



# Planning Commission Agenda Item

Date: September 14, 2022
Item No: 17.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Johanna Murphy

**SUBJECT: FDP-11-2022 HOMEWOOD SUITES CRAIG H8 (Public Hearing).**  
Applicant: Sun West Commercial, LLC. Request: A final development plan in a PUD (Planned Unit Development District) to develop a hotel. Location: Generally located 330 feet north of Craig Road and 250 feet east of Bruce Street. (Ward 2) (For Possible Action)

**RECOMMENDATION: APPROVE WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APN 139-02-612-014)

The applicant is requesting Planning Commission approval of a final development plan for a hotel located near the northeast corner of the intersection of East Craig Road and North Bruce Street. The property is 3.1 acres and is zoned PUD, Planned Unit Development District. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial.

**BACKGROUND INFORMATION:**

Previous Action
On August 6, 1997, City Council approved Ordinance No. 1226 (ZN-17-90) reclassifying the property from M-2, General Industrial District to PUD, Planned Unit Development District.
On May 12, 2021, Planning Commission approved a special use permit (SUP-20-2021) for a hotel near the northeast corner of the intersection of East Craig Road and North Bruce Street.

**RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Community Commercial	PUD, Planned Unit Development District	Undeveloped
<b>North</b>	Single-Family Low and Multi-Family Residential	PUD, Planned Unit Development District	Single-Family Residential and Multi-Family Residential
<b>South</b>	Community Commercial	PUD, Planned Unit Development District	Restaurants (Texas Roadhouse, Café Rio Mexican Grill, Jersey Mike's Subs, Blaze Pizza)
<b>East</b>	Community Commercial	PUD, Planned Unit Development District	Undeveloped
<b>West</b>	Community Commercial	PUD, Planned Unit Development District	Hotel (My Place Hotel)

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	Please 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 Planning Commission consideration of a final development plan to develop a hotel. The subject site is 3.1 acres and is zoned PUD, Planned Unit Development District. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial. The proposed hotel will consist of 125 rooms and a swimming pool.

The subject site is part of an overall larger PUD, Planned Unit Development that consists of single-family, multi-family, and commercial uses. The boundaries of the PUD extend from Craig Road to Lone Mountain Road, and from Donna Street to Lawrence Street. The PUD was originally approved by the City Council on May 16, 1990, via Resolution of Intent 1518, and the Resolution of Intent was extended approximately three times. The subject site and surrounding area was later permanently rezoned to the PUD, Planned Unit Development District by the City Council on August 6, 1997, by Ordinance 1226.

While Ordinance 1226 does not contain any conditions of approval, the Resolution of Intent (1518) stated “that the precise use and development of the two commercial sites adjacent to Craig Road shall be determined as part of the final development plan process.” Reviewing preliminary development plans submitted with the original request for zoning, it appears the original intent was to use either the C-2, General Commercial or C-3, General Service Commercial District uses and standards as general guidelines for the commercial sites next to Craig Road. As the C-3 District is now considered an obsolete district, the C-2 District uses and standards, appear to be the most appropriate to use in the development of the commercial sites. This would also be consistent with the current land use designation of Community Commercial.

According to the site plan, the proposed hotel is located next to an existing hotel along Bruce Street. The hotel is setback approximately 106 feet from the northerly property line adjacent to the existing residential homes. Access to the subject site will include two (2) driveways connecting to the existing internal private drive for the commercial component of the PUD, Planned Unit Development. The existing internal private drive provides direct access to Bruce Street and Lawrence Street. The required parking for a hotel is .75 spaces per room. The proposed site plan contains approximately 104 parking spaces where approximately 94 parking spaces are required.

The proposed building elevations appear to be a concrete tilt up building with a modern architectural design painted with various shades of light and medium grey. The proposed building elevation also includes a stone tile wainscoting and stone tile vertical accents. The main entrance to the building is covered with a grey canopy / carport and grey support columns.

Modern architecture is a style of building that emphasizes function and a streamlined form. The façade of the building should have additional building articulation and design features to help reduce the single, monolithic form and comply with the Commercial Design Standards. The architectural design and color scheme will be reviewed during the building permit process for compliance with the Commercial Design Standards.

A unifying architectural feature to all the commercial buildings located near the proposed hotel is a stacked stone veneer wainscoting. The wainscoting on the hotel should be changed to match the wainscoting used on the other commercial buildings. The stacked stone veneer should also be added to the support columns at the main customer entrance.

The applicant did not provide elevations for the trash enclosure. The trash enclosure should use the same colors and materials of the primary building. Six (6) feet of landscaping is also required next to the trash enclosure. The design of the trash enclosure and the addition of the landscaping adjacent to the trash enclosure can be reviewed as part of the building permit process.

The submitted landscape plan includes a buffer along the northern property line that ranges from approximately thirty (30) feet to fifty-three (53) feet in width were a minimum of twenty (20) feet is required to buffer the existing residential properties. The landscape buffer is located within a public utility easement. Multiple utility lines running across the northern portion of the subject site will determine the location of the trees to be planted within the landscape buffer. These trees should be planted no more than five (5) feet north of the parking lot curb line. The entire landscape buffer should be planted with a minimum 50% ground coverage excluding trees. The landscape plan submitted includes perimeter landscaping, parking lot landscaping and foundation landscaping. Some of the landscape areas appear to have less than the required 50% ground coverage. Relocating the trees within the landscape buffer along the northern property line and ensuring there is 50% ground coverage in all landscape areas are considered minor changes that can be addressed during the building permit process.

The subject site is located within the AE 70 Air Terminal Environs. Under the strict interpretation of the Air Terminal Environs Overlay District, a hotel would not be an allowed use within this designation. However, a casino would be allowed provided the building was designed to incorporate a noise level reduction of 25 decibels. As casinos are required to contain a hotel component, it can be argued, that a stand-alone hotel should also be allowed, provided it incorporates the same level of noise reduction.

The final development appears to be generally in compliance with ZN-17-90 (Ordinance No. 1226) and the special use permit (SUP-20-2021). Staff recommends approval of the final development plan subject to conditions

## **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 applicant shall comply with all applicable conditions of approval for ZN-17-90 and SUP-20-2021.
3. The wainscoting shall be a stacked stone veneer to match the buildings in remainder of the commercial center.
4. The stacked stone veneer shall encase the support columns of the canopy/carport at the main customer entrance.

### ***Public Works:***

5. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
8. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
9. Within the landscape buffer along the northern property line, trees shall be planted within five feet of the southern edge of the landscape buffer.

10. Within the Public Utility Easements (including PUE document #: 20111110-0002005), the property owner shall continually maintain all property improvements without limitation, including all landscape improvements and all surface improvements. To the extent the City disturbs the soil for maintenance/repair of the facility, the City shall return the soil to the surface grade, but the City shall not restore the landscape, irrigation and surface improvements, which restoration shall be the responsibility of the property owner.

**ATTACHMENTS:**

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