

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

PARADISE RD/TWAIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:

HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** multiple family residential development; and **2)** increase density.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce parking lot landscaping.

DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-401-037

USE PERMITS:

1. Multiple family residential development.
2. Increase density to 75 units per acre where 50 units per acre is the maximum and up to 100 units per acre is allowed with a use permit per Table 30.40-7 (a 50% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 86 feet where 50 feet is the maximum per Table 30.40-3 (a 72% increase).
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Paradise Road
- Site Acreage: 5.4
- Number of Units: 388 (previously 400)
- Density (du/ac): 72 (previously 75)
- Project Type: Multiple family residential development
- Number of Stories: 7 (parking garage)/5 (residential)

- Building Height (feet): 86
- Square Feet: 402,169 (previously 410,380)
- Open Space Required/Provided (square feet): 38,800/52,765 (previously 40,000/51,269)
- Parking Required/Provided: Multiple Family Residential 617/740 (previously 643/747)/Existing Shopping Center 276/181 (previously 259/171)/Total 893/921 (previously 902/918)

Site Plan

The approved site plan depicts a proposed multiple family development located on the east side of an existing shopping center, set back approximately 45 feet from the north and east property lines, and 50 feet from the south property line. An office building was previously located on this site; however, that building is currently being demolished. The proposed multiple family building maintains the existing cross access with the shopping center to the west, and no new curb cuts are proposed for Paradise Road. Overall parking for the multiple family development and the shopping center includes 921 parking spaces where 893 parking spaces are required. A trash room and adjacent parallel loading space are located on the northeast side of the building.

Drive aisles and parking spaces encircle the proposed multiple family development, and access to the parking garage is provided on the east side of the development. The parking garage is completely surrounded by residential units, so the parking garage is not visible from the right-of-way or adjacent parcels. Three open courtyards are located around the base of the building, and a pool and amenity space are located on the north side of the building.

In September 2022, ADR-22-900574 was approved for the following changes:

- The number of units were reduced from 400 to 388.
- The location and programming of courtyard areas were modified.
- The programming of common space and other open areas were changed.
- On the west side of the building, a new entry/exit to/from the parking garage was added with a call box on the entry side of the drive aisle into the garage.
- Maintained the existing 4 foot to 6 foot tall CMU wall and just removed/replaced 2 feet of wrought iron on top of the wall instead of installing the previously approved 10 foot max CMU wall and 6 foot wrought iron fence.
- Parallel parking spaces were added to the north of the building.
- Intense landscape buffer areas were added along the east property line per the conditions of UC-19-0668.

A condition of approval required no less than 95 parking spaces to be provided on the subject site for the shopping center to the west.

Landscaping

Previously approved plans depict amenities including 3 courtyards, a pool at ground level, and a rooftop deck and pool. One courtyard is depicted as a dog park on the landscape plan. A total of 52,765 square feet of open space is provided where 38,000 square feet is required. In addition, the project includes some landscaping around the base of the building and some perimeter

landscaping along the north, south, and east property lines. However, some surface parking spaces around the base of the building do not have the required 1 large tree per 6 parking spaces. As a result, a waiver of development standards is necessary to reduce parking lot landscaping.

A 10 foot high decorative CMU screen wall is depicted along the east property line and a portion of the north and south property lines. The remainder of the north and south property lines will include a 6 foot high wrought iron fence with CMU pilasters.

Elevations

The approved plans show that the 86 foot tall multiple family complex consists of a variety of parapet walls along the roofline at different heights to provide visual interest. In addition, a variety of elevation planes are off-set on the exterior to reduce the apparent mass. The majority of the building is approximately 66 feet tall; however, certain architectural features extend up to a maximum height of 86 feet. Exterior materials include stucco painted white, gray, medium gray, and black. Other materials include metal picket railing and metal coping.

Floor Plans

The previously approved plans show each floor provides a variety of residential units surrounding the internal parking garage, and the top floor includes parking spaces as well as a pool and a rooftop deck. Unit breakdown for the building consists of 109 studio units, 176 one bedroom units, 96 two bedroom units, and 19 three bedroom units for a total unit count of 400.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900835 (UC-19-0668):

Current Planning

- Until January 06, 2023 to complete.
- Applicant is advised that 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 the application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Listed below are the approved conditions for UC-19-0668:

Current Planning

- Convert some of the parallel parking spaces along the east property line to an intense landscape buffer within the 9-foot-wide strip, as approved per staff;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that 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

- Drainage study and compliance;
- Traffic study and compliance.

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 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 and reference POC Tracking #0502-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that since the original approval of application UC-19-0668, progress has been made towards the future development of the site. This progress includes the issuance of permits for early grading, grading, civil improvement plans, and more. Since the original approval, official changes to the development plans have slowed the overall progress. The applicant is requesting an extension of time be granted until September 1, 2024 to coincide with the expiration of ADR-22-900574.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900574	Modifications to a previously approved multiple family residential development	Approved by ZA	September 2022
ADET-21-900835 (UC-19-0668)	First extension of time for a multiple family residential development	Approved by ZA	January 2022
WS-20-0336	Modifications to an existing shopping center and signage with a temporary reduction to parking - expired	Approved by PC	September 2020
UC-19-0668	Multiple family residential development	Approved by BCC	November 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0228	Mixed-use development with 311 units	Withdrawn	August 2019
UC-18-0079	Major training facility within an existing retail and office complex on a portion of this site	Approved by PC	March 2018
UC-0132-04	Major school	Approved by PC	March 2004
UC-130-85	Retail and office complex	Approved by PC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	H-1	Hotel
East	Entertainment Mixed-Use	H-1	Multiple family residential
West	Entertainment Mixed-Use	H-1	Retail & office complex

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since the original approval of UC-19-0668, multiple permits have been issued to the site from various departments. Furthermore, plans have been updated and improved through land use applications. With this progress and improvement taken into consideration, staff can support this application for an extension of time to coincide with the expiration of ADR-22-900574.

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:

Current Planning

- Until September 1, 2024 to commence.
- Applicant is advised that 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: February 22, 2023 – HELD – To 03/08/23 – per the applicant.

APPLICANT: 3900 PARADISE RESI OWNER SPE, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135