nightlife available in it. The project will partially consist of remodeling internally and externally the existing 20 unit and office motel building and removing the existing canopy and pool. There will also be a new addition.

A new five story podium style building consisting of an additional 44 units, lobby area with canopy, storage, and laundry along the south property line. The total of new and remodeled is 64 units.

The new building will also have a second-floor outdoor living amenity consisting of a BBQ area, tables and lounge seating with fire pits for guests to enjoy. The new building will be approximately 61 FT tall and the elevations consist of multiple fenestration and articulations. The existing building façade will be remodeled to resemble the new building. The building will have a clean modern look that is visually appealing and will be compatible in design with the residential across Fremont Street.

None of the units, existing or new will have balconies.



22-0539
09/26/2022

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The property will also have a wrought iron gate at the entry, and guests will be given gate access upon check in. The gate at the back of the property will be for Fire access only. Four spaces, including two ADA spaces are located outside of the front gate as well as a loading area just outside the lobby for check-in or deliveries. The gate would always remain closed.

A total of 36 parking spaces are being provided. The site is located within Zone 3 of the Downtown Las Vegas Form Based Code Parking Requirements. Per the FBC the minimum number of parking spaces required is 24 and the maximum is 45, as such the 36 spaces is adequate for the proposed project.

The site will also be providing landscaping well over the amount required by the Form Based Code. Most of the open space is abutting the right of way creating an attractive pedestrian realm along Fremont. There is also landscaping along the alleyway at the back of the site and along the southern property line. The site is providing 17 trees where 15 are required and approximately 42% more shrubs than required.

The project will remodel and redevelop this old motel site and bring new vitality to the area. It will support existing business and encourage revitalization for those around it. In addition, it meets the intent of the T4-C zone by creating a medium building with an additional use to create a variety of uses along an existing corridor.

WAIVERS

Per Title 19.09 the following Waivers are hereby requested:

- **To allow a main body depth of 230 FT where 175 is the maximum allowed required per 19.09.050.E.028:**

Justification: The parcel is a narrow rectangular shape that is twice as deep as it is wide. The parcel is approximately 115 FT. Meeting the Fremont East goal of revitalizing the existing building on site, as well as maintaining the entry off Fremont and on-site parking the building footprint is limited to a longer rectangular shape similar to the building that is existing. As such this request is warranted.

- **To allow a 57% building façade alignment where 75% is the minimum allowed for the façade frontage per 19.09.050.E.028:**

Justification: The Fremont East district calls for the adaptive reuse of existing hotels/motels. In addition, the site is a narrow rectangular shape with access to only one roadway which is centered on the site. The exceptional narrowness of the site, combined with the reuse of the existing building and the centered driveway limits the building façade from meeting the minimum 75%. As such this request is warranted.

SITE DEVELOPMENT REVIEW – Approval Criteria:

The proposed design requires a Site Development Review for the new building. The project effectively meets the Code design criteria for these types of uses. The design of the building fits with the design of commercial on the corridor.

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

The proposed development is compatible with adjacent land development and development in the area. The abutting parcel to the northwest is a motel, and the parcels to the southern are a c-store with gas and auto repair. The other surrounding parcels are a mix of multifamily- apartments, multiplexes and townhomes.

22-0539
09/26/2022

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

The proposed development is consistent with the General Plan, this Title, and other adopted city plans, policies and standards. The project will redevelop the site utilizing the historic structure and improve the quality of the neighborhood and promote a variety of uses.

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

The site has access to Fremont Street, a 100 FT arterial, and will not negatively impact adjacent roadways or neighborhood traffic.

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

The building and landscape materials are appropriate for the area and for the city.

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.

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 redevelopment and repurposing of this old motel site as an extensive remodel and new Hotel-Residence, will revitalize this location. It will continue the redevelopment of the Fremont corridor while also bringing more investment, jobs, improved appearance, guests while adding to the City's tax base. The proposed project meets the intent not only of the Form Based Code but of the City's General Plan. For these reasons we respectfully request your approval of this application. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President

22-0539
09/26/2022