

03/03/21 BCC AGENDA SHEET

LODGING, LONG/ SHORT TERM
(TITLE 30)

HUGH HEFNER DR/NEVSO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400007 (UC-18-0631) -VEGAS 888 LAND CO, LLC:

USE PERMIT FIRST EXTENSION OF TIME to commence lodging, long/short term in an H-1 zone.

WAIVER OF DEVELOPMENT STANDARDS to allow a lodging facility to be predominately used for long-term lodging in conjunction with an approved multiple family residential development on a 3.3 acre portion of an 8.6 acre site in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Hugh Hefner Drive and Nevso Drive within Paradise. MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-19-512-002 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow a lodging facility to be predominately used for long-term lodging where the facility is required to be predominantly used for short-term lodging per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3850 Nevso Drive
- Site Acreage: 3.3 (portion)
- Number of Units: 285
- Density (du/ac): 86.3
- Project Type: Multiple family residential
- Number of Stories: 7
- Building Height (feet): Up to 94 feet 2 inches
- Square Feet: 247,345
- Open Space Required/Provided: 71,642/72,260
- Parking Required/Provided: 449/434 (waiver approved per UC-0703-16)

History & Request

UC-0703-16 was previously approved by the Board of County Commissioners (BCC) in January 2017 for 3 separate developments on the property; a shopping center, a hotel, and a multiple family residential development. Subsequent land use applications were submitted and approved for modifications to the hotel and the multiple family residential development. The shopping center consisted of 5 buildings with a total area of 25,000 square feet. The hotel was approved for 260 rooms with a height of 186 feet and the residential development was approved for 285 units at a density of 86.3 dwelling units per acre. The multiple family residential development has commenced construction. The purpose of this request is to obtain a business license for the long-term and short-term lodging within the multiple family residential development.

Site Plans

The previously approved plans show an approved multiple family residential development located on the southwestern 3.3 acre portion of the parcel. A shopping center and a hotel were also approved on the parcel under UC-0703-16 to the north and east of the multiple family residential development, respectively. The previously approved plans show a multiple family residential development consisting of 285 dwelling units at a density of 86.3 dwelling units per acre. Access to the site is from Valley View Boulevard, Hugh Hefner Drive, and Nevso Drive. A total of 434 parking spaces are provided where a minimum of 449 spaces were required. The parking reduction was approved per UC-0703-16.

Landscaping

A 10 foot wide landscape area with an attached sidewalk along Nevso Drive will remain as previously approved under UC-0703-16 except for where the fire lane/turnout is located, where the landscaping was eliminated. A 14 foot to 18 foot wide landscape area with an attached sidewalk is shown along Hugh Hefner Drive. The street landscaping complies with Title 30 requirements. No changes are proposed or required with this application.

Elevations

In plans previously approved, the center portion of the residential development depicts a 7 level parking garage with a maximum height of 94 feet 2 inches, and the eastern and western portions of the building contain the residential units. The portions of the building with the residential units are 4 stories with a maximum height of 59 feet 9 inches. The building has a flat roof behind parapet walls. The exterior of the building is a combination of stucco finish painted in earth tone colors and decorative metal for the residential wings; and stucco finish and precast concrete painted in earth tone colors with metal guardrails for the parking garage. Each unit has a balcony or patio area with a metal guardrail system. No changes are proposed or required with this application.

Floor Plans

The previously approved plans depict a residential development consisting of 285 units. There are 215, one bedroom units and 70, two bedroom units. The residential units range in area from 606 square feet to 1,475 square feet, which includes a balcony with each unit. Each floor of the building consists of residential units and common areas, with the leasing offices located on the first floor. A clubhouse and deck area for the residents is located on the 7th level of the parking

garage. Additionally, an open courtyard area is located at the center of each residential wing. No changes are proposed or required with this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0631:

Current Planning

- 2 years to commence and review as a public hearing;
- No more than 25% of the units may be used for short term rentals.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0194-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates they are filing this extension of time to allow for long/short term lodging. The applicant has commenced construction and is in the pre-leasing stage. Although the applicant has made progress toward commencing the use, the applicant experienced delays due to the COVID-19 pandemic. The applicant states that the use should commence within the year, therefore this extension of time request is for 1 year to commence.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0152	Waiver and design review for a roof sign in conjunction with a previously approved multiple family residential complex	Approved by BCC	April 2020
WS-19-0295	Reduce drive aisle and to allow alternative screening for a multiple family residential development	Approved by BCC	June 2019
DR-18-0707	Restaurant in conjunction with an approved shopping center	Approved by BCC	October 2018
UC-18-0631	Allow long/short term lodging in an H-1 zone	Approved by BCC	December 2018
WS-18-0261	Shopping center and hotel with waivers to increase building height, reduced setbacks, reduced parking, alternative landscaping, and alternative driveway design	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0009-17	Tentative map consisting of a commercial lot and a residential lot with 290 multiple family residential units	Approved by PC	March 2017
VS-0054-17	Vacated a 5 foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017
UC-0703-16	Increased density and building height with waivers to reduce setback from an arterial street and reduce parking for a multiple family residential development and design reviews for a multiple family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District - expired	Approved by BCC	August 2008
UC-1253-05	Shopping center - expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units - expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Gold Coast Resort Hotel
South	Commercial Tourist	M-1	Parking lot & warehouse facilities
East	Commercial Tourist & Public Facilities	M-1	Undeveloped & electrical substation
West	Commercial Tourist	H-1	Palms Resort Hotel

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 for an application for review 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 since the original approval.

Building permits have been issued for this site and the applicant has commenced construction, which shows the applicants' progress toward commencing the use. Staff recommends approval with no additional concerns

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 19, 2022 to commence and review as a public hearing.
- 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 application for review; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: VEGAS 888 LAND CO, LLC

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