

06/06/23 PC AGENDA SHEET

HEALTH CLUB AND OFFICE SPACES
(TITLE 30)

FLAMINGO RD/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0157-ILUMINA FLAMINGO LP:

USE PERMITS for the following: **1)** allow office as a principal use (work-share/office spaces); and **2)** health club.

DESIGN REVIEW for site changes for a previously approved multiple family residential development on 8.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-504-004; 162-21-504-014

USE PERMITS:

1. Allow office as a principal use (work-share/office spaces) in conjunction with a previously approved multiple family residential development per Table 30.44-1.
2. Allow a health club in conjunction with a previously approved multiple family residential development per Table 30.44-1.

DESIGN REVIEW:

Site changes for a previously approved multiple family residential development.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 377 E. Flamingo Road
- Site Acreage: 8
- New Number of Units: 350
- New Density (du/ac): 43
- Project Type: Multiple family residential development with office as a principal use (work-share/office space) and proposed health club
- New Number of Stories: 6 (maximum)
- New Building Height (feet): 87 (Building 1)/ 76 (Building 2)

- New Square Feet: 379,404 (Net for Building 1 and Building 2)/ 422,912 (Gross for Building 1 and Building 2) – excluding parking areas
- Open Space Required/Provided: 35,000/107,928
- Parking Required/Provided 819 (required)/709 (required per shared parking schedule)/589 (provided) where UC-22-0478 previously approved 745 (required)/590 (provided)

History, Request, & Site Modifications

The site was previously approved for a multiple family residential apartment complex via UC-22-0478. The approved plans depict an 8 acre site with a density of 45.9 dwelling units per acre. The project originally consisted of 368 dwelling units distributed within 2, multiple story buildings. The layout of the site consists of 2 buildings in the middle of the site with a central courtyard located between the buildings. Revised plans show that the applicant is now proposing 350 dwelling units, with a density of 43 dwelling units per acre. The layout of the 2 multiple story buildings with a central courtyard will remain the same. In addition, the applicant is requesting special use permits to incorporate a health club and work-share/office spaces within the complex. Per the applicant, the proposed health club will be open to the public. The design review is for site modifications per the submitted revised plans; and they are as follows:

- 350 units are proposed where 368 units were approved with UC-22-0478.
- Current design reduced the total number of provided parking stalls from 590 parking spaces to 589.
- A shared parking table was submitted since the health club will be open to the public. The new parking count is 819 (required)/709 (required per shared parking schedule)/589 (provided) (17% reduction) which is less than the previously approved 21% parking reduction (745 (required)/590 (provided) via UC-22-0478.
- Central access driveway from Flamingo Road reflects requested change at the time of approval of UC-22-0478 to force entry toward the porte-cochere in order to reduce the opportunity for congestion and increase safety.
- Underground garage access relocated from the east side of Building 1 to the west side of Building 1 to limit potential congestion with the Chick-Fil-A easement traffic.
- The access control gate along the west side was relocated from midway along Building 2 to the southwest corner of Building 1.
- An exit only drive was added to the west private driveway (Hospitality Circle) to provide better exiting at the relocated access control gate and to facilitate trash service at the trash compacter located at the corner of Building 1.
- Eighth floor of Building 1 was removed in order to meet the 75 foot maximum floor height for Type IHA construction and the overall building height reduced from 97 feet, 2 inches to 87 feet. Building 2 remains at 76 feet high.
- Both Buildings 1 and 2 are 6 stories.

Site Plans

The revised plans depict the 2 multiple story buildings are still in the middle of the site with a central courtyard located between the buildings. The project will provide 1, 2, and 3 bedroom units. The setbacks of the buildings have not changed and are still the following: 92 feet to the

north property line (Flamingo Road); 78 feet to the south property line; 63 feet to the east property line; and 58 feet to the west property line.

There are 3 access points that remain the same and are the following: a drive aisle along Flamingo Road to the north, a driveway along Hospitality Circle to the west, and a shared internal drive aisle to the east. Internal circulation within the project consists of 24 foot wide drive aisles. A subterranean parking garage is provided under Building 1 and podium parking is provided for Building 2 (the back building). All other parking areas will consist of covered and surface parking spaces for both residents and visitors, which are provided around the perimeter of the property.

Lastly, the development will provide several amenities for residents, including a wellness center, clubhouse with office and meeting space, indoor and outdoor pools and spas, wine room, game room, yoga and pilates studios, tennis and badminton courts, restaurant, and residents lounge.

Landscaping

The approved landscape plans depict landscaping along Flamingo Road with a 20 foot wide landscape area behind an existing 5 foot wide attached sidewalk. A 5 foot to 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the south, east, and west property lines. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area is designed in a courtyard fashion near the center of the site. These amenities include a swimming pool, spa, cabanas, and deck with extensive landscaping. The amount of passive and active open space is depicted at 107,928 square feet where 35,000 square feet is required.

Elevations

Revised plans show that Building 1 is a 6 story structure with maximum height up to 87 feet. Building 2 is a 6 story structure with maximum height up to 76 feet. The exterior building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of pop-outs, wrought iron railing, stone veneer accents, and metal awnings located at various entrances.

Floor Plans

The revised plans show a mix of 1, 2, and 3 bedroom units consisting of 165, one bedroom units, 175, two bedroom units, and 10, three bedroom units. The project will include several amenities for residents, including a wellness center, clubhouse with office and meeting space, indoor and outdoor pools and spas, wine room, game room, yoga and pilates studios, tennis and badminton courts, restaurant area, and residents lounge. The proposed health club will be on the first floor of Building 1. Lastly, the proposed work-share/office spaces will also be located on the first floor of Building 1 on the northeast corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The property was approved for a 368 unit multiple family residential development with a restaurant and on-site consumption of alcohol by the Clark County Planning Commission on October 18, 2022 via application UC-22-0478 . As part of that application, a health club/wellness center was included within the development for residents. The applicant would like to utilize the health club for approximately 500 outside members. Members of health clubs do not occupy the use all at one time, but throughout the day. Therefore, the request to allow the health club to open to 500 additional members will not negatively impact future residents of the multiple family or the provided parking. In addition, the number of units has now decreased to 350 units. The prior land use approval included a waiver to reduce parking to 590 spaces where 725 spaces were required, a 21 % reduction. With the requested change to allow the health club to open to the general public, the applicant has utilized the shared parking schedule within the Code. The Applicant is also requesting a special use permit to allow for work-share/office space as a principal use. Work-share spaces have significantly cut down on the need to travel far for work while also bringing a new way to work and communicate with other professionals. The special use permits will allow the applicant to provide additional services to customers in the area, while still providing a first class residential and restaurant project near the Las Vegas Strip.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0478	Multiple family residential development	Approved by PC	October 2022
UC-0541-05 (ET-0051-07)	First extension of time of a multiple level resort hotel and condominium project - expired	Approved by BCC	April 2007
UC-0541-05	Multiple level resort hotel and condominium project - expired	Approved by BCC	June 2005
UC-1604-04	Additions including a hotel tower and residential condominiums to the Key Largo Resort Hotel - demolished	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Retail & restaurants (Howard Hughes Center)
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1	Retail, restaurant, convenience store, & gasoline station
West	Entertainment Mixed-Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits & Design Review

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.

Staff finds that the proposed use permits are compatible to the previously approved uses on the site. The applicant provided revised plans showing several modifications to the site, which necessitated a new design review for the entire development. The overall design of the site will provide a variety of on-site amenities and areas to allow activities dedicated to recreation, wellness, and work spaces within close proximity to the residents units. The Land Use Plan for the site is Entertainment Mixed-Use and Section 3 for Growth Framework of the Master Plan states that primary land uses include a mix of retail, restaurant, lodging, office uses, and high density residential. The use permits and design review are also in line with the Master Plan Policy WP-1.3 for Corridor Residential under the Winchester/Paradise Goals and Policies, which encourages and supports the integration of multiple family residential uses in Entertainment Mixed-Use areas to support the expansion of housing options within close proximity of services, amenities, and jobs. Staff supports these requests.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration

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

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

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 #0021-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SCHULMAN PROPERTIES, LLC

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