



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: GILDA R. VERSALES - OWNER: MV STAR GROUP, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-48741	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-48741 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Hotel, Residence 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. 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.

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to restore the Hotel, Residence use that the property held until they closed it for extensive remodeling three years ago and lost the entitlement. A Hotel, Residence is permitted in a C-2 (General Commercial) zone with an approved Special Use Permit. The property operated for many years as a Hotel, Residence in a harmonious manner with the surrounding developments. The conditions in the area have not changed substantially in the past three years since the property was last in operation. For these reasons, staff recommends approval, with conditions.

ISSUES

- A Special Use Permit is required for a Hotel, Residence use in a C-2 (General Commercial) zone. Staff supports this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/05/86	The City Council adopted the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (Ordinance No.3218), which the subject site was included.
07/05/00	The City Council adopted the Downtown Centennial Plan via Ordinance #5238. The Planning Commission and staff recommended approval.
01/16/08	The City Council approved an Encroachment (#25860) for an existing 20-foot tall freestanding sign at 1418 South 3 rd Street. This was recorded on 2/14/08.

<i>Most Recent Change of Ownership</i>	
08/22/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/01/51	A Business License (M08-00077) was issued for a motel at 1418 South 3 rd Street. This business was closed on 01/07/11.

Staff Report Page Two
May 14, 2013 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
03/06/13	Staff reviewed the requirements of a Special Use Permit application for a Hotel, Residence use with the applicant.

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

<i>Field Check</i>	
04/03/13	Staff visited the site and found a completely restored motel closed with a chain link fence surrounding it. The property was clean and secured.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.48

<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	Motel	MXU (Mixed Use)	C-2 (General Commercial)
North	Motel	MXU (Mixed Use)	C-2 (General Commercial)
South	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
East	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
West	Motel	MXU (Mixed Use)	R-4 (High Density Residential)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District	Y
A-O (Airport Overlay) District 200 Feet	Y
Live/Work Overlay District	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Three
May 14, 2013 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
3 rd Street	N/A	N/A	40	N/A

<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	
Hotel, Residence	21 Units	One space per room	21				
TOTAL SPACES REQUIRED			21		19		Y*
Regular and Handicap Spaces Required			20	1	18	1	Y

*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The applicant closed this Hotel, Residence down a few years ago to remodel the facility to attract a better clientele. The remodeling took much longer than expected and they allowed their business license to expire. As a result, the business was officially closed for longer than one year. In order to re-open, the code now requires a Special Use Permit to be in order for the facility to be re-established.

This site is located on the BRT mass transit route as well as the bus routes along Las Vegas Boulevard, which off-set the reduced parking provided. Many of the guests that will stay at this facility will utilize mass transit as their primary means of transportation. Staff has determined that the lack of two parking spaces will not have a negative impact on the area given the other transportation options that are available.

The Hotel, Residence use is defined as “A multi-dwelling facility for extended stay lodging.” The proposed use meets the definition since the applicant states in the justification letter that this is an extend stay establishment.

The Minimum Special Use Permit Requirements for this use include:

Staff Report Page Four
May 14, 2013 - Planning Commission Meeting

1. Efficiency units or suites with a kitchen containing a refrigerator sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy.

The proposed use meets this requirement as all requirements are shown on the floor plan.

2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture is provided.

The proposed use meets this requirement as the applicant indicated to staff that they will be providing all the services required for a Hotel, Residence use.

This Hotel, Residence was operated for years at this location in a harmonious manner with the surrounding uses and remains a compatible business for this site. Staff recommends approval of the application, with conditions.

FINDINGS (SUP-48741)

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.**

A motel is an appropriate use in the Mixed Use designation under the General Plan. A motel has operated at this site since 1951, with the exception of the last two years when it was closed for renovations. A motel can operate in a harmonious manner with surrounding land uses.

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

The site is located in the southern portion of the downtown area, just south of the Arts District boundary in a C-2 (General Commercial) zone. The site is suitable for a motel use.

- 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 motel is located on 3rd Street, part of the established downtown street grid and is adequate to handle the traffic generated by the motel use.

Staff Report Page Five
May 14, 2013 - Planning Commission Meeting

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 motel use at this site will be subject to licensing and regular inspection, thereby protecting the public health, safety and welfare.

5.The use meets all of the applicable conditions per Title 19.12.

The property is in conformance with all Special Use Permit conditions for a Hotel, Residence use at this C-2 (General Commercial) zoned site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 185

APPROVALS 2

PROTESTS 0