

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT FIRST EXTENSION OF TIME for senior housing.

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

DESIGN REVIEWS for the following: **1)** multi-family residential development for senior housing; and **2)** alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:

191-05-401-008

USE PERMIT:

Allow senior housing within a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the proposed building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Table 30.40-3 (a 13% increase).
2. Reduce the throat depth to 49 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 51% decrease).

DESIGN REVIEWS:

1. Multi-family residential development for senior housing.
2. Alternative parking lot landscaping.

LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.3
- Density (du/ac): 38
- Proposed Units: 124
- Project Type: Proposed senior housing within a multi-family development

- Number of Stories: 3 stories (maximum)
- Building Height (feet): 39 feet, 6 inches (maximum)
- Square Feet: 186,636
- Open Space Required/Provided: 12,400/23,500
- Parking Required/Provided: 124/133

History & Request

ZC-0130-17 was previously approved and reclassified the site to R-3 zoning; however, the proposed congregate care facility did not commence. In 2022, NZC-22-0149 was a proposed nonconforming zone change to reclassify the site from R-3 zoning to R-5 zoning for a multi-family residential development (109 units). This application was withdrawn without prejudice by the applicant at the July 2022 Board of County Commissioners' meeting.

PA-23-700012 which was a companion item to ZC-23-0233 was a request to redesignate the existing planned land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN). The application also included a request to reclassify the site from R-3 zoning to R-4 zoning for a proposed multi-family residential development for senior housing only. The application also included waivers of development standards to increase the proposed building height to 39 feet, 6 inches where 35 feet was the maximum allowed per Table 30.40-3, and a waiver to reduce the throat depth to 49 feet where 100 feet was required per Uniform Standard Drawing 222.1. Lastly, a design review was required for the overall project and to address alternative parking lot landscaping for the development.

The applicant is requesting an extension of time to allow additional time to commence the proposed multi-family residential development for senior housing.

Site Plan

The approved site plan depicts a proposed multi-family residential development for senior housing. The building is centrally located on the parcel, with the front facing Southern Highlands Parkway. Access to the site is via 1 driveway on the southwest corner of the site, which leads to a 25 foot wide drive aisle which circulates around the entire building. There is an emergency exit only (crash gate) on the northwest corner of the subject parcel. The approved plan provides parking around the entire perimeter of the site. In addition, the applicant provided garage spaces with lifts (Stacker Garages) on the north, west, and south face elevations of the building; therefore, 133 parking spaces is provided where 124 parking spaces was required. The proposed building is set back 87 feet from the west property line adjacent to Southern Highlands Parkway, 39 feet from the south property line, 65 feet from the east property line, and 61 feet from the north property line. Lastly, the applicant is providing 23,500 square feet of open space where 12,400 was required. There is an 18,000 square foot open courtyard in the center of the complex with a swimming pool. There are additional gathering spaces for the residents to utilize throughout the proposed senior housing development.

Landscaping

The approved plan depicted an existing landscape area with meandering detached sidewalks along the west property line. The submitted landscape plan shows a 4.5 foot wide landscape planter along the south property line with trees spaced every 15 feet. There will be a 6 foot wide

landscape planter along the west property line with trees spaced every 27 feet. The north property line will include a 6 foot wide landscape planter with trees spaced every 18 feet. The east property line will include a 9.5 foot wide landscape planter with trees planted every 27 feet. The applicant also showed parking lot landscaping throughout the entire site; however, there are fewer parking lot landscapes on finger islands along the north and east property lines, where compliance with Figure 30.64-14 was required. However, since the applicant is providing a sufficient number of trees throughout the site, a design review was approved for alternative parking lot landscaping.

Elevations

The approved plans depict a 3 story multi-family residential building with an overall height of 39 feet, 6 inches. The applicant is requesting a waiver of development standards to increase the building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Code. The exterior finishes for the railings, garage doors, and trellises include dark and light tones of neutral paint colors, and a dark teal accent color. Faux stacked stone will be added to the exterior walls of the building. The approved elevation plans show balconies on all 4 elevations of the building, and only the north, east, and south facing elevations include the Stacker Garage doors.

Floor Plans

The approved floor plans depicted 1 and 2 bedroom units. There are 77, one bedroom units, and 47, two bedroom units. The minimum unit size is 590 square feet, and the maximum unit size is 1,060 square feet. Each unit includes a bedroom, bathroom, kitchen, living room, storage areas, and balconies are provided.

Level 1 - includes Stacker Garages, resident units, great room, mail room, dog washroom, restrooms, maintenance room, a fitness center, and access to the central pool area.

Level 2 - includes the residents' units and a library.

Level 3 - includes resident units and an outdoor deck area complete with seating and a barbeque grill.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0233:

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 installation and use of cooling systems that consumptively use water will be prohibited; 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 the use permit, 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.
- Applicant is advised that off-site improvement permits may be required.

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 #0413-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a first extension of time for an additional 2 years. The applicant indicates the project is still compatible with the area and is finalizing its development plans.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0233	Reclassified the site to R-4 zoning for a multi-family residential development for senior housing	Approved by BCC	July 2023
VS-23-0234	Vacated and abandoned easements and right-of-way	Approved by BCC	July 2023
PA-23-700012	Plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN)	Approved by BCC	July 2023
VS-18-0028	Vacated and abandoned patent easements and a portion of right-of-way being Southern Highlands Parkway - expired	Approved by PC	March 2018
ZC-17-0130	Reclassified the site to R-3 zoning for an assisted living/congregate care facility, with a waiver of development standards to increase building height to 46 feet	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 (PCO)	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-1 (PCO)	Multi-family residential
East	Entertainment Mixed-Use	RM32 (PCO)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (PCO)	Single-family residential

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

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Given the lack of substantial changes to the site and the applicant finalizing its development plans, and that this is the first extension of time for this application, staff can support this request. However, staff may not be able to support any future extension of time requests, as the project was approved in 2023 and a new Development Code has since been adopted.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised 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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BOULEVARD, SUITE 150, LAS VEGAS, NV 89135