



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JULY 9, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: WILLIAM BROWN - OWNER: H&H

INVESTMENT REALTY, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0190-GPA1	Staff recommends DENIAL.	
24-0190-ZON1	Staff recommends DENIAL.	24-0190-GPA1
24-0190-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0190-GPA1 24-0190-ZON1 24-0190-SDR1
24-0190-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0190-GPA1 24-0190-ZON1 24-0190-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

NOTICES MAILED 857

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0190-VAR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (24-0190-GPA1) and Rezoning (24-0190-ZON1); and conformance to the Conditions of Approval for Site Development Plan Review (24-0190-SDR1) shall be required, if approved.
2. A Variance is hereby approved to allow a seven-foot rear yard setback where 20 feet is required.
3. A Variance is hereby approved to allow a seven-foot front yard setback where 10 feet is required.
4. A Variance is hereby approved to allow a five-foot residential adjacency setback where 69 feet is required for a proposed multi-family residential development.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0190-SDR1 CONDITIONS

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Planning

1. Approval of General Plan Amendment (24-0190-GPA1) and Rezoning (24-0190-ZON1); and conformance to the Conditions of Approval for Variance (24-0190-VAR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/11/24, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a seven-foot landscape buffer on the north perimeter where 10 feet is required.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a five-foot landscape buffer on the west perimeter where six feet is required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
12. The proposed driveway on Owens Avenue shall be restricted to right-in/right-out access. A median shall be constructed to limit the Owens Avenue driveway and maintain full access for Gateway Road concurrent with the development on this site. The access road in the Gateway Road alignment shall be a minimum 20 feet wide with a 25-foot ingress radius.
13. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a two-story tall, 20-unit multi-family residential development on 1.18 acres at the southwest corner of Owens Avenue and Gateway Road.

ISSUES

- A General Plan Amendment is requested from ML (Medium Low Density Residential) to M (Medium Density Residential). Staff does not support the request.
- A Rezoning is requested from R-E (Residence Estates) to R-3 (Medium Density Residential). Staff does not support the request.
- The proposed Residential, Multi-Family land use is permitted in the proposed R-3 (Medium Density Residential) zoning district.
- A Site Development Plan Review is requested for a proposed two-story, 20-unit multi-family residential development. Staff does not support the request.
- A Waiver of Title 19.06.110 is requested to allow a seven-foot wide landscape buffer on the north perimeter where 10 feet is required. Staff does not support the request.
- A Waiver of Title 19.06.110 is requested to allow a five-foot landscape buffer on the west perimeter where six feet is required. Staff does not support the request.
- A Variance is requested to allow a seven-foot rear yard setback where 20 feet is required for a proposed multi-family residential development. Staff does not support the request.
- A Variance is requested to allow a seven-foot front yard setback where 10 feet is required for a proposed multi-family residential development. Staff does not support the request.
- A Variance is requested to allow a five-foot residential adjacency setback where 69 feet is required for a proposed multi-family residential development. Staff does not support the request.

ANALYSIS

The subject site is currently zoned R-E (Residence Estates) with a ML (Medium Low Density Residential) land use designation and is subject to Title 19 development standards. The subject 1.18-acre site is currently undeveloped and is bordered by properties zoned R-E (Residence Estates) to the west and south developed with single-family dwellings. Properties to the east are zoned R-CL (Single Family Compact-Lot) and

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are developed with single family dwellings. Across Owens Avenue to the north is existing multi-family residential development that is located in Clark County. The applicant proposes to develop the subject site with a two-story, 20-unit multi-family residential development.

General Plan Amendment and Rezoning

The applicant has proposed a General Plan Amendment (24-0190-GPA1) from ML (Medium Low Density Residential) to M (Medium Density Residential). The M (Medium Density Residential) category allows for multi-family units such as townhomes, plexes, and low-density apartments up to 25.50 dwelling units per acre. The proposed 20-unit multi-family residential development on 1.18 acres proposed a maximum density of 19.95 units per acre, which falls below the maximum density allowed. The M (Medium Density Residential) land use designation allows the R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and PD (Planned Development) zoning districts.

In addition, the applicant has requested an associated Rezoning (24-0190-ZON1) of the subject site from R-E (Residence Estates) to R-3 (Medium Density Residential). The R-3 (Medium Density Residential) zoning district is intended to allow for the development of a variety of multi-family units such as duplexes, townhouses, and medium density apartments. The zoning district is consistent with the policies of the M (Medium Density Residential) and H (High Density Residential) land use categories of the General Plan.

Staff has determined that the proposed R-3 (Medium Density Residential) zoning district and M (Medium Density Residential) Land Use Designation are not consistent with the surrounding area, as the existing zoning districts adjacent to the east, west, and south of the subject site are intended for rural density residential types and single family units. Staff notes the proposed R-3 (Medium Density Residential) zoning district will result in a case of "Spot Zoning", which is defined as a, "Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan." Rezoning the subject site would create a "spot" of R-3 (Medium Density Residential) zoning in an area consisting of R-E (Residence Estates) and R-CL (Single Family Compact-Lot) zoning districts. Therefore, staff recommends denial of the requested General Plan Amendment (24-0190-GPA1) and Rezoning (24-0190-ZON1).

Site Development Plan Review and Variance

The applicant has proposed to develop a two-story, 20-unit multi-family residential apartment development consisting of five buildings, each with four three-bedroom units. The submitted plans depict a maximum building height of 23 feet for the proposed buildings measured to the midpoint of the pitched roof. All building façades will have neutral tone stucco finish and tile roof. Outdoor staircases are provided to reach the

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second floor units. The submitted floor plan depicts two levels with two three-bedroom units on each floor. The Residential, Multi-Family land use requires two parking spaces per each three bedroom and above units and one guest space for every six dwelling units. Parking requirements are met, as a total of 43 parking spaces are provided, including two handicap accessible spaces. Site access is proposed from a non-gated entrance located on the north perimeter of the site from Owens Avenue.

Per the submitted landscape plan, adequate perimeter landscape materials are provided and adhere to the recommendations of the Southern Nevada Regional Plant List. However, Waivers of Title 19.06.110 concerning perimeter landscape buffer requirements are requested. The proposed development provides a five-foot landscape buffer on the west property line where six-feet is required for interior lot lines and a seven-foot landscape buffer is provided on the north property line where 10 feet is required adjacent to right-of-way. The City of Las Vegas 2050 Master Plan has prioritized increasing tree canopy coverage across all areas of the city as a way to reduce the urban heat island effect and extreme heat conditions. The applicant's request for relief from landscape requirements is an example of the applicant attempting to overdevelop the subject site. Therefore, staff does not support the requested Waivers to allow a reduction in required perimeter landscape buffers.

Additionally, a Variance (24-0190-VAR1) is requested to allow the proposed development to not meet building setbacks per Title 19.06.110 and residential adjacency standards per Title 19.06.040. According to the submitted site plan, buildings #1 and #3 do not meet front yard setback requirements, as building #1 has a seven-foot front yard setback and building #3 has an eight-foot front yard setback where 10 feet is required. Buildings #4 and #5 do not meet rear yard setback requirements, as building #4 has a seven-foot rear yard setback and building #5 has an eight-foot rear yard setback where 20 feet is required. Residential adjacency standards apply to the subject site as the applicant is proposing to multi-family residential development located adjacent to property which are zoned R-E (Residence Estates) and R-CL (Single Family Compact-Lot). As the submitted elevation plans indicate, the proposed building heights will be 23 feet, therefore the buildings must be setback 69 feet from the property line of the protected properties according to the 3:1 proximity slope requirement in Title 19.06.040. Each of the five proposed buildings for the multi-family residential development will not meet the required 69-foot residential adjacency setback requirement to the east, south, and west. Therefore, the applicant is requesting a minimum five-foot residential adjacency setback. Staff recommends denial of this Variance request, as there is no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property.

Staff has determined that the proposed project is not compatible or harmonious with the existing development in the surrounding area. This is evidenced by the associated Waiver and Variance requests as the proposed multi-family residential development fails to meet Title 19 development standards concerning building placement, residential adjacency,

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and landscape requirements. Furthermore, approval of the requested General Plan Amendment and Rezoning would lead to spot zoning. As such, staff recommends denial of all land use entitlement requests.

FINDINGS (24-0190-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed M (Medium Density Residential) land use designation is not compatible with the surrounding area which predominantly consist of single-family residential dwellings.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed M (Medium Density Residential) land use designation allows the R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and PD (Planned Development) zoning districts. The applicant has proposed a Rezoning (24-0190-ZON1) from R-E (Residence Estates) to R-3 (Medium Density Residential) on the subject site, which is not consistent with the surrounding area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate transportation and utilities to accommodate the residential uses allowed by the proposed M (Medium Density Residential) land use designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment conforms to other applicable adopted plans and policies.

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FINDINGS (24-0190-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

If the associated General Plan Amendment (24-0190-GPA1) is approved, the proposed R-3 (Medium Density Residential) zoning district will conform to the General Plan.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed R-3 (Medium Density Residential) zoning district would allow for multi-family development which is not compatible with the surrounding land uses and zoning districts.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Growth and development factors in the community indicate this area will remain low density, single-family residential in nature.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The proposed access to the subject site is from Owens Avenue, a 100-foot Primary Arterial, designated by the Master Plan of Streets and Highways, which is adequate in size to meet the needs of the proposed zoning district.

FINDINGS (24-0190-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

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Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development design that fails to adhere to Title 19 building placement and residential adjacency requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0190-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed multi-family residential development is not compatible with the adjacent single-family dwellings.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The applicant has requested a Waiver and Variance for the proposed development and is not consistent with Title 19 requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is proposed to have access from Owens Avenue, which is adequate in size to meet the needs of the proposed development. A Condition of Approval was added to restrict right-in/right-out access to the site from Owens Avenue and for Gateway Road to maintain access to residential properties to the south of the subject site.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building façade is stucco in neutral tones, which is appropriate for the area. The proposed landscape materials adhere to the recommendations of the Southern Nevada Regional Plant List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The submitted elevations indicate that the proposed development will not be unsightly, undesirable, or obnoxious in appearance and feature materials and colors that are compatible. However, the development will not provide adequate landscape buffer widths and the buildings will encroach within required setbacks.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

If approved, the proposed development will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/18/22	A Code Enforcement case (#CE22-01888) was processed for a homeless encampment and trash and debris at 1555 North Gateway Road. The case was resolved on 05/02/22.
10/03/23	A Code Enforcement case (#CE23-06948) was processed for a homeless encampment, refuse, waste, trash and litter at 1555 North Gateway Road. The case was resolved on 10/19/23.

<i>Most Recent Change of Ownership</i>	
05/13/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No Related Building Permits/Business Licenses.	

<i>Pre-Application Meeting</i>	
04/03/24	A pre-application meeting was held with the applicant and the submittal requirements were discussed.

Neighborhood Meeting	
06/25/24	<p>Neighborhood Meeting held on Tuesday, June 25th 2024 at 5:30 PM at the East Las Vegas Library – Multipurpose Room 1, located at 2851 East Bonanza Road, Las Vegas, Nevada 89101.</p> <p>Meeting Start Time: 5:30 PM Meeting End Time: 6:30 PM</p> <p>Attendance: 3 Applicant Representatives 1 Department of Community Development Staff Member 14 Members of the Public</p> <p>The meeting was opened with a representative giving an overview of the proposed development. The meeting was opened for comments/questions.</p> <p>Concerns/comments:</p> <ul style="list-style-type: none"> - Comments about the requested Variance and concern about the buildings having reduced setbacks. - Concern about no fence or wall being provided around the development, especially along Gateway Road. - Concern about the development not being gated at the entrance. - Concern about vehicles parking along Gateway Road and pedestrians walking across proposed landscaping in and out of the apartment development. - Concern about pedestrians accessing nearby properties. - Question about how many people will be able to live in each apartment unit. The representative explained that the five buildings will each have four units with three bedrooms. - Comments about the elevation renderings not being representative of the neighborhood scale. - Concern about the site being rezoned. - Some expressed a preference that a block wall be provided along the east adjacent to Gateway Road. - Some expressed concern about a median being provided on Owens and impacting vehicular traffic to properties on Gateway Road. - Concern about property owners being able to access their homes on Gateway Road. - Comments about an existing easement on Gateway Road. The representative stated that there was no easement found. - Concern about the requested density and development being too much for the area. <p>Overall, comments made by the public members in attendance are in opposition to the development.</p>

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Field Check	
05/28/24	Staff conducted a routine field check and observed an undeveloped lot with weeds and debris.

Details of Application Request	
Site Area	
Net Acres	1.18

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Residential, Multi-Family (Clark County)	UN [Urban Neighborhood (Clark County)]	RM32 [Residential Multi-Family 32 (Clark County)]
South	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
East	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
	Residential, Duplex	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS*Pursuant to 19.06, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	51,400 SF	Y
Min. Setbacks [Building 1]			
• Front	10 Feet	7 Feet	N*
• Side	5 Feet	5 Feet	Y

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks [Building 2]			
• Side	5 Feet	7 Feet	Y
Min. Setbacks [Building 3]			
• Front	10 Feet	8 Feet	N*
• Corner	5 Feet	9 Feet	Y
Min. Setbacks [Building 4]			
• Side	5 Feet	10 Feet	Y
• Rear	20 Feet	7 Feet	N*
Min. Setbacks [Building 5]			
• Corner	5 Feet	10 Feet	Y
• Rear	20 Feet	8 Feet	N*
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Lot Coverage	N/A	28 %	Y
Max. Building Height – Pitched Roof	5 stories/ 55 Feet	2 stories/ 23 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*A Variance (24-0190-VAR1) is requested to allow a seven-foot rear yard setback where 20 feet is required and a seven-foot front yard setback where 10 feet is required.

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<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope – Building 1 (West)	69 Feet	5 Feet	N*
3:1 proximity slope – Building 2 (West)	69 Feet	10 Feet	N*
3:1 proximity slope – Building 3 (East)	69 Feet	9 Feet	N*
3:1 proximity slope – Building 4 (South)	69 Feet	7 Feet	N*
3:1 proximity slope – Building 4 (West)	69 Feet	10 Feet	N*
3:1 proximity slope – Building 5 (South)	69 Feet	9 Feet	N*

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope – Building 5 (East)	69 Feet	10 Feet	N*
Trash Enclosure	50 Feet	66 Feet	Y

*A Variance (24-0190-VAR1) is requested to allow a five-foot residential adjacency setback where 69 feet is required.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-E (Residence Estates)	2.42 units/acre	2 units
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3 (Medium Density Residential)	13-50 units/acre	30 units
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium Low Density Residential)	Up to 8.5 units/acre	10 units
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	Up to 25.5 units/acre	30 units

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Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• East	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• West	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
TOTAL PERIMETER TREES		39 Trees	39 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	10 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		7 Feet	N*
• South	6 Feet		6 Feet	Y
• East	6 Feet		7 Feet	Y
• West	6 Feet		5 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

*A Waiver of Title 19.06.110 is requested to allow reduced perimeter landscape buffers.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Gateway Road	Private Drive	Title 13	20	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential Multi-Family	20 units	2 spaces per 3 bedroom unit	40				
Guest Parking		1 space per 6 units	3				
TOTAL SPACES REQUIRED			43				
Regular and Handicap Spaces Required			41	2	41	2	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide a 10-foot perimeter landscape buffer adjacent to right-of-way	To allow a seven-foot perimeter landscape buffer along the north property line	Denial
Provide a six-foot landscape buffer for interior lot lines	To allow a five-foot perimeter landscape buffer along the west property line	Denial