



# Planning Commission Agenda Item

Date: September 14, 2022
Item No: 6.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Robert Eastman

**SUBJECT: SPR-05-2022 LOSEE STATION RESORT & CASINO (Public Hearing).**  
Applicant: SC SP 3 LLC. Request: A site plan review in a C-2 MPC (General Commercial Master Planned Community District) and an RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District), proposed C / RC PCD (Commercial / Resort Casino Planned Community District), to develop a hotel and casino. Location: Northwest corner of Clark County 215 and Losee Road. Ward 4.

**RECOMMENDATION: APPROVE WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001)

The applicant is requesting Planning Commission consideration to approve a site plan review for a hotel and casino at the northwest corner of Clark County 215 and Losee Road. The applicant is proposing to develop a hotel and casino on approximately 66.86 gross acres.

**BACKGROUND INFORMATION:**

Previous Action
A neighborhood meeting was held on July 25, 2022 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way, North Las Vegas, NV. The sign in sheet from the meeting indicated there were 33 people in attendance. The meeting summary further stated that the attendees expressed concerns with Station Casinos business practices, and the closures of the Texas Station and Fiesta Casinos.
On June 3, 2015, City Council approved the Second Amended and Restated Development Agreement for The Villages at Tule Springs (formerly known as Park Highlands East). The amended development agreement proposed a casino in Parcel 2.21 (the subject site). It also acknowledged the need for any future developer to obtain a Gaming Enterprise District and required special use permit.

On July 14, 2022, a Task Force Meeting (TF-59-2022) was held between the applicant and City Staff. At the meeting staff explained the process for a new GED within the master planned community and the other required entitlements for the development of the site. The applicant was informed at this meeting, that any proposed residential component to the site would require a major modification to the land use plan and development agreement as Parcel 2.21 currently is not proposed with any residential units.
On June 11, 2008, Planning Commission approved GED-02-08, to allow a Gaming Enterprise District on the subject site.
On September 2, 2015, City Council approved GED-02-08, to allow a Gaming Enterprise District on the subject site.
On June 11, 2008, Planning Commission approved ZN-13-08, to reclassify the subject site to PUD/ MPC, Planned Unit Development Master Planned Community. The rezoning was later withdrawn during the September 2, 2015 City Council meeting.
On June 11, 2008, Planning Commission approved UN-50-08, a special use permit to allow a hotel and casino on the subject site.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>ZN-22-2022</b>	A property reclassification from C-2 MPC, General Commercial Planned Community District & RZ13 MPC, Residential Zone (up to 13 du/ac) Master Planned Community to C/RC PCD, Commercial / Resort Casino Planned Community District
<b>SUP-40-2022</b>	A special use permit to allow a hotel and casino on the subject site.
<b>GED-01-2022</b>	A petition to establish a Gaming Enterprise District (GED) on the subject site.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Master Planned Community	C-2 MPC, General Commercial Master Planned Community District and RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped
<b>North</b>	Master Planned Community	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped

<b>South</b>	Single-Family Medium (up to 13 du/ac) Residential	PUD, Planned Unit Development and R-CL, Single Family Compact Lots Residential District	Clark County 215 and Existing Single Family Homes
<b>East</b>	Master Planned Community	R-E, Ranch Estates Residential District	Undeveloped
<b>West</b>	Master Planned Community	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment
Clark County Department of Aviation:	No Comment.

**ANALYSIS:**

The applicant is requesting approval of a site plan review with the intent to develop a hotel and casino on approximately 66.86 gross acres. The subject site consists of four (4) parcels that are located on the northwest corner of Clark County 215 and Losee Road. The subject property, is considered Parcel 2.21 in the Villages at Tule Springs Master Planned Community. The Villages at Tule Springs Land Use designation for the parcel is Commercial / Resort Casino.

According to the letter of intent, the resort will be constructed in two (2) phases. Upon completion of Phase 2, the resort hotel and casino would have approximately 705,906 square feet of amenities that will include 600 hotel rooms, 75,726 square foot casino area, a food hall, restaurants including outdoor dining, entertainment spaces such as a bowling center and a movie theater, banquet facilities, and a resort style pool.

The site plan submitted with the applications depicts a casino/hotel with one additional retail/commercial pad site (tavern) to be developed in two (2) phases. Phase 1 includes a total gross floor area of approximately 255,897 square feet of casino/hotel and uses that are accessory to the casino/hotel. Accessory uses within Phase 1 include a

bowling alley, restaurants (3), food hall (6), bar/music lounges (4), and banquet and meeting areas. Phase 2 of the development includes an additional 299,174 square feet of gross floor area for the casino/hotel and accessory uses. The second phase of the proposed casino/hotel includes additional casino floor area, one additional restaurant, two additional restaurants in the food hall, one additional bar, kids quest, movie theater, additional non-gaming entertainment (not specified) and more banquet and meeting facilities.

The hotel component of the casino/hotel will provide 600 guest rooms in three (3) towers. The first phase will contain one tower with 200 guest rooms. Phase two will contain two additional towers (17,678 square feet each) with 200 additional rooms per tower.

The site plan does contain a 6,000 square foot tavern. Normally, a tavern would require a special use permit. However, on Parcel 2.21 within VTS, the Development Agreement allows a tavern/restaurant as a permitted use, therefore a special use permit will not be required.

The subject property is located on the northwest corner of the 215 Beltway and Losee Road. The proposed development will have four (4) access points: two commercial driveways along Severance Lane, and two commercial driveways along Losee Road. The submitted parking states that 1,653 parking spaces have been provided with Phase One and a total of 3,238 parking spaces with completion of Phase Two. The North Las Vegas Parking Standards (Title 17) indicates that the entire site is required to provide 1,238 parking spaces with the Phase One and 2,585 parking spaces at build out. The proposed development has met the minimum required parking spaces and has a surplus of 415 parking spaces with Phase One and 653 parking spaces at build out.

A breakdown of staff's calculation for Phase Two parking is below (\* represents a 10% reduction of parking):

Land Use		Req'd
Hotel ( <i>0.75 per room</i> )	600 Rooms	450
Theater ( <i>1 for every 4 seats</i> )	750 Seats	188
Bowling Alley ( <i>4 per lane</i> )	8 Lanes	32
Back of House ( <i>industrial use 1:1000</i> )	81,986 sq. ft.	74*
Recreation Areas ( <i>1/ 300 sq ft</i> )	105,093 sq. ft.	316*
Restaurants ( <i>1/75 sq ft</i> )	51,077 sq. ft.	681
Outdoor Patios ( <i>1/200 sq ft</i> )	7,641 sq. ft.	39
Casino gaming and seating area ( <i>1/30 sq ft</i> )	<u>24,140 sq. ft.</u>	<u>805</u>
 Total		 2,585

The maximum building height within the C/RC PCD Commercial/Resort Casino Planned

Community District is 120-feet within the Villages of Tule Springs. The height of the hotel roof deck is 106-feet with the height of the tower parapet twenty (20) feet above the hotel roof deck. The height of the tower parapet will need to be reduced by six (6) feet to comply with the Villages at Tule Springs Development Standards. The casino roofline provides a variation along the roofline ranging from forty (40) feet to fifty (50) feet in height.

The building elevations provided for the hotel and casino include a combination of building materials to create visual interest. The various building materials include iron glass, faux wood, metal panels and smooth EIFS finish. The building elevations also include a combination of color shades including tan, taupe, browns and grey. The building design also includes articulation such as pop-outs and metal overhangs. Architecturally, the submitted building elevations contain some four-sided architecture but, additional details and embellishments should be incorporated into the north and west facades to create a consistent level of detailing and finish on all sides of the building. Flat, plain building walls are not acceptable. The additional embellishments on the north and west facades should be accomplished through the use of changes in color, materials and/or relief such as the inclusion of pop outs and varied wall planes.

The applicant did not submit building elevations for the central plant, tavern or structured parking garages. All accessory structures should take on the character of the main building, using the same colors, materials and style. The design review for the accessory buildings will be completed during the building permit process. The tavern and the central plant buildings should be uniformly designed to match the facade of the casino. This design of each of these buildings should incorporate the same patterns and materials that are being used on the hotel and casino to provide visual interest.

Additionally, the parking garage structures are required to carry the same design elements as the casino and hotel, including but not limited to, colors, materials and architectural detailing which may include false windows, appropriate lighting and or appropriate veneers. Exposed and painted precast concrete is not an acceptable finish material or treatment. To lessen the bulk of the parking garage structures landscaping adjacent to the exterior façade should be increased.

The perimeter landscaping along Losee Road should comply with the Villages of Tule Springs landscaped pathway standard which is twenty five (25) feet in width with an eight (8) foot sidewalk detached from the curb and center within the landscaping. The proposed site plan includes the twenty five (25) perimeter landscaping along Losee Road but has a five (5) foot sidewalk attached to the curb. The sidewalk width and location should be modified to match the Street Section for Losee Road included as part of the Villages at Tule Springs Development Standards. Landscaping plans for Severance Lane were not originally included in the Villages of Tule Springs Development Standards. This section of Severance Lane is an 80-foot right-of-way and therefore the street section and landscape pathway should be consistent with other 80-foot right-of-ways within the development. The landscaped pathway along Severance

Lane should be twenty five (25) feet in width with an eight (8) foot detached sidewalk centered within the landscaped pathway. The planting plans for the perimeter landscaped areas should comply standards established in the Villages at Tule Springs Development Standards. The planting plan should include 24"-box trees planted twenty-four (24) feet on center and twenty (28) shrubs/groundcover for every one thousand (1,000) square feet of landscape area.

A conceptual landscaping plan was included as part of the application. The landscaping plan submitted does not include dimensions, plant sizes, plant spacing and cannot be reviewed for compliance with the Villages at Tule Springs Development Standards. Landscaped areas that need to be reviewed include pathways, parking lot, foundation and open space. Any corrections needed to the landscape plan can be reviewed during the building permit review process.

Signs were not proposed with this site plan review, because of the nature of the development the applicant will need to submit a unified sign plan for review and approval by the Planning and Zoning Division prior to submittal of any individual sign permits.

The applicant did not propose any walls with this development. The Development Standards for Villages at Tule Springs require a community theme wall adjacent to Clark County 215. The theme wall will be required with the overall construction documents for the site and will be reviewed during the building permit review process.

The proposed request is generally consistent with the requirements of the Commercial Design Standards and the Villages at Tule Springs Development Agreement and Development Standards. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood, approval is warranted.

### **Approval Criteria:**

In considering applications for site plan approval under this Code, the City staff in the case of a minor site plan, and the Planning Commission in the case of a major site plan, shall consider the following. Site plans shall only be approved if:

- (1) The site plan is consistent with the comprehensive master plan;
- (2) The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
- (3) The site plan complies with all applicable development and design standards set forth in the Code, including but not limited to the provisions in Chapter 17.16, Zoning Districts, Chapter 17.20, Use Regulations, and Chapter 17.24, Development Standards;

- (4) Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- (5) The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and
- (6) The development can be adequately served by City services including but not limited to roads, water, and wastewater

**CONDITIONS:**

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances
2. The perimeter landscape area along Severance Lane shall be twenty five (25) feet in width with an eight (8) foot detached sidewalk centered within the landscaped area.
3. Each facade of the casino/hotel, parking structure and physical plant shall be treated in such a way that they match the facade of the hotel (facing Losee Road). The facade treatments shall include false windows, appropriate lighting and faux wood elements. Exposed and painted precast concrete shall not be an acceptable finish material or treatment.
4. This application comply with the conditions of approval for SUP-40-2022.

**ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent  
Site Plan  
Landscape Plan  
Building Elevations  
Clark County Assessor's Map  
Location and Zoning Map