

06/07/23 BCC AGENDA SHEET

SW CORNER OF LV BLVD & PEBBLE
(TITLE 30)

PEBBLE RD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500044-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:

TENTATIVE MAP for a mixed-use project consisting of 1 commercial lot and 1 residential lot on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone for a High Impact Project.

Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-20-501-004; 177-20-501-007; 177-20-501-008; 177-20-501-014 through 177-20-501-016;
177-20-501-024

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.9 (commercial development)/21.2 (multiple family development)/28.1 (overall)
- Number of Lots: 1 (residential)/1 (commercial)
- Number of Units: 800
- Density (du/ac): 37.9
- Project Type: Commercial and multiple family development

The plans depict a mixed-use project consisting of a commercial development on 6.9 acres and a multiple family development on 21.2 acres. The multiple family project consists of 800 dwelling units with a density of 37.9 dwelling units per acre. Access to the site is granted from 2 commercial driveways along Pebble Road and a single commercial driveway adjacent to Las Vegas Boulevard South.

Landscaping

The plans depict a 40 foot wide landscape area, with a 5 foot wide detached sidewalk, along Las Vegas Boulevard South. The landscape area consists of 24 inch box trees, shrubs, and groundcover. A 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is provided along Pebble Road. The street landscape area consists of trees, shrubs, and

groundcover. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. Although not required, perimeter landscaping has also been provided along the west and south perimeters of the multiple family and commercial development. The perimeter landscape area measures between 5 feet to 10 feet in width along the south and west property lines. The landscape area along the northwest property line measures 20 feet in width. The perimeter landscape areas consist of small, medium, and large trees with shrubs and groundcover. A landscape area measuring between 5 feet to 15 feet, along the future property line dividing the commercial and multiple family development consists of small, medium, and large trees planted 30 feet to 35 feet on center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0027	Reclassified a 7.6 acre portion of the project site from R-3 to H-1 zoning for a multiple family residential development; multiple family residential development portion of this application - expired	Approved by BCC	April 2019
VC-0242-00	Allowed outside storage of automobiles	Denied by BCC	April 2000
UC-1244-95	Allowed an apartment complex in an H-1 zone on a portion of this site - expired	Approved by BCC	October 1995
ZC-1243-95	Reclassified a 2.5 acre portion of the site from R-E to R-3 zoning for an apartment	Approved by BCC	September 1995
ZC-1065-94	Reclassified a 15 acre portion of this site from R-E to R-3 zoning for an apartment complex	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2 & H-1	Vehicle rental facility & automobile related uses
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	C-2 & H-1	Tavern, convenience store, gasoline station, & multiple family residential
West	Entertainment Mixed-Use	C-2 & R-E	Multiple family condominiums with long/short term lodging & undeveloped

Related Applications

Application Number	Request
ZC-23-0163	A zone change to reclassify 6.9 acres from an H-1 to a C-2 zone for a commercial development with use permits for a High Impact Project and a multiple family development on 21.2 acres (28.1 acre site) is a companion item on this agenda.

Related Applications

Application Number	Request
VS-23-0164	A vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Comprehensive Planning - Addressing

- No comment.

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 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0443-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAT LAND DEVELOPMENT, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135