

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0218-GRIMM NORTON 4, LLC:

USE PERMIT for a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on a portion of 6.05 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height for a multi-family residential development to 90 feet where 75 feet is the maximum permitted per Section 30.02.11B (a 20% increase).
2. Reduce the throat depth for the northern driveway along North Royal Crest Circle to 40 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 73% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 6.05 (total)/3.58 (multi-family)
- Project Type: Multi-family residential development
- Number of Stories: 5
- Building Height (feet): 90
- Square Feet: 374,284
- Number of Lots/Units: 357
- Density (du/ac): 99.8
- Open Space Required/Provided: 35,700/42,833
- Parking Required/Provided: 494/481 (10% reduction allowed per Section 30.04.04F.5)
- Sustainability Required/Provided: 5/5

History & Request

The parcel previously consisted of a multi-family residential development that was demolished several years ago. Additionally, the site was previously approved for an apartment complex (WS-0666-17) which has since expired. This request is for a proposed multi-family residential development on Lot 2 (MSM-25-600018). The northerly portion of the parcel (Lot 1) is retained for future development for a hotel (UC-25-0135) which is a related item on this agenda.

Site Plan

The plan depicts a proposed multi-family residential development that is accessed from shared driveways along University Center Drive, and North Royal Crest Circle. The driveway on the southwest corner will be shared with the future development on the northern portion of the site. Interior drive aisles are located on the north side of the proposed multi-family building and are shared with the hotel to the north and wrap around the proposed building with visitor parking spaces located along the west side of the building. Parking for visitors and tenants is also located within the first 3 levels of the structure and consist of a mix of parking types. Required electric vehicle parking is located within the ground level parking portion of the structure with additional EV-capable spaces for the future. The multi-family requires 494 parking spaces and 481 parking spaces are provided with 15 electric vehicle installed charging spaces and an additional 122 parking spaces are designed to be electric vehicle parking capable stalls; a 10% reduction in the number of parking spaces provided is allowed when within 1,000 feet measured along a pedestrian route, of a fixed transit stop. There are 3 motorcycle spaces and tandem parking is provided within the central portion of the ground level parking area and are not part of the overall parking calculation. On the northwest side of the building there is a loading space which accesses a trash enclosure area. The primary entrance of the multi-family residences faces the west access drive. The building surrounds 2 courtyards which includes the pool, outdoor lounge, pickleball court, and seating areas. There is a rooftop lounge, and along the west property line is a dog run with activity space. A planned monorail (Boring Company Loop) stop was previously approved (UC-24-0231) and will be located at the northeast corner of the building.

Landscaping

The plans depict a detached sidewalk with medium and large trees along the University Center Drive, Royal Crest Drive, and North Royal Crest Drive street frontages immediately adjacent to the proposed multi-family development. Programmed open space on the site is providing a total of 42,833 square feet of open space where 35,700 square feet is required. The open space mainly consists of the dog run and activity area along the west property line, with pool and courtyard areas located internal to the building. Additional open space areas include fitness centers, great rooms, pickleball court, and rooftop lounge.

Elevations

The multi-family building is 5 stories, and 90 feet high. The building has stucco EIFS siding, and stone veneer treatments extend as high as the second floor façade. Portions of the façade incorporate metal panel siding in several lighter tone colors. Numerous return wall columns extend from the ground to the roofline of the building. There are several variations in the roofline; however, there are portions of the roofline that have articulation over the allowed 75 feet. The main entrance faces west towards the existing multi-family residential development to the west. The wall pop-outs and recesses are painted various colors. The building is well

fenestrated with panel windows of various sizes and shapes on all floors and all sides for the dwelling units. There are several balconies located on all facades, particularly on the corners. Roof mounted mechanical equipment will be shielded by parapet walls and cool roofing.

Floor Plans

The plans show there are a total of 357 units consisting of 86, two bedroom units and 271 studio and 1 bedroom units. The common spaces primarily include an office, fitness center, pool area, pickleball court, multi-purpose rooms, rooftop lounge, mailroom, and laundry facilities throughout the building.

Applicant’s Justification

The applicant states the proposed development is part of a minor subdivision map (MSM-25-600018) and located on Lot 2. The proposed use is compatible with the surrounding area including future development plans for the parcel to the north. The design provides a sufficient amount of landscaping with surface parking lot landscaping redistributed throughout the site and complies with density restrictions as well and most of the required design standards. Additionally, the single access to North Royal Crest Circle is sufficient as the proposed lot is less than 5 acres.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0231	Monorail (Loop station)	Approved by BCC	July 2024
ET-20-400101 (WS-0666-17)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development - expired	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review for a mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1192-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	PF & RM50	Convention Center & multi-family residential
South & West	Entertainment Mixed-use	RM50	Multi-family residential
East	Entertainment Mixed-use	CR (AE-60 & MPO)	Multi-family residential

Related Applications

Application Number	Request
ZC-25-0134	A zone change to reclassify a portion of the site from RM50 to CR is a related item on this agenda.
VS-25-0136	A vacation of easements and portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle is a related item on this agenda.
UC-25-0135	A use permit for a hotel with waiver of development standards and design review is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The applicant indicates in their justification letter that the proposed multi-family residential development will cater to a range of tenants. The site is only a few minutes drive to employment centers located along the Maryland Parkway Corridor and the Resort Hotel Corridor along Las Vegas Boulevard South, as well as within walking distance to the convention center. Policy 5.1.3 of the Master Plan encourages this type of development in support of general economic growth activity. The proposed site plan meets the intent of the Master Plan for maintaining neighborhood integrity through compatible development. The proposed multi-family

development is adjacent to an existing multi-family residential development to the west and is appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Therefore, staff supports the use permit.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The height of the proposed multi-family residential development will exceed the standard by 20%. Those areas above 75 feet are part of the shielding parapets and provide additional amenity areas designed to break-up the flat roofline of the building. Staff supports waiver of development standards #1.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed multi-family residential development is compatible with the development to the west. The design of the proposed building has modern architectural details and roofline, while being complementary to the design of the existing hotel farther to the north at Sierra Vista Drive. The proposed parking adequately addresses the potential need generated by the tenants. Additionally, the site is within 1,000 feet of a transit route on University Center Drive. The sidewalk along University Center Drive, Royal Crest Drive, and North Royal Crest Drive will be reconstructed to be detached as encouraged by Policy 1.4.1, which states in part to support efforts to make neighborhood improvements. The proposed development increases tree canopy, and walkability, along with improving climate resilience. Staff finds this development also provides the required landscaping material and exceeds the required tree canopy which further promotes the Goals of the Master Plan. For the reasons stated, staff supports the design of the site.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the commercial driveway along North Royal Crest Circle. The reduced throat depth should have no negative impact since North Royal Crest Circle sees a lower volume of traffic.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0115-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GRIMM NORTON 4, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135