10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ET-26-400078 (UC-24-0521)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**

**USE PERMIT FIRST EXTENSION OF TIME** 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 east of Las Vegas Boulevard South and south of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

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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 approved plans also showed 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 was shown to be 181,448 square feet spread across 4 stories and was 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 was 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 was shown to be integrated into the central portion of the building. Building 2 was shown to be 213,052 square feet spread across 5 stories and was 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 was 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 was also shown to be integrated into the central portion of the building. Buildings 1 and 2 were shown to be separated by at least 57.7 feet. Overall, the site required a total of 727 parking spaces for both buildings with a total of 740 parking spaces provided, which included 16 ADA spaces, 26 installed EV spaces, and 250 EV capable spaces. The parking garages were shown to be controlled access with arm gates within the structures and set back 101 feet from the exterior streets. Access to the site was provided from all 4 exterior streets. A central drive aisle split the site into a northern and southern half and kept the buildings separated. This central drive aisle was shown to be 36 feet to 49 feet wide and accessed Las Vegas Boulevard South in the west and Giles Street in the east through 36 foot wide driveways. Additional access to the site was provided via driveways along Jo Rae Avenue and Pyle Avenue which directly accessed the 2 parking garages. These garage driveways were shown to be 32 feet wide. Parking was provided entirely within the 2 parking garage structures with 740 parking spaces being provided where 727 parking spaces was required. A 6 foot high decorative wrought iron fence was 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 were 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 were shown on top of the retaining walls.

Landscaping

The approved plans showed most of the landscaping provided will be along the exterior streets 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 were in a single row behind the sidewalk due to sight visibility zones and were generally set 20 feet on center. Along Jo Rae Avenue, Pyle Avenue, and Giles Street, similar 15 foot to 20 foot wide landscaping strips were also provided. Along these streets, the trees and landscaping were staggered on both sides of the sidewalk where sight visibility zones permitted. The trees were shown to be separated approximately 20 feet on center. A total of 80 trees were required along all 4 street frontages with a total of 121 provided.

In terms of required, programmed open space, the site was provided with a total of 78,800 square feet of open space where 47,000 square feet was required. This open space mainly consisted 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 included fitness centers, great rooms, and sky decks in both buildings. A total of 1,200 square feet of pool area was shown between the 2 buildings representing 3.8% of the total site area.

Elevations

The approved elevations depicted 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 showed the exterior materials of both buildings were 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 contained several wall pop-outs and roofline variations. The wall pop-outs and recesses were painted various colors such as clay, beige, and grey. The building was well fenestrated with panel windows of various sizes and shapes on all floors and all sides for the dwelling units. Additionally, all entrances contained lighting fixtures, double doors, and awnings. There were several balconies located on all facades, particularly on the corners. The parking structures were 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 was primarily on the north side facing Jo Rae Avenue with additional pedestrian access on the south side from the central drive aisle. Building 2 had 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 approved plans showed 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 were 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 were 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 contained approximately 694 square feet with corner units containing 686 square feet. There were 2, two bedroom models that were split between a smaller model and a larger model. The smaller model contained approximately 934 square feet with there being 57 such models in Building 1 and 94 units in Building 2. The larger 2 bedroom unit contained 1,278

square feet and there were 31 such units in Building 1 and 35 units in Building 2. In addition, there was also a studio model that contained 602 square feet with 64 total units between the 2 buildings. The common spaces primarily included an office, fitness center, yoga studio, pool area, sky decks multi-purpose room, mailroom, and laundry facilities throughout both buildings.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0521:

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

- A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by 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.

Applicant's Justification

There have been no changes in laws, regulations, or policies affecting the site. Additionally, there have not been any significant changes to the area. The site and the area, in general, are still

planned Entertainment Mixed-Use and zoned Commercial Resort. The corridor along Las Vegas Boulevard in between Silverado Ranch and St. Rose Parkway continues to develop a variety of mixed uses and multi-family residential uses. Therefore, the approved entitlements are still compatible with the area. The applicant also requests the extension be for 3 years as opposed to the standard 2 years.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| WC-24-400111 (ZC-1965-04) | Waivers of conditions of a zone change requiring certain setbacks along surrounding street and landscaping | Approved by BCC | November 2024 |
| UC-24-0521 | Use permit for a multi-family residential development | Approved by BCC | November 2024 |
| VS-24-0520 | Vacation and abandonment for patent easements and portions of various rights-of-way. | Approved by BCC | November 2024 |
| VS-0669-06 | Vacation and abandonment for patent easements - recorded | Approved by PC | June 2006 |
| ZC-1965-04 | Zone change from C-1 to H-1 zoning for a shopping center and condominium tower | Approved by BCC | December 2004 |
| ZC-1963-99 | Zone change 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.

**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.

Staff finds this is the first extension of time for this application and there are no major changes in the circumstances of the surrounding area with major changes in zoning or development. Additionally, there are no new regulations that would have a significant impact on the proposed project. While the applicant has not demonstrated any progress toward completion. Staff can support this request provided the applicant demonstrates significant progress towards completion should another extension of time be required.

**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 November 20, 2028 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**
- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**
- No comment.

**TAB/CAC:** Enterprise - approval.
**APPROVALS:**
**PROTEST:**

**APPLICANT:** WIGWAM PARVIN LP
**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135