

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT to allow a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** alternative driveway geometrics.

DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-201-010; 177-28-201-011; 177-28-201-015 through 177-28-201-016

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback from Las Vegas Boulevard South to 10 feet where 20 feet is the minimum per Section 30.02.11B (a 50% reduction).
 - b. Reduce the side street setback from Jo Rae Avenue to 16 feet where 20 feet is the minimum per Section 30.02.11B (a 20% reduction).
 - c. Reduce the side street setback from Pyle Avenue to 16 feet where 20 feet is the minimum per Section 30.02.11B (a 20% reduction).
2.
 - a. Reduce the throat depth for the driveway along Jo Rae Avenue to 31 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).
 - b. Reduce the throat depth for the driveway along Pyle Avenue to 31 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).
 - c. Reduce the departure distance for the driveway along Jo Rae Avenue from Las Vegas Boulevard South to 171 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 10% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.23
- Project Type: Multi-family residential development
- Number of Units: 470

- Density (du/ac): 50.93
- Number of Stories: 4 (Building 1)/5 (Building 2)
- Building Height (feet): 60 (Building 1)/70 (Building 2)
- Square Feet: 181,448 (Building 1)/213,052 (Building 2)/394,500 (total)
- Open Space Required/Provided: 47,000/78,800
- Parking Required/Provided: 727/740
- Sustainability Required/Provided: 5/5

Site Plan

The project site is a currently undeveloped 9.23 acre parcel on the east side of Las Vegas Boulevard South and the west side of Giles Street, between Jo Rae Avenue and Pyle Avenue. The plans also show that the site will be developed with 2 rectangular shaped multi-family residential buildings. The buildings will mostly run east-to-west with 1 building (Building 1) located in the northern half of the site and another (Building 2) in the southern half of the site. Building 1 is shown to be 181,448 square feet spread across 4 stories and is set back 10.7 feet from the future right-of-way line of Las Vegas Boulevard South, 16.1 feet south of Jo Rae Avenue, and 21.1 feet from Giles Street. Building 1 is shown to contain a 15,000 square foot pool and courtyard in the west side of the building and a 12,500 square foot village green in the eastern side of the building. A parking garage structure is shown to be integrated into the central portion of the building. Building 2 is shown to be 213,052 square feet spread across 5 stories and is set back 10.3 feet from the future right-of-way line of Las Vegas Boulevard South, 16.4 feet north of Pyle Avenue, and 66.6 feet from Giles Street in order to keep the building out of an existing flood control easement that runs through the southeast corner of the site. Building 2 is shown to contain a 17,200 square foot pool and courtyard in the west side of the building and a 24,000 square foot village green in the eastern side of the building. A parking garage structure is shown to be integrated into the central portion of the building. Buildings 1 and 2 are shown to be separated by at least 57.7 feet. Overall, the site will require a total of 727 parking spaces for both buildings with a total of 740 parking spaces provided, which includes 16 ADA spaces, 26 installed EV spaces, and 250 EV capable spaces. The parking garages are shown to be controlled access with arm gates within the structures and set back 101 feet from the exterior streets. Access to the site provided from all 4 exterior streets. A central drive aisle splits the site into a northern and southern half and keeps the buildings separated. This central drive aisle is shown to be 36 feet to 49 feet wide and accesses Las Vegas Boulevard South in the west and Giles Street in the east through 36 foot wide driveways. Additional access to the site is provided via driveways along Jo Rae Avenue and Pyle Avenue which directly access the 2 parking garages. These garage driveways are shown to be 32 feet wide. Parking is provided entirely within the 2 parking garage structures with 740 parking spaces being provided where 727 parking spaces are required. A 6 foot high decorative wrought iron fence is shown on the northeastern and southeastern portions of the site to enclose the open areas. In addition, retaining walls that are 3.5 feet to 6 feet tall are found primarily along the northern edges of the site with such retaining walls running along the northern portions of the site along Las Vegas Boulevard South, Giles Street, and Jo Rae Avenue. No fences are shown on top of the retaining walls.

Landscaping

The plan shows that most of the landscaping provided will be along the exterior streets. Along Las Vegas Boulevard South, all landscaping and trees have been placed outside of the future

right-of-way area and are located in a 15 foot to 20 foot wide landscaping strip, consisting of a 5 foot wide landscape strip followed by a 5 foot wide sidewalk, and followed by a 5 foot to 10 foot wide landscaping strip due to variations in the setback of the building facades. The trees and landscaping within this landscaping strip are in a single row behind the sidewalk due to sight visibility zones and are generally set 20 feet on center. Along Jo Rae Avenue, Pyle Avenue, and Giles Street, similar 15 foot to 20 foot wide landscaping strips have also been provided. Along these streets, the trees and landscaping are staggered on both sides of the sidewalk where sight visibility zones permit. The trees are shown to be separated approximately 20 feet on center. Along Las Vegas Boulevard South, Jo Rae Avenue, and Giles Street, all trees provided are Southern Live Oak (*Quercus Virginiana*) trees, while the landscaping strip along Pyle Avenue has an alternating mix of Willow Acacia (*Acacia Salicina*) and Arizona Cypress (*Cupressus Arizonica*) trees. An alternative landscape plan is being requested for the street landscaping due to the reduced spread of the Arizona Cypress tree. A total of 80 trees are required along all 4 street frontages with a total of 121 being provided. This means a total shade coverage area of 16,275 square feet would be required with a total of 40,095 square feet being provided.

The applicant has not proposed any parking lot landscaping as all parking is located within the 2 parking structures.

In terms of required, programmed open space, the site is providing a total of 78,800 square feet of open space where 47,000 square feet is required. This open space mainly consists of the pool and courtyard areas in the western portion of the site and the village green areas in the eastern portion of the site. Additional open space areas include fitness centers, great rooms, and sky decks in both buildings. A total of 1,200 square feet of pool area is shown between the 2 buildings representing 3.8% of the total site area.

Elevations

The elevations depict Building 1 as a 4 story, 60 foot high multi-family residential structure with Building 2 being a 5 story, 70 foot high multi-family residential structure. The plans show that the exterior materials of both buildings are primarily stucco finished with foam bands and pop-outs, accenting fiber cement siding, and window treatments along with stucco parapets and a flat roof. The building contains several wall pop-outs and roofline variations. The wall pop-outs and recesses are painted various colors such as clay, beige, and grey. The building is well fenestrated with panel windows of various sizes and shapes on all floors and all sides for the dwelling units. Additionally, all entrances contain lighting fixtures, double doors, and awnings. There are several balconies located on all facades, particularly on the corners. The parking structures are integrated into the design of the buildings by using similarly colored stucco along with cement and metal accent pieces. The main entrance of Building 1 is primarily on the north side facing Jo Rae Avenue with additional pedestrian access on the south side from the central drive aisle. Building 2 has its main entrance on the south side of the building facing Pyle Avenue with an additional pedestrian entrance on the northern façade facing into the central drive aisle.

Floor Plans

The plans show there are a total of 470 units across 5 different floor plans, with Building 1 containing a total of 220 units and Building 2 containing 250 units. There are 2, one bedroom floor plans spread across the 2 buildings with 1 model being a standard unit and the other being a

corner unit. There are a total of 102, one bedroom units in Building 1 with 32 being corner units and 87, one bedroom units with 40 being corner units in Building 2. The standard 1 bedroom unit contains approximately 694 square feet with corner units containing 686 square feet. There are 2, two bedroom models that are split between a smaller model and a larger model. The smaller model contains approximately 934 square feet with there being 57 such models in Building 1 and 94 units in Building 2. The larger 2 bedroom unit contains 1,278 square feet and there are 31 such units in Building 1 and 35 units in Building 2. In addition, there is also a studio model that contains 602 square feet with 64 total units between the 2 buildings. The common spaces primarily include an office, fitness center, yoga studio, pool area, sky decks multi-purpose room, mailroom, and laundry facilities throughout both buildings.

Applicant’s Justification

The applicant states that the proposed units will be for a luxury apartment complex with well apportioned amenities and common spaces. They state they have provided a significant amount of landscaping and will comply with height and density restrictions as well and most of the required design standards. The applicant indicates that the need for the setback reduction is due to required architectural articulations and the retaining wall is needed for the necessary drainage of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0669-06	Vacated and abandoned patent easements - recorded	Approved by PC	June 2006
ZC-1965-04	Reclassified the site from C-1 to H-1 zoning for a shopping center and condominium tower	Approved by BCC	December 2004
ZC-1963-99	Reclassified the site from R-E to C-2 (reduced to C-1) zoning for a mini-warehouse facility	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR & RM18	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area. The Duck Creek Channel is located directly to the east with a small portion to the south of the property.

Related Applications

Application Number	Request
VS-24-0520	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
WC-24-400111 (ZC-1965-04)	A waiver of the conditions of zone change requiring a 45 foot setback on Las Vegas Boulevard South, 20 foot setback on all other street frontages, and 20 foot wide street landscaping buffer 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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the location of the proposed multi-family building is in the Las Vegas Boulevard South corridor and is surrounded by mostly undeveloped land zoned for similar uses, resort hotels, and lower intensity multi-family and single-family residential developments. There are several multi-family developments to the north across Silverado Ranch Boulevard and directly to the southeast of the subject site. In addition, the property to the west is also zoned for resort hotels, multi-family residential developments, and other entertainment uses. There is an existing resort hotel (South Point Casino) and a hotel timeshare facility that are located to the northwest of the site. In addition, the adjacent properties to the north and south are zoned and planned for intense entertainment and residential uses such as multi-family buildings and resort hotels. As a result, staff finds that the proposed multi-family residential development will be compatible with the adjacent development due to the trend of the southern portion of the Las Vegas Boulevard South corridor toward such developments. Staff finds that given the adjacent zoning being compatible with higher density and intensity uses and the location of the site on Las Vegas Boulevard South, the proposed development should not impart any additional impacts compared to the surrounding development and will place the development along major transportation points. In addition, there is also a general trend of reducing density and intensity of uses the further one gets from Las Vegas Boulevard South, so this development would fall into this pattern and would be sufficiently buffered from the lower intensity uses to the east. Staff also finds that the proposed use is near existing resort and timeshare hotels, Silverado Ranch Park, and the Silverado Ranch Boulevard and St. Rose Parkway corridors, so the new development will have plenty of access to various community amenities and facilities. Finally, staff finds that the proposed development complies with Master Plan Policies 1.1.1, 1.1.2, and 1.3.2, which encourage the expansion of housing units of various housing types, particularly those which diversify the housing stock of an area, and which are compatible with the existing development

within a neighborhood. The proposed development also complies with Enterprise specific Policy EN-1.1, which encourages compatible development within neighborhoods. For these reasons, staff can support this request.

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

Staff finds that the purpose of setbacks is to prevent the massing of buildings along a street or against neighboring properties and to provide for a safe separation between buildings and the street. In this case, staff finds that the proposed setback reductions are primarily along Las Vegas Boulevard South, Jo Rae Avenue, and Pyle Avenue, while all setbacks are met along the eastern side of the buildings. While staff generally does not support the reductions in setbacks, in this case, the buildings have been designed to front the adjoining streets where there will be similarly intense development along Las Vegas Boulevard South and where there are several transit lines and amenities nearby. Staff finds that in this case, the reduced setbacks bring the building closer to the streets where the promotion of pedestrian use of the street should be encouraged. The building has been designed with pedestrian scale elements along the street with entrances and building features. Title 30 generally encourages multi-family developments to be more pedestrian scale and street facing as seen through the design regulations for multi-family residential developments. The buildings meet the 10 foot setback that resort hotels are afforded in the CR zone. The buildings have also been designed to be set back enough to create a safety buffer from the street and to allow for landscaping. Finally, the buildings maintain greater setbacks along the eastern property line where there is lower intensity development that may not benefit from a more pedestrian orientation of the building. For these reasons, staff can support this waiver of development standards.

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.

The design of the proposed project is contemporary in nature and complies with the multi-family design standards required by Title 30. The design elements provided such as wall pop-puts, window treatments, and balcony elements portray a residential design, but in a modern way that complements and enhances the surrounding neighborhood. The building and its entrances are set close to the street allowing for easy pedestrian access to the site and the buildings from any of the main streets. The on-site pedestrian walkways are clearly delineated with stamped concrete

and are placed in the most direct locations. The entrance and exit gates are located with enough stacking space and are set back sufficiently from the right-of-way. Parking is sufficiently provided for the proposed use of the site and is provided in a parking structure which is architecturally integrated into the building. The site is provided with a variety of outdoor and indoor programmed recreational space. Most street landscaping trees provided are large with a small amount that do not reach the height required to be considered large but have a coverage equal to that of a large tree. In addition, the street trees have been provided at a larger number than would be required for large trees, increasing the overall shade coverage along the streetscape. As a result, staff finds that the proposed multi-family residential will be an attractive enhancement to surrounding area and is pedestrian and transit-oriented with sufficient landscaping and opportunities for recreation and outdoor activity. For these reasons, staff can support the requested design review.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Staff can support the request to reduce the throat depths for the commercial driveways on Jo Rae Avenue and Pyle Avenue. The two driveways should see equal use, mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #2c

Staff has no objection to the reduction in the departure distance for the Jo Rae Avenue commercial driveway. Although the departure distance does not comply with minimum standards, staff finds the location allows vehicles to safely access the site.

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

- 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 approval of a Certificate of Compliance.
- 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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JANET GOYER

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