

August 20, 2020
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Project Justification Letter

APN: 162-06-510-001, 002
Area: 2.69 Acres (combined parcels) – 117,176 SF
Current Zone Use: C-1 (Limited Commercial District)
General Plan: Medium - Low
Community District: 0
Land Use: 355
Project: **The Shoppes at Hyde Park – 4241 W Charleston Blvd. LV, NV 89102**
VPA Project No: 2019123
Related Application No: **SDR-74641 & VAR-74643**
Property Owner: Carpi Enterprises, LLC

To Whom It May Concern:

Pursuant to City of Las Vegas requirement for justification letter regarding Site Development Review & Variance Submittal for Carpi Enterprises, LLC - project owner & applicant; please note the following required zoning application categories for this submittal:

- 1) Site Development Review for a proposed +/-31,250 SF, (3) building commercial retail center.
- 2) Variance of Development Standards for building setback at rear yard.

Issue(s):

Parcels 162-06-510-001, 002 are located on the south side of Charleston Blvd. between N Arville St. to the west and a similar use commercial property to the east; and a public alley way to the south; within the city limits of Las Vegas, Nevada and thus subject to Title 19 of the Unified Development Code for real property improvements/development.

Parcels 162-06-510-001, 002 currently comprise a +/-2.69 acre commercial retail center. (2) Two 1-story existing commercial buildings reside on subject property. These buildings are to be demolished to make way for a new commercial retail center that will be comprised of the following proposed buildings:

- 1-story, +/-3,000 SF Fast Food free standing restaurant pad w/ drive thru component.
 - 1-story, +/-8,000 SF Retail free standing "Retail" pad.
 - 1-story, +/-20,250 SF Retail free standing multi-lease pad with drive thru component at north endcap.
- 1) Site Development Review. The current property owner wishes to redevelop the existing commercial retail center that lies on both land parcels. The existing retail center has become outdated and not as accommodating to current retail design trends as compared to the adjacent Retail Power Center to the West across Arville Street. In order to attract retail tenants that compliment both the adjacent Retail Power Center tenancy and contemporary food & beverage end users, subject property is being site master planned to allow for (2) drive thru building components to capture food & beverage tenancy that front Charleston Blvd. In addition, the proposed buildings are being repositioned on subject property to capture more square footage and allow for vehicular sight lines from both Charleston Blvd. & Arville St. to tenant storefronts / signage.

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- 2) Variance. Section 19.08.070 Building Setbacks. A 20'-0" building setback is required for east "rear" yard of property. Landlord requesting a 0'-0" zero lot line building setback at this location. Currently, an existing retail building sits on the property line at this location, hence, a "like for like" condition is being proposed with this new site plan at the east property line. Any landscape buffer that is required at the east property line is being requested to be omitted only where the building footprint resides.

Information:

- Proposed property redevelopment is speculative. Existing tenants on subject property may elect to remain on subject property after the new building(s) are constructed. The remaining vacant space of new retail shell building(s) will be open for light commercial end users. The redesign of subject property is allowing for a national fast food brand to ground lease the free standing drive thru pad located at northwest corner of property (Pad A). The new in-line building space (Retail Pads B & C as shown on Site Plan) is for open lease to the market. It is highly anticipated that a coffee drive thru end user will occupy the north endcap of inline retail building with drive thru component. In short, the proposed light commercial "Uses" for the redevelopment of this small retail center will be compatible to existing light commercial "Uses" that currently exist on subject property and will complement the existing commercial "Uses" on the west side of Arville Street.
- Hours of operation of proposed tenants on subject property is unknown at this time. It can be assumed that the tenancy of proposed redeveloped retail center will hold typical operational retail hours of 8AM to 8 or 9PM with the exception of food and beverage tenants operating from 6AM to 11PM.
- The adjacent properties to the west comprise a commercial retail power center which has food and beverage end users with free standing, 1 story fast food pads with drive thru service fronting Charleston Blvd starting at the Decatur Blvd. intersection going east (count: 4). (2) Anchor stores (Lowe's & Wal-Mart) with inline retailers (Office Depot, Michael's, Pet Smart, WSS Shoes and Smart & Final) and smaller inline retail shops comprise the remainder of the Power Center on the west side of Arville Street.
- An existing public alley borders the south side of property which contains power poles w/ a utility easement for NV Energy. Half of the south property line contains an existing retail building which is to be demolished and replaced with a new in-line retail building that will parallel the entire length of the alley.
- The east side of property directly abuts another light commercial retail building. Currently, an existing retail building on this property abuts a neighboring zero lot line existing building on the east property line. The owner of this property wishes to maintain that "building to building" abutment relationship on a zero lot line in order to mitigate any homeless loitering that may occur if open space were to occur between the east neighbor's existing building and any building placement on (near) this owner's east property line.

Sustainability:

The proposed project will not be participating in the City of Las Vegas Green Building Program. Nonetheless, conventional practices that represent standard in the industry construction means/methods will be employed. Design applications such as recycled material content, energy efficient HVAC equipment (SEER Rating), LED lighting, low VOC content paint & floor sealers, etc....will be employed which are part of the LEED standards. The Owner will not be seeking LEED certification, but will be employing some of the LEED Programs best practices. In addition, bicycle parking will be provided at site and if the project budget is able to accommodate between 2 – 4 Electric Vehicle (EV) charging stations, such EV charging stations will be employed.

Connectivity of adjacent land parcels to the east and west will be the public right of way along Charleston Blvd. that currently exists.

Connectivity to the south will be the public right of way along Arville Street that currently exists. Connectivity to the north is not applicable as the property's north edge is fronting a heavily traveled arterial street (Charleston Blvd.).

The project / property is not considered a walkable community. The proposed buildings for this design are connected to the R.O.W. via a shared ADA path from both Charleston Blvd. & Arville St.

This project will not meet the intent of the Urban Forestry Initiative. The east and south sides of property will be requesting a reduction in building setback from such property lines to mitigate safety concerns on the proposed redevelopment.

Findings:

Per Determinations of Approval for Applications per Title 19.18 – please see below findings:

General Plan Amendment Determinations:

1. Not Applicable.

Rezoning Determinations:

1. Not Applicable.

Special Use Permit Determinations:

1. Not Applicable.

Vacation Determinations:

1. Not Applicable.

Waiver Determinations:

1. No Waiver(s) are being requested or required with this application.

Criteria for Site Development Plans:

1. The proposed development is compatible with adjacent development & existing conditions.
2. The proposed development is consistent with the General Plan and all Title 19 requirements with the exception request to reduce building setbacks at east and south property lines to mitigate safety concerns.
3. The proposed development is located within the "WEST CHARLESTON REDEVELOPMENT CORRIDOR. As such, the proposed construction of this project is in furtherance of the intended purposes of the "Redevelopment" initiative.

4. Site access & circulation remains unchanged & is actually improved by placing the majority of the building mass towards the east and south property lines to allow for an open parking & circulation field in front of the buildings from both Arville Street and Charleston Blvd.
5. Proposed Building Design & Landscape materials are contemporary & will improve the property's visual appearance within the neighborhood. This project adds +/-17,300 SF of landscaping where none currently exists. **14.8%** of landscape coverage has been added to subject property's aggregate area.
6. The proposed architectural design of the buildings is contemporary and improves the visual aesthetic of the property and surrounding neighborhood. This project will have a positive visual impact on the surrounding / adjacent properties.
7. The public health, safety and welfare will not be negatively impacted by this improvement project. With respect to safety, please reference Variance request for a zero lot line at east property line where 20'-0" building setback is required.

Variance Determinations:

1. Allow a zero lot line at east property line where 20'-0" building setback is required. Currently, the existing condition at east property line is a zero lot line. The property owner's existing retail building abuts the east property line. Similarly, the adjacent property owner to the east has their commercial building constructed at the property line. Both existing buildings abut each other. The property owner wishes to maintain the existing condition of a zero lot line along the east property line for safety measures. Homeless people tend to congregate around the Retail Power Center on the west side of Arville Street and then meander down the south property line public alley of this property. Property owners that front the public alley do not want to encourage the homeless people in this area to find a niche, nook or opening between buildings to camp or hand around for shelter. By maintaining the existing zero lot line along the east property line, the direct abutment of buildings back to back will prevent any open space for homeless people to congregate or seek shelter. The request to maintain existing condition will not negatively impact the property's proposed redevelopment or the adjacent property owner to the east.


Exception Determinations:

1. No Exceptions determined.

Given the aforementioned statements, we feel that the proposed redeveloped retail center & use on APN's 162-06-510-001, 002 for this application is compatible with Title 19 requirements and therefore subject to approval.

Carpi Enterprises, LLC Operations Owner & Applicant:

Regards,


Janice Carpi, Member or William Carpi, Member

Representative:

Regards,


Todd Vedelago, AIA NCARB, LEED AP BD+C

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