



**February 13th, 2025**

**City of Las Vegas Planning Department**

**RE: Justification Letter | Proposed Multi-Family Residential Development at the SW corner of Owens Avenue and Henry Drive**

A S D GROUP LLC owns a 0.71 acre parcel (140-30-501-001) of undeveloped land at the Southwest corner of Owens Avenue and Henry Drive. The proposed multi-family development totals approximately 23,340 square feet and is three stories tall. We are requesting a General Plan Amendment, Rezoning, parking variance, residential adjacent setback variance, and landscape waivers (detailed below).

#### **BUILDING USE & DESCRIPTION**

The proposed development consists of a three-story multi-family building along the eastern portion of the site. Parking will be located on the western portion of the site, with ingress and egress from Henry Drive. The building program consists of 50 dwelling units (three 1-bedroom units and 47 studio units). A dedicated laundry room will be provided on the ground floor with secured mailboxes and a concealed trash enclosure.

The building design incorporates subtle nods to the classic Las Vegas architecture through its thin roof lines, material choices, and dynamic shape. The east / west facade's saw-tooth design angles the windows away from harsh, direct sunlight creating an energetic façade that prioritizes views and privacy. The north façade is terminated by a tall masonry wall, supporting the edge of the roof cantilever and highlighting the development's name. A material palette composed primarily of sand-finish stucco, and complemented by masonry and steel accents, creates a contemporary expression while also complementing the surrounding context.

As the demand for housing in Las Vegas continues to increase, this development provides for a denser housing type, while also respecting the scale and density of the surrounding neighborhood. Code allows us to build up to 55-feet and five-stories in height, however we have limited the design to three-stories in congruence with the surrounding neighborhood's scale. This project aims to encourage reinvestment in older neighborhoods through careful densification. As such, we request a Rezoning from R-3 to R-4 and a General Plan Amendment from Medium Density to High Density.

#### **SITE ACCESS / PARKING REVIEW**

The site will be accessed via Henry Drive only by the building occupants. This driveway will meet the USDCCA Commercial and Multi-Family Driveway Geometrics DWG 222.1. Pedestrian access will be provided on all sides of the building, with a security gate provided on Owens Avenue and along the entry drive off of Henry Drive. The trash enclosure and entrance to the mailboxes will be located along the wider driveway throat for postal and waste-collection vehicles' convenience. The landscape island at the inner corner of the driveway will accommodate the 25'-0" minimum turning radius. The north driveway entrance along Owens Avenue will be gated and locked, only to be used by fire emergency vehicles. This driveway will meet the USDCCA Commercial and Industrial Driveway (Option A) DWG.224.

We request a variance to reduce the total parking requirement from 72 spaces to 32 spaces, due to the site's direct adjacency to a bus stop and the provision of ample on-site bike storage. We are expecting a large majority of the building's residents to utilize public transportation, and as such have located one of the building entrances adjacent to the bus stop. As noted in the 2050 Master Plan, the East Las Vegas neighborhood has a higher concentration of households without a car - 17%, as compared to the city average of 9.7%, indicating a higher degree of public transit use or walking in the area. This parking reduction aligns with the Master Plan's goals of promoting transit oriented development.

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## LANDSCAPING

The project proposes a drought-tolerant plant selection sourced from species listed in the Southern Nevada Regional Plant List. Drought-tolerant landscaping throughout the site minimizes water use while demonstrating how planting options can be curated to complement the site and building design. The building is setback further than required to disengage it from the streetscape and transition into the pedestrian realm via a variety of grasses and shrubs along the North and East property boundaries.

Given the tight constraints of the site, in order to fit double-sided parking and drive aisle, and a functional living unit layout, we request a reduction of the required landscape buffers along the North, East and South property lines. While we are requesting a landscape buffer reduction along the North and East property boundaries from 15'-0" to 10'-0", the amount of required trees will be met and we plan to provide plenty of shrubs/planting to provide a more pleasant pedestrian experience, as demonstrated by the landscape plan and accompanying renderings. We are also requesting a landscape reduction on the South property boundary from 6'-0" to 3'-0" only along the parking spaces; the minimum buffer will be met and/or exceeded otherwise. Additionally, we request to reduce the amount of required parking trees from 8 to 6, in accordance with the city's calculator based on the amount of parking provided.

Despite these proposed landscape reductions, the site plan provides ample landscaping and trees to reduce the urban heat-island effect. The project goal is to enhance the pedestrian experience around the building and simultaneously beautify the neighborhood by providing plenty of climate-appropriate foliage.

## PUBLIC WORKS

The Owner intends to meet with Flood Control to review the finish floor elevation and site drainage / water control to ensure that the design is compatible with the existing infrastructure and its capacities. The Owner intends to meet with Traffic Engineering and other public agencies to ensure appropriate reviews have been completed.

## REQUESTED APPROVALS

1. **General Plan Amendment** from M (Medium Density Residential) to H (High Density Residential)
2. **Rezoning** from R-3 (Medium Density Residential) to R-4 (High Density Residential).
3. **Variance of 19.08.110** to allow 32 parking spaces where 72 parking spaces are required.
4. **Variance of 19.06.040** to allow a 70'-0" residential adjacency setback where 102'-0" is required.
5. **Waiver of 19.06.110** for reduction of landscape buffer widths on the North (front), East (side), and South (rear) property lines, and **Waiver of 19.08.110** to allow 6 parking lot trees where 8 parking lot trees are required.

We believe this project offers a valuable contribution to the community by providing much-needed housing, promoting sustainable development practices, and respecting the surrounding neighborhood. We thank you for the review and consideration of this project.

Respectfully,



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*On behalf of applicant: A S D GROUP LLC*

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