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December 21st, 2023
City of Las Vegas Planning Department

RE: Justification Letter | Proposed Residential Development at 5410 Vegas Dr. 89108

VYACHESLAV WESTON owns a 0.2 acre parcel (138-24-403-032) of raw land on Vegas Dr. between N Jones Blvd. and N Decatur Blvd. The current zoning for the parcel is (R-3). We propose to build an approximately 4,120 square foot two-story multi-family residential building and are requesting three waivers of landscape buffer reduction along the North, East, and West property lines and two variances for parking and curb radius reductions.

BUILDING DESCRIPTION

The proposed building will be a two-story structure located along the southern portion of the site. Parking will be located on the northern portion with ingress and egress from Michael Way. The building program consists of four dwelling units of equal size (~1,030 square feet each); two on the ground floor and two on the second floor.

The building design incorporates deep overhangs at the North and South facades, exterior walls that project past the roofline, and decorative reveals to modulate east and west facades. The overall mass is shifted in the North-South direction at the demising wall between the units, creating a dynamic and varied building shape. The project remains in scale with the existing context of primarily single-family and multi-family residential buildings while also maintaining visual distinction; a material palette composed of smooth stucco complemented by wood and weathered steel accents, creating a contemporary design while also utilizing materials congruent with our desert landscape.

As the demand for housing in Las Vegas continues to increase, this development provides for a slightly denser building type than a single-family home, while also respecting the scale and density of the surrounding neighborhood. We hope that this project will help encourage further reinvestment in older neighborhoods while maintaining a careful approach to densification.

SITE ACCESS

The site is accessed from the north-bound and south-bound directions of Michael Way - vehicles enter the site and park along the northern edge. The units are accessed from the north elevation via the sidewalk along Vegas Dr. / Michael Way. Given that the project is a small-scale residential development, we do not anticipate any large vehicles to enter the driveway and parking areas, and therefore request a variance to reduce the required back of curb radius along the ingress (northern) side from 25'-0" to 15'-0".

PARKING REVIEW

The required parking per 19.12.070 consists of 1.75 spaces per 2-bedroom dwelling unit, plus 1 guest space per every 6 units, for a total of 8 required parking spaces. We propose to provide 7 parking spaces, one of which is van accessible, and therefore request a variance. With the tight constraints of the site, and

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the additional 10' dedication to Michael Way requested by the City along the Eastern property line, we have maximized the parking as much as possible.

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 East and South property boundaries.

In order to fit the required parking within such a compact site, and also comply with the required building setbacks, we request a reduction of the required landscape buffers along the North and West property lines. The reduction of the buffer along the West is only required at the parking area, but will increase to a 5'-0" buffer along the length of the building. Additionally, a 15'-0" landscape buffer is required directly across the street from an existing single-family residential use, for approximately 47' feet on the northern half of the site, along the eastern property line. The 27'-0" driveway takes up the majority of this required buffer, while the remaining 20'-0" will be reserved for positioning utilities. Although we propose to reduce this particular buffer, we will continue to maintain the required 5'-0" buffer along the southern portion of the site.

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.

WAIVERS / VARIANCES REQUESTED

1. Waiver of 19.06.110 for reduction of West lot landscape buffer to 3'-0" where 5'-0" is required.
2. Waiver of 19.06.110 for reduction of North lot landscape buffer to 3'-0" where 6'-0" is required.
3. Waiver of 19.06.110, footnote 2 for reduction of East lot landscape buffer to 0'-0" where 15'-0" is required across the street from an existing single-family residence.
4. Variance of 19.12.070 to allow 7 parking spaces where 8 are required.
5. Variance to reduce 25'-0" required approach-side back of curb radius to 15'-0" per Dwg. No. 222.1, along Michael Way.

We believe that this proposed design will enhance the neighborhood while also supplying some much needed housing to Las Vegas. We appreciate the CLV Planning Department and Planning Commission's reviews of this project.

Sincerely,



New Architectural Services Co.
Nasko Balakchiev, AIA, NCARB
Principal

On behalf of Applicant VYACHESLAV WESTON

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