

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0421-HAND PROPERTY HOLDING COMPANY:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate setbacks; **2)** eliminate building separation; and **3)** reduce throat depth.

**DESIGN REVIEW** for modifications to a previously approved multi-family affordable senior housing development on 6.47 acres in a CR (Commercial Resort) Zone.

Generally located south of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-701-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the front, side, and rear setbacks where a minimum of 20 feet is required per Section 30.02.11.
2. Eliminate building separation where a minimum of 10 feet is required per Section 30.02.11.
3. Reduce the driveway throat depth to 50 feet where a minimum of 150 feet is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (a 67% reduction).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 6.47
- Project Type: Multi-family affordable senior housing development
- Number of Units: 281 (previously 282)
- Density (du/ac): 42.62 (Parcel 1)/47.62 (Parcel 2)/43.43 (overall)/43.59 (previous overall)
- Number of Stories: 4
- Building Height (feet): 58
- Square Feet: 222,595 (Parcel 1)/40,138 (Parcel 2)/262,733 (overall)/279,888 (previous overall)
- Open Space Required/Provided: 28,100/31,262
- Parking Required/Provided: 212/246
- Sustainability Required/Provided: 5/6

### History & Request

The site was previously approved for a 4 story, 279,888 square foot, 282 unit affordable multi-family senior housing development in June 2024 through UC-24-0158 along with a companion application, WC-24-400046 (ZC-1926-03), which allowed rental units on the site. The applicant is requesting to modify the originally approved plans by removing the previously approved access gates, improving on-site circulation, reducing parking from 251 spaces to 246 spaces, reducing the unit count from 282 units to 281 units, reducing the building footprint from 279,888 square feet to 262,733 square feet, and adding a porte-cochere at the pick-up/drop-off area at the entrance of the building.

The applicant plans to submit a minor subdivision map to split the site into a 5.42 acre parcel (Parcel 1) and a 1.05 acre parcel (Parcel 2). Parcel 2 will be located in the southwest portion of the site. The parcel lines will run through the building, requiring waivers of development standards to eliminate front, side, and rear setbacks, and building separation.

### Site Plans

The plans depict a 4 story, multi-family residential building with a footprint of approximately 72,631 feet, with a total square footage of 262,733 square feet situated in the central portion of the site. The building is split between Parcel 1 and Parcel 2. A total of 281 units will be provided for a density of 43.43 dwelling units per acre with 231 units located on Parcel 1 for a density of 42.62 dwelling units per acre and 50 units provided on Parcel 2 for a density of 47.62 dwelling units per acre. The overall 281 units are split between 239, one bedroom units and 42, two bedroom units. The building surrounds 2 courtyard areas with a pool in the northern portion and a programmed courtyard area in the southern portion. A clubhouse and office area are provided to the north of the pool courtyard. The building is surrounded by covered and uncovered parking spaces on all sides. The uncovered spaces are primarily provided in the northern portion of the site in front of the building, while the covered spaces are provided behind the front of the building along the entire southern portion of the site. A total of 212 parking spaces are required with 246 parking spaces provided throughout the site. The site has 1 access point off Serene Avenue with a 42 foot wide driveway consisting of a 24 foot wide entrance lane, a 12 foot wide exit lane, and a 6 foot wide median. The driveway leads to an east-west drive aisle that runs along the front of the building and allows access to an attached porte-cochere located centrally on the building. This east-west drive aisle then connects to north-south drive aisles that surround the building. An exit only gate is provided at the northeast corner of the site, and a cross access point to the adjoining 377 unit condominium development to the east is shown in the southeastern portion of the site. Overall, the building is set back 105 feet from Serene Avenue, 83 feet and 81 feet from the adjacent property to the south and west, respectively, and 62 feet from the adjacent condominium complex to the east. The setback waivers are due to the subdivision of the site into 2 parcels.

### Landscaping

Other than increasing the width of the landscape strip along Serene Avenue to 50 feet, no other changes are proposed or required with this application.

### Elevations

The elevations depict a 4 story, 58 foot high multi-family residential structure with stucco, pop-outs, window treatments, parapets, and a flat roof with gabled extensions with concrete roof tiles. The building contains several wall pop-outs and roofline elevations. The pop-outs and recesses are painted various colors such as clay, beige, and grey. The building features Low-E windows of various sizes on all sides. The north portion of the building contains the primary entrance, which is covered by a porte-cochere.

### Floor Plans

The plans show there are a total of 281 units across 6 different floor plans. There are 4, one bedroom floor plans spread across the 4 floors with 2 models being standard units and the other 2 being corner units. There are between 52 and 63, one bedroom units on each floor. The 1 bedroom units are approximately 550 square feet and 650 square feet. There are 2, two bedroom models, which are approximately 750 square feet and 850 square feet, and there are 10 to 11, two bedroom units on each floor. Overall, there are 62 total units on the first floor, 72 units on the second floor, 74 units on the third floor, and 73 units on the fourth floor. The common spaces primarily include an office, multi-purpose room, mailroom, and laundry facilities, and lounges.

### Applicant's Justification

The updated design provides improved site circulation and better serves the needs of mobility challenged residents. The proposed development does not adversely affect the neighborhood as affordable senior multi-family housing is typically deemed a low impact use. The Qualified Allocation Plan for Low-Income Tax Credit Program was revised for 2025 and resulted in some dwelling units being reduced in size, thus reducing the square footage of the building. The development will be financed with the State of Nevada tax exempt bonds and the 9% Low-Income Housing Tax Credit program and as a result 2 separate ownership entities will be involved, which will require separate parcels for each portion of the development. The development will not be constructed in phases, the development will be constructed as 1 complete building.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WC-24-400046 (ZC-1926-03)	Waived conditions of a zone change requiring all units be for sale and a 20 foot landscape buffer be provided along the southern and western property lines	Approved by BCC	June 2024
UC-24-0158	Senior affordable multi-family residential development with waivers	Approved by BCC	June 2024
WC-22-400128 (ZC-1926-03)	Waived conditions of a zone change requiring all units be for sale and a 20 foot landscape buffer be provided along the southern and western property lines	Withdrawn	July 2023
UC-22-0650	183 unit multi-family residential development (apartments)	Withdrawn	July 2023

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0312-08	Allowed a portion of an existing residential condominium complex to be converted to resort condominiums	Approved by PC	May 2008
WS-1630-05 (WC-0216-07)	Waived a requirement for an 8 foot wall on the south and west sides of the site	Approved by PC	August 2007
WS-0799-07	Allowed a freestanding sign where not permitted	Approved by PC	August 2007
WS-1630-05	Reduced wall height, parking, and trash enclosure separation	Approved by PC	December 2005
TM-0483-04	756 unit condominium complex	Approved by PC	September 2004
UC-0365-04	Allowed a 756 unit condominium complex	Approved by BCC	April 2004
ZC-1926-03	Reclassified the site from R-T to H-1 zoning for a future development	Approved by BCC	January 2004
DR-0735-97	279 space manufactured home park	Approved by PC	June 1997
ZC-1550-96	Reclassified the site from R-E and H-1 to T-C zoning for a manufactured home park	Approved by BCC	November 1996

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR & RM18	Retail center & multi-family residential
South, East, & West	Entertainment Mixed-Use	CR	Manufactured home park, multi-family residential, & undeveloped

**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.

### Waivers of Development Standards #1 & #2

Staff finds the purpose of both setbacks and building separations is to ensure buildings are separated sufficiently from each other for safety. The proposed structure is a unified building that is not being constructed as separate buildings or in phases. Additionally, the building is sufficiently set back from the overall site boundaries and separated from other buildings on adjacent properties. As a result, staff finds the elimination of setbacks and separation in this instance would not create any unsafe conditions as the building on-site is 1 building with no other major structures. The reason the waivers are needed is only due to the requirement for portions of the building to have different ownership. For these reasons, staff can support these requests.

### 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.

Overall, staff finds the proposed changes will enhance the site by simplifying the circulation along the front of the proposed building. The addition of the porte-cochere adds an additional architectural element to the building. The changes to the unit floor plans and building size has helped to increase building setbacks to adjacent properties and has added a wider variety of available floor plans. Staff finds the requested modifications will not cause any undue impacts on the surrounding area and will enhance the proposed building and site and the quality of life for its residents. For these reasons, staff can support this request.

### **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.

### **Public Works - Development Review**

#### Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the single driveway on Serene Avenue. The applicant worked closely with staff to provide landscape buffers. Since Serene Avenue dead ends and sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts.

### **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**

- Until June 5, 2026 to commence to match the current expiration date of UC-24-0158.
- Applicant is advised the application must commence by the date above 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**

- Full off-site improvements.

### **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](mailto: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.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0096-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JAMES BREWER

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