

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

**UPDATE**  
LAS VEGAS BLVD S/BARBARA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0550-LV BARBARA, LLC:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 9.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.

**USE PERMITS** for the following: **1)** multiple family residential development; **2)** offices (previously not notified); **3)** retail sales and services (previously not notified); and **4)** personal services (previously not notified).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** allow non-standard improvements (landscaping) within a right-of-way; **3)** reduce driveway approach distance (previously not notified); and **4)** reduce driveway throat depth (previously not notified).

**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** a commercial development (previously not notified); **3)** alternative parking lot landscaping; and **4)** finished grade.

Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action)

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RELATED INFORMATION:

**APN:**

191-05-701-002 through 191-05-701-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear (south) setback to 10 feet where a minimum of 20 feet is required per Table 30.40-7 and Table 30.40-3 (a 50% reduction).
2. Allow non-standard improvements (landscaping) within the Las Vegas Boulevard South right-of-way where off-site improvements per Section 30.52.050 are required.
3. Reduce driveway departure distance to 109 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 42.6% reduction) (previously not notified).
4. Reduce driveway throat depth to 26 feet where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction) (previously not notified).

**DESIGN REVIEWS:**

1. A multiple family residential development.
2. A commercial development (previously not notified).

3. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
4. Increase finished grade by 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

#### **LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

#### **BACKGROUND:**

##### **Project Description**

##### General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Units: **176**
- Density (du/ac): **18.2**
- Project Type: Multiple family residential development with a commercial component
- Number of Stories: 3
- Building Height (feet): **50**
- Square Feet: 231,035
- Open Space Required/Provided: **17,600/20,770**
- Parking Required/Provided: **349/349**

##### Site Plan

**The plan depicts a multiple family residential development consisting of 176 residential units with a density of 18.2 dwelling units per acre and a 7,344 square foot commercial component. The 176 units will be divided between 9 buildings located along the perimeter of the site.** The site has frontage along Las Vegas Boulevard South (east side), Barbara Lane (north side), and Parvin Street (west side). **The commercial component is located on the first floor of the easternmost building and faces Las Vegas Boulevard South. Access to residential portion of the site is from Barbara Lane which is the front of the residential portion of the development. Access to the commercial component is from Las Vegas Boulevard South.** The plan shows the buildings being set back a minimum of 10 feet from the rear (south) property line. Parking is evenly distributed throughout the site. A gym building is centrally located within the development and open space adjacent to the clubhouse will include a pool, picnic, and BBQ areas. The plan depicts a 6 foot high decorative block wall located along the south property line. **The plans show a 6 foot high decorative fence located along the Barbara Lane and Parvin Street set back 15 feet from the property line for landscaping.**

##### Landscaping

Adjacent to **Barbara Lane and Parvin Street** the plan depicts minimum 15 foot wide landscape areas with detached sidewalks, 2 off-set rows of trees, shrubs, and groundcover. **On-site landscaping along Las Vegas Boulevard South consists of a 10 foot wide landscape area with trees, shrubs, and groundcover.** The plans indicate that the right-of-way for Las Vegas Boulevard South will not be developed to the full width of the dedicated roadway. The plans show landscaping to be added in the right-of-way between the curb line and the property line. **A**

sidewalk detached from the curb is depicted within the right-of-way for Las Vegas Boulevard South within an approximate 35 foot wide landscape area consisting of trees, shrubs, and groundcover. Additional landscaping is depicted along the entrance to the residential portion of the development and within the parking areas. **The development is required to have a minimum of 17,600 square feet of open space and the plans depict 20,770 square feet of useable open space for recreational areas.**

#### Elevations

**The plans show that 8 of the buildings for the residential units are 3 stories and the remaining residential building is 2 stories. The plans show that 7 of the 3 story buildings are up to 47 feet in height. The remaining 3 story building that contains the commercial component has a maximum height of 50 feet. The 2 story building has a height of 26 feet. The gym building is 1 story with a maximum height of 17 feet. All the buildings have flat roofs behind parapet walls. The buildings have architectural enhancements which include variations in roof height to break-up the roofline, pop-outs, and recesses to break-up the sides of the buildings, and variations in color and materials. The commercial units on the first floor the easternmost building have aluminum and glass store fronts that face Las Vegas Boulevard South.**

#### Floor Plans

**The gym has an area of 1,381 square feet. The 9 buildings for the 176 residential units have a total area of 229,654 square feet, which includes 7,344 square feet for the commercial component on the first floor of the easternmost building. The plans depict 61, one bedroom units, 103, two bedroom units, and 12, three bedroom units. The dwelling units will be between 700 square feet and 1,256 square feet in area. The commercial component will consist of 6 units that will be between 918 square feet and 1,272 square feet in area.**

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates the proposed zone change is in conformance with the Master Plan. **The proposed multiple family residential development with the commercial component is consistent and compatible with other developments in the area.** Similar waivers of development standards have been approved for other developments along Las Vegas Boulevard South. **The approval of this application will be a continuation of an existing trend for multiple family residential developments and commercial developments in this area.**

#### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-2 & R-E	Undeveloped
East	Entertainment Mixed-Use	R-3	Multiple family residential
West	Entertainment Mixed-Use	R-E	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0548	A request to reclassify the parcel to the north to an H-1 zone for a multiple family residential development is a related item on this agenda.
VS-23-0551	A vacation and abandonment of easements and rights-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**Zone Change

The proposed reclassification of this site to an H-1 zone is in conformance with the Master Plan. A portion of this site is zoned H-2 which is an outdated zoning district that the County is trying to eliminate. Reclassifying this site from an H-2 zone to an H-1 zone will further the County's goal to eliminate the H-2 zoning district. A similar request has been submitted for the adjacent property to the north to be developed as a multiple family residential development in an H-1 zone and farther north is a multiple family residential development that is currently under development; therefore, the proposed use of this site as a multiple family residential development is consistent and compatible with the area. For these reasons, staff can support the zone change.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit #1

The site is located between I-15 to the west and Las Vegas Boulevard South to the east. This area has seen a trend with multiple family residential developments. There is currently a similar project under development on the adjacent property to the north. Therefore, staff finds the proposed use is appropriate for this location and can support the use permit.

Use Permits #2 through #4

**This site is designated as Entertainment Mixed-Use in the Master Plan. This land use designation is primarily intended for a mix of retail, restaurant, entertainment, gaming, lodging, other tourist-oriented services, as well as office uses. Supporting land uses in the designation include high density residential and other complementary uses. The residential portion of this development will provide for a multiple family residential development. The commercial component will provide a location for office uses and supportive and complementary retail and personal service uses. The project is in conformance with the intent of the Entertainment Mixed-Use designation in the Master Plan. The proposed uses**

**are consistent and compatible with existing, planned, and approved developments on the abutting properties. Therefore, staff can support these requests.**

#### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards #1

The site has frontage along 3 streets with the east side of the development adjacent to Las Vegas Boulevard South, which in many cases would typically be the front of the developments in this area. However, access to **the residential portion of the development** will be from Barbara Lane, making this the front of the residential development and the southern property line the rear. The development is designed so that the buildings will all be a minimum of 20 feet from the public streets. Since this multiple family residential project is in an H-1 zone it is required to meet the development standards of the R-5 zoning district, which requires a 20 foot rear setback. The reduced setback will not have a negative impact on adjacent properties; therefore, staff can support this request.

#### Design Reviews #1 through #3

The **residential portion of the** project has useable open space which includes a swimming pool, a clubhouse building and smaller areas that can be used for recreation. The buildings are oriented at different directions to avoid a monotonous linear pattern and the location on Las Vegas Boulevard South includes access to transit options and a large road network to handle the additional density. The parking lot landscaping is not in compliance with the standards of Figure 30.64-14; however, the required number of trees are provided and are distributed evenly throughout the development. **The proposed commercial component is appropriate for the Las Vegas Boulevard South frontage and will provide amenities for the residents of this development and the abutting residential developments.** Therefore, staff can support these requests.

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

#### Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping and sidewalks placed in the right-of-way. Staff can support the Waiver of Development Standards but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

#### Waivers of Development Standards #3 & #4

Staff has no objection to the reduction in departure distance and throat depth for the Las Vegas Boulevard South driveway. The driveway should see minimal traffic as the driveway only serves the small commercial portion of the site.

#### Design Review #4

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

#### **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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the use permits, waivers of development standards, and design reviews must commence within 2 years of approval date or they 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 25 feet to the back of curb for Barbara Lane, 25 feet to the back of curb for Parvin Street, and associated spandrels;
- Right-of-way dedication Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 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 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.

**Fire Prevention Bureau**

- Access to all points of buildings within 250 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**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 #0295-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC: Enterprise - approval (design review as a public hearing for lighting and signage; replace palm trees on plans).**

**APPROVALS: 2 cards**

**PROTESTS: 2 cards**

**COUNTY COMMISSION ACTION:** October 4, 2023 – HELD – To 10/18/23 – per the applicant.

**COUNTY COMMISSION ACTION:** October 18, 2023 – HELD – To 11/08/23 – per the applicant to rewrite/renotify.

**APPLICANT:** NEVADA WEST PARTNERS

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