



## Planning Commission Agenda Item

Date: May 12, 2021

Item No: 3.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Amy Michaels

**SUBJECT: SUP-20-2021 BRUCE AND CRAIG HOTEL (Public Hearing).** Applicant: Sun West Commercial, LLC. Request: A special use permit in a PUD (Planned Unit Development District) to allow a hotel. Location: Approximately 322 feet north of Craig Road and approximately 262 feet east of Bruce Street. (Ward 2)

### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **PROJECT DESCRIPTION:** (a portion of APN 139-02-612-012)

The applicant is requesting Planning Commission approval of a special use permit to allow 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 Plan Land Use designation for the subject site is Community Commercial.

### **BACKGROUND INFORMATION:**

Previous Action	
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 were later permanently rezoned to the PUD, Planned Unit Development District by the City Council on August 6, 1997, with Ordinance 1226.	

### **RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Community Commercial	PUD, Planned Unit Development District	Undeveloped
<b>North</b>	Single-Family Low and Multi-Family	PUD, Planned Unit Development District	Single-Family Residential and Multi-Family Residential
<b>South</b>	Community Commercial	PUD, Planned Unit Development District	Commercial Uses
<b>East</b>	Employment	M-2, General Industrial District	Industrial Uses
<b>West</b>	Community Commercial	PUD, Planned Unit Development District	Hotel (My Place)

**DEPARTMENT COMMENTS:**

Department	Comments
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 special use permit to allow a Hotel. The proposed hotel will consist of 125 rooms and a swimming pool. The applicant has indicated the proposed hotel will offer nightly stays. The proposed hotel will be four-stories, with a height of approximately 56 feet. The applicant is aware that they will need to apply for a Final Development Plan since the proposed hotel is part of a PUD, Planned Unit Development. The applicant has indicated that they will submit for the Final Development Plan at a later date.

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. An access road is existing next to Bruce Street that will provide access to the hotel site. The required parking for a hotel is .75 spaces per room. The proposed site plan contains approximately 95 parking spaces where approximately 94 parking spaces are required.

The building elevations show the exterior building materials to consist of predominately stucco painted in four (4) different colors. The elevation of the building consists of painted stucco with brick accents at the base of the building. The proposed colors are a tannish gray with black accents. The applicant will need to provide more earth tone colors and provide more variation to the building façade to help break up the plane of the building. This can be reviewed at the time of the final development plan.

The applicant did not provide a landscape plan for the proposed hotel. The proposed use abuts residential properties to the north and will be required to provide twenty (20) feet of landscaping adjacent to the residential homes. The applicant will also need to provide parking lot and foundation landscaping. This can be reviewed with the final development plan submittal.

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. As a result, staff has no objections to the proposed hotel provided a noise level reduction of 25 decibels is provided.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation, and Comprehensive Plan. The use would also be compatible with the adjacent uses and surrounding businesses, and should not have a negative impact on the surrounding community.

### **Requirements for Approval of a Special Use Permit**

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

**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 will submit a Final Development Plan for the hotel.
3. A noise level reduction, outdoor to indoor of 25 decibels shall be incorporated into the design and construction of the hotel.

***Public Works:***

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. 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.
7. 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.

**ATTACHMENTS:**

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