



Fore Property Company
1741 Village Center Circle
Las Vegas, NV 89134

24-0486
12/12/2024

December 1, 2024

Brian Knudsen
Mayor Pro Tem
City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101
(702) 229-5447

RE: Justification Letter for Evergreen and Decatur Apartments Pre-Submittal

Dear Brian,

Please see the attached justification for a new mixed-use development located at 800-810 S. Decatur Blvd. We are proposing to develop two hundred and ninety-three (293) multifamily units and approximately 9,400 square feet of commercial retail space. Golden Gaming and Fore Property Company are jointly working on the project.

The Site:

The property will consist of 293 multifamily residential units located at 800-810 S. Decatur Blvd. (the "Property"). The property is zoned General Commercial (C-2) and consists of the following assessor's parcels:

138-26-712-023
138-36-702-001
138-36-802-003
138-36-802-002

Site Development Plan Review:

The site plan depicts two hundred and ninety-three (293) multifamily units and 9,411 square feet of commercial and retail space on approximately eight (8) acres. The proposed project consists of two (2) buildings, each three (3) stories in height, with a maximum height of approximately forty feet (40'). The first building will have 141 units and 9,411 square feet of retail space, while the second building will have 152 units. There will be 173 one-bedroom units (59%) and 120 two-bedroom units (41%).

The buildings will feature flat roofs, lap siding, metal siding, stucco, and tile. The project includes 560 parking spaces, exceeding the 529 spaces required per code or 475 spaces required under the alternate mixed-use parking plan. This provides ample parking for the project and will allow for overflow parking for the projects for the commercial space and Arizona Charlie's customers.

We are also adding a clubhouse with a resort-style pool, open space areas including BBQs, a state-of-the-art fitness center and enhanced landscaping.

C-2 zoning allows for a residential permit in conjunction with a mixed-use development, we will pursue R-4 zoning, which allows up to 50 units per acre and a maximum height of 55 feet. Our current site plan proposes 37 units per acre.

Waivers:

Parking Justification

A waiver is not needed for parking for the new Decatur/Evergreen Apartments "Apartment Lot" (we have 489 spaces where a max number of spaces required is 475 for a mixed use development), however, because these parcels once served as additional parking for Arizona Charlies we will need a waiver for the required parking at the Casino Hotel. Kimley Horn, civil engineers completed a parking study which is attached.

According to the code 914 spaces would be required for the Gaming and Hotel of Arizona Charlies. However, on the site visits on 4/19/24 and 4/20/24 the maximum number of cars onsite at any given time between 6pm and 10pm was 506 vehicles which occurred at 9pm on Friday 4/19/24. There are currently 4 lots involved with parking for Arizona Charlies. Zone 1 and Zone 2 directly surround the casino and make up a total of 564 spaces. The Apartment Lot currently has 888 spaces and the commercial center to the north has 639 spaces and has a shared parking use with Arizona Charlies. When you remove the Apartment Lot and the commercial center lot according to the peak number of 506 spaces needed you still have in excess of 58 spaces (10-20% surplus depending on time) on Lot 1 and 2 which is adequate parking for the hotel and casino. The Apartment Lot currently has 14 extra spaces and those spaces can also be used by visiting the casino.

Special Use Permit

The lots are currently zoned C2 and C1. We are working on rezoning all the lots to C2. Under the current code a Mixed-Use Development is allowed through a Special Use Permit. Also, C2 allows for residential R-3 and R-4 under a conditional use permit. We are requesting a Special Use Permit to get this designation. We also need a special use permit for the building design since there is parking between the street frontage and the building.

Design Review

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The site is currently served by a RTC bus stop. We have added in a bus pull out which is not currently present. We have also added an ADA crosswalk that gets people from the bus stop or street to the building. We have landscaping along Decatur and another landscaping areas in the parking area by the commercial to make the site more aesthetically pleasing. We will need a design review because we do have parking between the street and the building. We strongly feel parking needs to be in front of the commercial space and not pushed to the sides of the building. People driving to the site do not want to walk around the building to get to the commercial space. We realize we will have foot traffic and that is why we have added a pedestrian cross walk from the sidewalk on Decatur to the front of the commercial space.

Rezoning

Tracking number for the rezoning is 103101-PRE

Comments Addressed from Pre- Application submittal

1. Landscaping Fingers added.
2. Added in pedestrian connection from bus turn out and pedestrian realm.
3. Parking variance requested in justification.
4. Special use permit requested in justification
5. Fire lane added at 28 feet and inside turning. All driveways at least 24 feet.
6. Site visibility zones shown
7. Labels added to requested plans

Best regards,



Alison Burk

VICE PRESIDENT OF DEVELOPMENT, LAS VEGAS

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