

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0804-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side street setback; **2)** reduce street landscaping; **3)** reduce parking area landscaping; and **4)** reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 5.00 acres in an RM50 (Residential Multi-Family 50) Zone.

Generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

191-05-601-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street setback to 15 feet where 20 feet is required per Section 30.02.11B (a 25% reduction).
2. Eliminate trees within the landscape strip between the detached sidewalk and right-of-way along Barbara Lane where large trees every 30 feet on center are required per Section 30.04.01D.7.
3. Reduce the number of required landscape islands where one landscape island shall be provided for every 6 parking spaces per Section 30.04.01D.8.
4.
 - a. Reduce throat depth to 41 feet along Parvin Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 72.7% reduction).
 - b. Reduce throat depth to 95 feet 6 inches along Barbara Lane where 150 feet is required per Uniform Standard Drawing 222.1 (a 36.3% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Project Type: Senior (affordable) housing multi-family residential
- Number of Units: 235
- Density (du/ac): 47
- Number of Stories: 5

- Building Height (feet): 59
- Square Feet: 213,020
- Open Space Required/Provided: 23,500/26,680
- Parking Required/Provided: 175 (per reduction for affordable housing)/220
- Sustainability Required/Provided: 5/12

Site Plans

The plans depict a 235 unit senior (affordable) housing multi-family residential development located on a 5 acre site north of an extension of Barbara Lane, over 1,100 feet west of Las Vegas Boulevard South. The plans propose two, 5 story buildings. Building 1 is located on the southeast side of the property east of the main driveway entrance along Barbara Lane. This building has a front setback of 20 feet along Barbara Lane, and is a minimum of 15 feet from the east property line along Parvin Street, which is the subject of a waiver request. Building 2 is located on the southwest side of the property west of the main driveway entrance. This building has a front setback of 26 feet along Barbara Lane and a side interior setback of 35 feet 11 inches to the west. Building 1 includes a 1 story clubhouse located on the northwest side of the building. Also located on the north side of Building 1 is a pool with an outdoor seating area, and a putting green. Several additional seating areas are located at entrances to both buildings. A 6 foot tall CMU wall is proposed along the west and north property lines. Two trash enclosures are provided within 200 feet of each building. A dog park surrounded by a 6 foot wrought iron fence is located to the west of Building 2, and a second pet relief area is located adjacent to the trash enclosures.

The main driveway along Barbara Lane is 35 feet in width and comprises 1 entrance lane and 1 exit lane. The throat depth at this driveway is 95 feet 6 inches which is the subject of a waiver request. A second driveway along Parvin Street is also 39 feet in width and comprises 1 entrance lane and 2 exit lanes. The throat depth at this driveway is 41 feet and is also the subject of a waiver. The driveways connect all parking areas which are located behind the buildings generally to the north and west of the site. The plans indicate 164 covered parking spaces and 56 uncovered parking spaces, for a total of 220 spaces. Because this project is proposed to be affordable housing, the number of parking spaces may be reduced by 25%. The project provides 15 accessible parking spaces, including 12 standard and 3 van accessible spaces, located along the north side of Building 2 and the north and west sides of Building 1. Additionally, 44 EV-capable and 6 EV-installed parking spaces, including one accessible space, are provided at locations throughout the parking lot. Finally, 24 bicycle spaces with shading and charging stations are provided at 5 locations adjacent to the building entrances. Pedestrian connections are provided between the public sidewalks located along Barbara Lane and Parvin Street and all building entrances. The plans indicate pedestrian crossings across the driveways will have stamped concrete crosswalks.

Landscaping

The plan depicts 2 landscape strips on either side of the detached sidewalk along Barbara Lane. A single row of large trees planted 60 feet on center with 3 shrubs per tree have been provided within the 5 feet wide portion of the landscape strip between the detached sidewalk and the building. However, no trees have been provided within the landscape strip between the detached sidewalk and right-of-way, necessitating a waiver. More trees have been provided close to

buildings; however, they will not be counted as the required street trees since they are not located within the 5 foot wide strips. The trees not provided within the landscape strip will be subject to a fee-in-lieu.

The landscape plan depicts 2 landscape strips on either side of the detached sidewalk along Barbara Lane. Large trees planted 30 feet on center and shrubs have been provided within the landscape strip between the detached sidewalk and Building 1.

Parking area landscaping consists of a mix of medium and large trees planted in landscape islands and at the end of parking rows. The exception is that there are more than 6 non-covered parking spaces in a row located on the west side of the site, which is the subject of a waiver. Much of the parking area consists of covered parking which does not require trees or landscape islands. The number of trees provided exceeds the minimum required by Title 30 in the parking area. Additional trees are also indicated around each of the buildings and within the various recreational open space areas.

Elevations

The plans depict two, 5 story buildings each with a maximum height of 59 feet to the top of the highest parapets. The buildings are multi-sided and consist of 2 foot variations in the rooflines with parapets, wall reveals, changes in wall planes, decorative metal awnings, and balconies with metal rails on some units. The exteriors of the buildings all feature 4 muted colors of painted stucco and stone veneer. Rooftop equipment will be screened by parapet walls from public view and from the street.

Floor Plans

The plans depict a total of 235 units with 100, one-bedroom and 135, two-bedroom units. Building 1 is proposed to have 140 units, and Building 2 is proposed to have 95 units. One-bedroom units are proposed to range from 575 to 608 net square feet while the 2 bedroom units are 851 net square feet. Each unit includes a full kitchen, living area, closets, laundry, and 1 to 2 bathrooms. Some 1 bedroom and 2 bedroom units also feature balconies. All units will be accessed from interior hallways. All floors are accessible by 2 to 3 stairwells and 1 elevator in each building. A 3,710 square foot clubhouse is provided on the first floor of Building 1.

Applicant's Justification

The applicant is proposing a 235 unit senior (affordable) housing multi-family residential development in an RM50 zone. The project is proposed to be 5 stories with a subtle desert tone exterior. The project will consist of 1 and 2 bedroom units. The community will include active and passive recreation opportunities (open space) including garden spaces, a dog park, clubhouse, lounge area, and a swimming pool. The number of parking spaces is reduced since this will be affordable housing with 220 parking spaces of which 164 spaces are covered. The waivers for throat depth reductions will not impede circulation on and off the site nor will it impact parking. There are two entrances to the site and since this is senior housing, the usual peak hours would not necessarily apply, and site traffic would be spread throughout the day. A waiver for the landscape islands on the western portion of the property is requested. However, landscaping and covered parking is provided such that there will be a tremendous amount of shade.

Building 2 has sidewalk access to Barbara Lane, but not frontage access to provide continuity of design for the building. The site provides several sustainable features including rooftop solar, covered parking, EV charging, bicycle parking, and substantial landscaping. The design is visually appealing with muted tones that are complementary to the existing development to the northeast. The planned use for the area is Entertainment Mixed-Use, which anticipates a mixture of uses that support tourist focused districts. The site is setback from Las Vegas Boulevard in an area that lacks visibility or access needed for gaming and other tourist-oriented uses. The unique design and excellent amenities provide an attractive senior housing development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use	RS20	Undeveloped
South	Entertainment Mixed-Use	RM32	Undeveloped
East	Entertainment Mixed-Use	CR	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0802	A zone change from RS20 to RM50 is a companion item on this agenda.
VS-25-0803	Vacation and abandonment of easements is a companion 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

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 applicant proposes a side street setback reduction to 15 feet at the southeast corner of Building 1 adjacent to Parvin Street. Although the reduction is proposed only for a portion of the building at the corner, no justification is provided for this request. Staff finds that there is room to shift the location of Building 1 approximately 5 feet to the west so that that setback is met. This appears to be a self-imposed hardship. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The applicant proposes to place all the required street trees behind the detached sidewalk located along Barbara Lane resulting in 10 trees being outside of the required 15 foot wide landscape area. The purpose of street landscaping is to provide the necessary shading for the sidewalks and the adjacent streets. Street trees are beneficial for the reduction of heat caused by an increase in pavement. Having trees outside of the 15 foot required landscape area will mean that these trees will not provide the necessary shading along the street where it is most needed. Therefore, staff cannot support this request.

Waiver of Development Standards #3

A waiver is requested to reduce the number of required landscape islands by one island along the west side of the site where there are more than 6 parking spaces in a row without an intervening island. However, the proper number of trees and shading are still provided along the west side of the parking area. Much of the parking area also includes canopies which provide additional shading. Therefore, staff can support this request.

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 other 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.

The overall design of the buildings incorporates the 4 sided architectural standards. The buildings exhibit roofline variations of 2 feet or more, changes in wall planes, and changes in texture, material, or surface colors. At least 1 main building entrance is required to face an adjacent street. In this case, Building 1 has a direct sidewalk entrance to Parvin Street, but Building 2 does not provide direct access to Barbara Lane. However, pedestrian access from the public sidewalk is provided via 5 foot wide sidewalks located on-site that lead to multiple building entrances of both Buildings 1 and 2. Pedestrian crossings across the driveways are provided by stamped concrete crosswalks. There is no parking areas located between the street frontages and the buildings, which is in accordance with the design standards.

Staff finds the scale and intensity of the project to be compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposed development complies with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. It also supports Goal 1.2 of the Master Plan to expand the number of long-term affordable housing units available in Clark County. The proposal will provide some necessary housing options for specific populations within the area. Therefore, staff could normally support this request. However, because the setback and throat depth waivers are not supported, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the request to reduce the throat depth for the commercial driveway on Parvin Street. Staff finds vehicles entering the site will come into conflict with the parking stalls opposite the commercial driveway.

Waiver of Development Standards #4b

Staff cannot support the request to reduce the throat depth for the commercial driveway on Barbara Lane. Staff finds vehicles entering the site will come into conflict with vehicles due to the ingress curvature of the commercial driveway.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1, #2, and #4 and the design review.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin Street, 25 feet to the back of curb for Barbara Lane and associated spandrel;
- Applicant to remove seven (7) ingress parking spaces on the north side opposite of the Parvin Street commercial driveway;

- Applicant to redesign the Barbara Lane commercial driveway as determined by Public Works - Development Review;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0274-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of waivers of development standards #1, #3 and #4 and the design review (install second elevator in each building; install handicap EV space by the western building; and delete Public Works - Development Review bullet #5).

APPROVALS:

PROTESTS:

APPLICANT: PANTHER ACQUISITION, LLC

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