



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: FERGUSON MOTEL - OWNER: SONAL, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-37905	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-37905 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Hotel, Residence use.
2. This approval shall be void one year from the date of final approval, unless a Business License has been issued for the Hotel, Residence use. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, 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 Department.
4. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for any building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Public Works

6. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Boulder Highway Bus Rapid Transit project and any other public improvement projects adjacent to this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow twenty-two rooms of an existing sixty-eight room motel to be converted to Hotel, Residence use at 1028 Fremont Street. The subject site consists of two parcels; one has 41 rooms and the second, has 27 rooms. The use complies with Title 19 requirements for a Hotel, Residence use and can be conducted in a manner that is harmonious and compatible with the surrounding properties. Therefore, staff recommends approval. If this request is denied, the motel use would remain in all 68 units.

ISSUES

- The site is parking impaired; it has 59 parking spaces for 68 rooms.
- 22 specific rooms shall be available for Hotel Residence use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/03/05	A Code Enforcement citation (33255) was issued for no air conditioning, a leak under a sink and a bath tub full of cracks at 1028 Fremont Street. The citation was closed by Code Enforcement on 08/30/05.
10/12/06	A Code Enforcement citation (47068) was issued for nine people illegally living in one unit at 1028 Fremont Street. The citation was closed by Code Enforcement on 12/17/06.
08/28/07	A Code Enforcement citation (57263) was issued for high weeds at 1028 Fremont Street. The citation was closed by Code Enforcement on 09/24/07.
06/03/09	A Code Enforcement citation (78666) was issued for vehicles with expired tags parking within perimeter landscape buffers at 1028 Fremont Street. The citation was closed by Code Enforcement on 06/04/09.

<i>Most Recent Change of Ownership</i>	
01/29/99	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
c.1946	A building permit was issued for the main structure.
c.1956	A building permit was issued for the secondary addition.
Predates 1962	A business license (M08-00028) was issued for a motel at 1028 Fremont Street. The license is still active.
06/27/91	A business license (M06-02948) was issued for vending and laundry machines at 1028 Fremont Street. The license is still active.
02/26/09	A building permit (134370) was issued to re-roof at 1028 Fremont Street. The permit was finalized on 04/10/09.
02/18/10	A business license (H11-94068) was denied by the Planning and Development Department for a Hotel, Residence use at 1028 Fremont Street. The proposed use is required to have a Special Use Permit.

<i>Pre-Application Meeting</i>	
03/25/10	A pre application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • Applicant wants to convert 22 rooms of the total of 68 rooms to Hotel Residence. • The site has 59 parking spaces.

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

<i>Field Check</i>	
04/22/10	The site contains an existing motel that has faded and chipped paint along the exterior and at the rear of the building and a broken window that is boarded up.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.15

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Motel	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Motel	C (Commercial)	C-2 (General Commercial)
West	Auto Repair Garage, Major	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (East Village)	X		Y
H (Historic Designation)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Motel	46	1/room	46		46		Y
Hotel Residence	22	1/room	22		13		N
TOTAL SPACES REQUIRED			68		59		N
TOTAL (With Handicapped)			65	3	54	5	N*

*Two of the handicapped spaces have striping less than five-foot in width.

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ANALYSIS

This is a request for a Special Use Permit to allow twenty-two rooms of an existing sixty-eight room motel to be converted to a Hotel, Residence use at 1028 Fremont Street. A Hotel, Residence use is defined by Title 19.20.020 as “a multi-dwelling unit for extended stay lodging consisting of efficiency units or suites with a complete kitchen suitable for long term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities.” The proposed Hotel, Residence use meets all the requirements for a Special Use Permit, per Title 19.04.050. The subject site is parking impaired per Title 19.10.010.C, but the parking requirements for the proposed Hotel, Residence use are the same as the existing use; also, Title 19 parking requirements are not automatically applied in the Downtown Centennial Plan area per Title 19.06.060. The required handicapped parking is three spaces; the Site Plan designates five handicapped spaces, but two spaces do not meet the minimum requirements and are not required by code. Finally, the conversion of the twenty-two rooms to Hotel, Residence use will not have a negative impact on the Historic District, Downtown Centennial Plan, Live Work Plan and the Downtown Redevelopment Area. Therefore, staff recommends approval.

FINDINGS (SUP-37905)

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 proposed use is located in the Downtown Centennial Plan Overlay District (East Village) and the Las Vegas Redevelopment Plan Area and can be conducted in a manner that is harmonious and compatible with the existing land uses project by the General Plan.

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

The site is currently operated as a Motel and the addition of the Hotel, Residence use allows the subject site to maintain a similar use type and intensity, which currently exists.

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 site is accessed from Fremont Street, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. These facilities are adequate to meet the requirements of the proposed Hotel, Residence use.

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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 the Special Use Permit at this location for the Hotel, Residence use as indicated by the site plan will not compromise the public health, safety, general welfare, or the overall objectives of the General Plan, as the proposed use will be subject to regular inspections.

5.The use meets all of the applicable conditions per Title 19.04.

The proposed Hotel, Residence use meets all the Special Use Permit requirements per Title 19.04.

NOTICES MAILED 182

APPROVALS 1

PROTESTS 0