



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 23, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-23106 - APPLICANT: MCKELLAR DEVELOPMENT
GROUP, INC. - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Hotel use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-23106) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-23106 - Staff Report Page One
August 23, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 126-room hotel on the east side of Tenaya Way, approximately 530 feet north of Peak Drive. The use conforms to the type of uses and intensity desired in the C-PB (Planned Business Park) Zoning District; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/85	The City Council approved a Rezoning to C-PB (Planned Business Park) zoning for this site as part of a larger request (Z-0068-85). The Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
06/27/07	A pre-application meeting was held with the applicant. The applicant was informed 19.10 Parking Standards permit 30% of the vehicles to be compact size, which would allow the proposal to meet parking standards. In addition,
<i>Field Check</i>	
07/24/07	A field check was made on site. The site is currently vacant with little slope.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
North	Hospital	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
South	Offices	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
East	US-95	US-95	US-95
West	Offices	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)

SUP-23106 - Staff Report Page Two
 August 23, 2007 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Technology Center	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	575 Feet	Y
Min. Setbacks			
• Front	20 Feet	60.75 Feet	Y
• Side	10 Feet	70.6 Feet	
• Corner	20 Feet	N/A	
• Rear	15 Feet	100.1 Feet	
Max. Lot Coverage	50%	17%	Y
Max. Building Height	Six stories or 100 feet*	4 stories, 64.85 Feet	Y
Trash Enclosure	Screened, gated	Screened, gated	Y
Mech. Equipment	Screened	Screened	Y

**For parcels of land located within a C-PB Zoning District that is contiguous to, or within two-hundred feet of, a freeway or expressway, the maximum building height shall be six stories or one hundred feet, whichever is less.*

SUP-23106 - Staff Report Page Three
 August 23, 2007 - Planning Commission Meeting

Pursuant to Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	22 Trees	19 Trees	N*
Buffer: Min. Trees	1 Trees/ 30 Linear Feet	43 Trees	51 Trees	Y
TOTAL		65 Trees	70 Trees#	Y
Min. Zone Width (R.O.W)	15 Feet		20 Feet	Y
Min. Zone Width (Interior)	8 Feet		8 Feet	Y
Wall Height	Not provided			N/A

**Waiver for Landscape Fingers was requested by the applicant.*

#The applicant provides 131 trees throughout the site.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	127 Units	1 per room	127	5	123	5	
TOTAL			127		128*		
Loading Spaces			4		4		

**Per Title 19.10 Parking Standards, 30% of the on-site parking spaces may be designated compact. The applicant shows 33 compact parking spaces, which is 26% of the on-site parking spaces..*

Waivers		
Request	Requirement	Staff Recommendation
Landscape Fingers	1 per 6 parking spaces	Supports

ANALYSIS

This site is currently undeveloped. The Special Use Permit request is a requirement in Title 19 for hotel use in a C-PB (Planned Business Park) Zoning District. The applicant proposes to develop a four story, 126 room hotel in the center of the site. Per Title 19, a 70,885 square foot hotel requires 127 parking spaces. A total of 128 spaces are provided in the parking lot located around the motel, including five handicap accessible parking spaces.

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SUP-23106 - Staff Report Page Four
August 23, 2007 - Planning Commission Meeting

The proposed site gains access from an existing adjacent hotel to the south of the parcel which they have a cross access agreement. On the adjacent property, an access road leads to North Tenaya Way, an 80 foot Secondary Collector as designated in the Master Plan of Streets and Highways.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 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 project is consistent with the Light Industrial/Research category policies of the General Plan and the zoning regulations of the C-PB (Planned Business Park) Zoning District.

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

The subject site is physically suitable for a Hotel. The use conforms to the type of uses and intensity desired in the C-PB (Planned Business Park) Zoning District.

- 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.**

The proposed use will not adversely impact streets in the vicinity of this site.

- 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.**

The proposed development will be subject to regular inspections for permitting and licensing and will therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 37

SUP-23106 - Staff Report Page Five
August 23, 2007 - Planning Commission Meeting

SENATE DISTRICT 3

NOTICES MAILED 34 [Mailed with SDR-23105]

APPROVALS 1

PROTESTS 0