

August 17, 2023

**VIA ELECTRONIC UPLOAD**

CITY OF LAS VEGAS PLANNING & ZONING  
495 S. Main St.  
Las Vegas, Nevada 89101

**Re:     *Justification Letter – Site Plan Review, Use Permit for  
Multifamily Development, and Related Variance  
APN: 162-04-412-008, and a portion of 162-04-412-009***

To Whom It May Concern:

Please be advised this office represents Morgan Stonehill (“the Applicant”) in the above-referenced matter. The Applicant is proposing a mixed-use multifamily/commercial development east of Rancho Drive, north of West Sahara Avenue, and directly west of Interstate 15, more particularly described as APN: 162-04-412-008 and a portion of 162-04-412-009 (the “Site”). The Site is currently zoned C-1, within the TOC-2 general plan. With the proposed mixed-use development, the Applicant is requesting a site plan review, related use permit and variance.

**Site Development Plan Review**

The subject Site is zoned C-1 and planned Corridor Mixed Use (“CM”) TOC-2. The Site is also located within the City’s Redevelopment Area 2 (“RDA-2”). The Site is located within an existing commercial subdivision.

The Applicant proposes a mixed-use development on approximately 4.87 acres, located east of Rancho Drive, north of West Sahara Avenue, and adjacent to the I-15. The Site is partially vacant, surrounded by commercial uses to the west and south; residential uses to the north; and Interstate 15 to the east.

The Applicant proposes 352 multifamily units on the Site, for a proposed density of 72.22 du/acre. The proposed building is 7 stories, for a total building height of 82 feet, from the finished floor to the top of the 7<sup>th</sup> floor. Floor 1 proposes retail space and covered parking, Floor 2 proposes additional covered parking and tenant storage, and Floors 3 through 7 consist of residential units and amenities. The Applicant proposes a variety of unit types, including studio, one-bedroom, two-bedroom and three-bedroom units.

The building is highly articulated with a complementary design to the surrounding area. The Applicant proposes to include a mural along the screened perimeter for additional articulation and community-building design. The Site provides 633 parking spaces, where 492 parking spaces are required. Landscaping is proposed along the perimeter of the Site, in addition to intense landscaping and a dog park to the north, providing buffer for the residences along the shared property line.

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The Applicant is meeting all standards for multifamily development, with the exception of the waiver of development standards discussed below.

### **Use Permit**

The C-1 zoning of the Site allows for multifamily development with a conditional use permit. The Applicant also proposes retail on Floor 1 as part of the mixed-use development, in compliance with 19.12.070. The Applicant's proposed use is supported by the nature and character of the Site, including the numerous commercial uses in the area; the transit opportunities currently surrounding the Site, as well as any future transit planned for the area; and the need for residential infill opportunities in the area.

### **Variance**

Title 19 requires residential adjacency standards to be met for multifamily developments located near residential communities. Here, the Site is adjacent to homes to the north, and as such, a variance is requested.

The proposed development is approximately 82 feet tall, therefore 246 foot setback from residences to the north is required. The development currently proposes a 60-foot setback at its closest point. In addition, the Applicant is proposing no balconies on the north elevation of the building, as well as reducing the size of windows that face north, to minimize visual intrusion toward the adjacent residences. The Site proposes a landscape buffer and dog park at its northern perimeter, therefore providing more buffering to the north. As a result, the Applicant requests this variance for the residential adjacency setback.

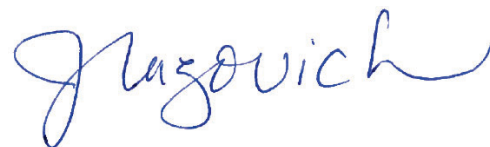
### **General Plan Amendment by City of Las Vegas**

Concurrent with this application, the City will file a General Plan Amendment to TOC-1 ("the GPA"). The GPA to TOC-1 puts the Site back into the category it was in before being changed to TOC-2.

We thank you in advance for your time and consideration of the application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/mkr

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