



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LA QUNITA INN & SUITES - OWNER: FORT APACHE INN-INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-43314	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43314 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residence Hotel use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for 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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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to re-establish a Hotel, Residence use that was originally approved in 1998 but expired in 2000. The applicant seeks to convert an existing 73-room Hotel to Hotel, Residence use located within a commercial subdivision 300 feet north of Sahara Avenue, and abutting a 332-unit Multi-Family Residential development to the north. The proposed use is in conformance with the Title 19.18 definition of a Hotel, Residence use and can be conducted in a manner that is harmonious and compatible with the surrounding uses and properties.

ISSUES

- A Special Use Permit is required for a Residence Hotel use in the C-1 (Limited Commercial) zoning district.
- There is no proposed change to the existing building, site, or parking.
- The existing Hotel was originally developed as a Residence Hotel in 1999, but the entitlement was not exercised, as a Hotel license was issued.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/15/88	The City Council approved a rezoning for this property to C-1 (Limited Commercial) (Z-139-88).
07/14/97	The City Council approved a request for a Site Development Plan Review [Z-139-88(18)] for a proposed Financial Institution, General on the subject site. The Board of Zoning Administration and staff recommended approval.
07/28/97	The City Council approved a request for a Site Development Plan Review [Z-139-88(17)] for a proposed Fast Food Restaurant on the subject site.. The Board of Zoning Administration and staff recommended approval.
10/27/97	The City Council approved a request for a Site Development Plan Review [Z-139-88(19)] for a proposed Retail building on the subject site. The Board of Zoning Administration and staff recommended approval.
11/24/97	The City Council approved a Site Development Plan Reviews [Z-139-88(20)] for a proposed Fast Food Restaurant with drive-through, and a Site Development Plan Review [Z-139-88(21)] for a proposed drugstore with drive-through on the subject site.. The Board of Zoning Administration and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/27/98	The City Council approved a Special Use Permit (U-0146-97) for a three-story, Non-Gaming Residence Hotel, and consisting of 73 1-Bedroom Units at 9570 West Sahara Avenue.

<i>Most Recent Change of Ownership</i>	
06/30/99	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/24/99	A building permit (#99-022627) was issued for a 73-unit Residence Hotel at 9570 West Sahara Avenue. The project was completed and a certificate of occupancy was issued 05/02/00.
05/16/00	A business license for a Hotel (H05-01024) was issued at 9570 West Sahara Avenue. This license remains active.
07/30/07	A business license for a coin operated laundry (M06-02962) was issued at 9570 West Sahara Avenue. This license remains active.
08/10/11	A business license application for a Residence Hotel (H11-94093) at 9570 West Sahara Avenue has been submitted. This application is pending review of the requested Special Use Permit.

<i>Pre-Application Meeting</i>	
09/14/11	A pre-application meeting was held with the applicant's representative to discuss the requirements for submitting a Special Use Permit request to allow a Hotel, Residence use at 9570 West Sahara Avenue.

<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this type of request, nor was one held.	

<i>Field Check</i>	
09/29/11	A field check was performed by staff. The property was well maintained and no discernible land use or public safety issues were visibly present.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.87

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-PD21 (Residential Planned Development – 21 Units Per Acre), R-3 (Medium Density Residential)
South	Financial Institution, General	SC (Service Commercial)	C-1 (Limited Commercial), R-PD20 (Residential Planned Development – 20 Units Per Acre)
	Apartments	M (Medium Density Residential)	
East	Shopping Center	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
		SC (Service Commercial)	C-1 (Limited Commercial)
West	Library/ Church/ Apartments	PF (Public Facilities)	C-V (Civic)
		SC (Service Commercial)	C-1 (Limited Commercial),
		M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
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

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residence Hotel	73 Units	1 space per guestroom					
TOTAL SPACES REQUIRED			73		102		Y
Regular and Handicap Spaces Required			70	3	96	6	Y

ANALYSIS

The proposed Special Use Permit is to re-entitle a 73-room Hotel to Hotel, Residence use for which it was originally designed and built. Title 19.12 describes the Hotel, Residence use as, "A multi-dwelling facility for extended stay lodging, consisting of: 1. Efficiency units or suites with a complete kitchen suitable for long term occupancy; 2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and 3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities." The layout of the existing Hotel currently provides suites with kitchenettes, common laundry facilities, and public meeting and recreation spaces.

The proposed Hotel, Residence use meets the Title 19.18 definition listed for a Hotel, Residence use, is located within an established Shopping Center, and is compatible with the surrounding uses; therefore, staff recommends approval.

FINDINGS (SUP-43314)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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 SC (Service Commercial) land use designation and is located within the C-1 (Limited Commercial) zoning district. The use can be conducted in a manner that is harmonious and compatible with the existing land uses project by the General Plan

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

The site is currently operated as a Hotel 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 Sahara Avenue, a 100-foot Primary Arterial, which is currently suitable to accommodate the existing Hotel use. Staff finds that no discernable increase in traffic would occur from allowing the Hotel, Residence use as there is no increase in units.

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 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 19.12.

The proposed Hotel, Residence use meets the description as stated in Title 19.12 and definition in Title 19.18. There are no conditional requirements, but there are required components of what a Hotel, Residence use consists of. Particularly, those suites with kitchen units are offered, that customary service such as linen and maid service is available, and that optional guest amenities such as meeting rooms and recreation facilities are offered.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED

893

APPROVALS

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PROTESTS

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