



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 15, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: MICHAEL'S DEVELOPMENT COMPANY I, L.P.

- OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0087-GPA1	Staff recommends APPROVAL.	
24-0087-ZON1	Staff recommends APPROVAL.	24-0087-GPA1
24-0087-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0087-GPA1 24-0087-ZON1
24-0087-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0087-GPA1 24-0087-ZON1 24-0087-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 187 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0087-VAR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (24-0087-GPA1) and Rezoning (24-0087-ZON1); and conformance to the Conditions of Approval for Site Development Plan Review (24-0087-SDR1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0087-SDR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (24-0087-GPA1) and Rezoning (24-0087-ZON1); and conformance to the Conditions of Approval for Variance (24-0087-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.

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3. All development shall be in conformance with the site plan and landscape plan date stamped 04/17/24, and building elevations date stamped 03/05/24, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a five-foot wide landscape buffer on the east perimeter where 10 feet is required and a five-foot wide landscape buffer on the south perimeter where 15 feet is required.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. 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, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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11. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
13. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Including pedestrian crossings for children in the vicinity traveling to and from the nearby schools (evaluate both east and west of this property). Comply with the recommendation of the approved pedestrian circulation plan.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Fire & Rescue

15. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a three-story tall, 121-unit multi-family residential development on 6.05 acres at 2601 Sunrise Ave.

ISSUES

- The applicant has requested a General Plan Amendment (24-0087-GPA1) from PF (Public Facilities) to M (Medium Density Residential). Staff recommends approval of the request.
- The applicant has requested a Rezoning (24-0087-ZON1) from C-V (Civic) to R-3 (Medium Density Residential). Staff recommends approval of the request.
- The applicant has requested a Variance (24-0087-VAR1) to allow 203 parking spaces where 221 spaces are required. Staff recommends denial of the request.
- The proposed Multi-Family Residential land use is permitted in the proposed R-3 (Medium Density Residential) zoning district.
- The applicant has requested Waivers of perimeter landscape buffer requirements, to allow a five-foot wide landscape buffer on the east perimeter where 10 feet is required and a five-foot wide landscape buffer on the south perimeter where 15 feet is required. Staff recommends denial of the request.

ANALYSIS

The proposed subject site consist of one parcel zoned C-V (Civic) with a PF (Public Facilities) General Plan land use designation and is subject to Title 19 development standards. The subject site was previously developed as Clark County School District (CCSD) Elementary School. Historic aerial photographs indicate all structures on the subject site were demolished and removed circa 2013 with only the concrete parking lot areas remaining on the subject site. The site is bordered by the Clark County School District Monroe Robertson Transportation Facility to the west, Sunrise Acres Elementary School to the north and Roy W. Martin Middle School across 28th Street to the east that have similar zoning and General Plan designations. Across Sunrise Avenue to the south are existing single-family dwellings that are located in Clark County that are zoned RM18 (Residential Multi-Family 18).

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Also, the subject site is located within the East Las Vegas Area as outlined in the City of Las Vegas 2050 Master Plan. East Las Vegas is generally characterized by higher density development with a mix of residential housing types. One of the key land use development strategies for the area is to incentivize infill housing. The plan states, "In the future there are several opportunities to redevelop substandard housing stock with affordable high-quality housing."

The applicant has proposed a General Plan Amendment (24-0087-GPA1) from PF (Public Facilities) to M (Medium Density Residential). The Medium Density Residential category generally allows multi-family units such as plexes, townhomes and low-density apartments up to 25.50 dwelling units per acre. The proposed 121-unit multi-family residential development on 6.05 acres proposes a maximum density of 20.00 units per acre. The M (Medium Density Residential) General Plan 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.

Also, the applicant has proposed to Rezone (24-0087-ZON1) the subject site from C-V (Civic) to R-3 (Medium Density Residential). The zoning district is intended to provide 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) categories of the General Plan.

Staff has determined that the proposed R-3 (Medium Density Residential) zoning district is consistent with the proposed M (Medium Density Residential) General Plan land use designation. The proposed zoning district is also compatible with the adjacent C-V (Civic) zoned Clark County School District Monroe Robertson Transportation Facility to the west, Sunrise Acres Elementary School to the north and Roy W. Martin Middle School across 28th Street to the east and the existing single-family dwellings that are located in Clark County to the south of the subject site. Therefore, staff recommends approval of the requested General Plan Amendment (24-0087-GPA1) and Rezoning (24-0087-ZON1).

The applicant has proposed to develop a three-story tall, 121-unit multi-family residential (apartment) development consisting of 34 one-bedroom units, 70 two-bedroom units and 13 three-bedroom and four four-bedroom units. The proposed development also provides a one-story, 4,154 square-foot private community center and leasing office with amenities that include a community room, fitness room, mail room, computer room. All structures have been designed to comply with Title 19.06.0110 building setback development standards. There are also additional areas of open space spread throughout the development for the residents to utilize which include a park, playground, basketball court and courtyard areas. Site access is proposed from a non-gated entrance located on the southern perimeter of the site adjacent to Sunrise Avenue.

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The submitted elevations show a maximum building height of 35 feet, six inches for the six proposed three-story tall multi-family residential structures. The submitted building elevations indicate the building façades will have a “Cotton Tail”, “Hikers”, “On the Edge” and “Black Widow” stucco finish, with “Eldorado Stone Dark Rundle” decorative stone stacked veneer accents with “Crazed Cranberry” doors and “Black” metal accents. All rooftop mounted equipment has been designed to be screened the public view and right-of-way by parapet walls.

Pursuant to Title 19.12 on-site parking requirements which require 1.25 (one-bedroom units), 1.75 (two-bedroom units) and 2.00 (three-bedroom and four-bedroom units) and one guest parking space per six units the proposed development is required to have a minimum of 221 parking spaces. The submitted site plan indicates that the site will provide 203 overall parking spaces, which does not comply with Title 19.12 requirements. Therefore, the applicant has requested a Variance (24-0087-VAR1) to allow 203 parking spaces where 221 spaces are required. Staff does not support the requested Variance to allow a reduction in required on-site parking.

The submitted landscape plan indicates the primary tree species being utilized within the perimeter landscape buffer areas are the 36-inch box Holly Oak, 36-inch box African Sumac, 24-inch box Thornless Chilean Mesquite and 24-inch box Shoestring Acacia trees, which are consistent with the Southern Nevada Regional Planning Coalition Regional Plant List. The applicant has requested Waivers of Title 19.06.110 perimeter landscape buffer development standards, to allow a five-foot wide landscape buffer on the east perimeter where 10 feet is required and a five-foot wide landscape buffer on the south perimeter where 15 feet is required. Staff does not support the requested Waivers to allow a reduction in required perimeter landscape buffers.

In summary staff supports the requested General Plan Amendment and Rezoning. However, with the requested Variances to allow reduced onsite parking reinforces the fact that the site has not been designed to comply with Title 19 development standards. Also the requested Waivers of required perimeter landscaping highlight the fact that the site is not designed to be compatible with surrounding development in the area; therefore, staff recommends denial of this project subject to conditions.

FINDINGS (24-0087-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) designation is compatible with the existing adjacent land use designations. The proposed amendment would allow for multi-family residential to be developed at this location.

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

The proposed amendment would allow for the R-3 (Medium Density Residential) zoning district, which would be compatible with the existing Clark County School District Monroe Robertson Transportation Facility to the west, Sunrise Acres Elementary School to the north and Roy W. Martin Middle School across 28th Street to the east and the existing single-family dwellings that are located in Clark County that are zoned RM18 (Residential Multi-Family 18) across Sunrise Avenue to the south.

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

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

There are no other applicable plans for this particular area. The proposal conforms to the key revitalization strategy from the 2050 Master Plan for the East Las Vegas area to incentivize infill housing.

FINDINGS (24-0087-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.

The proposed Rezoning to R-3 (Medium Density Residential) would conform to the proposed M (Medium Density Residential) General Plan designation if approved.

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 the proposed multi-family development. This is compatible with the surrounding uses adjacent to the subject site.

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

The pattern of development in this area supports rezoning to R-3 (Medium Density Residential) rather than remaining C-V (Civic) zoning district.

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 subject parcel has access to 28th Street and Sunrise Avenue, both are 60-foot wide Local Streets as designated by Title 13. This road is adequate in size to accommodate development in an R-3 (Medium Density Residential) zoning district.

FINDINGS (24-0087-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 over developing the site and not adhering to Title 19.12 minimum parking development standards for the proposed development. A reduction in the amount of proposed units within the development would allow conformance to the Title 19 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 (24-0087-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;**

Although the proposed development provides much needed medium density infill housing the site design as proposed does not enhance the quality of life for City residents, nor advance the vision of the City as demonstrated by the Variance, and Waivers that have been requested.

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

The proposed development is not consistent with Title 19, as the applicant has requested a Variance to allow reduced onsite parking, which reinforces the fact that the site has not been designed to comply with Title 19 development standards. In addition, the applicant has requested Waivers to allow a reduction in required landscape buffer widths. These deviations highlight the fact that the site is not designed to be compatible with surrounding development in the area. The proposed development is not consistent with the governing document, Title 19.

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

The subject parcel has access to 28th Street and Sunrise Avenue, both are 60-foot wide Local Streets as designated by Title 13. These streets are adequate in size to serve the development without negatively impacting adjacent roadways or neighborhood traffic.

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

Building materials are compatible with those used in the surrounding development in the area. Perimeter landscaping consists of drought-tolerant trees and plants that are compatible with other landscaping in this area. However, the applicant has requested Waivers to allow reduced landscape buffer widths, which highlight the fact that the site is not designed to be compatible with surrounding development in the area.

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 building elevations are not unsightly, undesirable or obnoxious in appearance.

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

Development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/24/02	The Department of Community Development - Planning Division approved Minor Site Development Plan Review (SDR-1064) for the conversion of an existing elementary school into office space and parking area for the Clark County School District on 5.74 acres located at 2501 North Eastern Avenue.
	The Department of Community Development - Planning Division approved Minor Site Development Plan Review (SDR-1293) for the conversion of an existing elementary school into office space and parking area for the Clark County School District on 5.74 acres located at 2501 North Eastern Avenue.
11/15/16	A Code Enforcement case (CE-172346) was processed for a tree hanging in the right-of-way at 2601 Sunrise Avenue. The case was resolved on 02/06/17.
09/20/18	A Code Enforcement case (CE-193169) was processed for trash and debris in a vacant lot at 2601 Sunrise Avenue. The case was resolved on 10/08/18.
09/18/23	A Code Enforcement case (CE23-06431) was processed for damage to the perimeter fence and neighborhood kids accessing the dirt field at 2601 Sunrise Avenue. The case was resolved on 11/01/23.
4/9/24	<p>The Planning Commission voted (6-0) to APPROVE For possible action on the following Land Use Entitlement project requests on 6.05 acres at 2601 Sunrise Avenue (APN 139-36-302-005), Ward 3 (Diaz). Staff recommends APPROVAL on GPA1 and ZON1. Staff recommends DENIAL on VAR1 and SDR1.</p> <p>24-0087-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: M (MEDIUM DENSITY RESIDENTIAL)</p> <p>24-0087-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)</p> <p>24-0087-VAR1 - VARIANCE - TO ALLOW 203 PARKING SPACES WHERE 221 PARKING SPACES ARE REQUIRED</p> <p>24-0087-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 121-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
07/18/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/07/13	A building permit (#F-241411) was issued for a temporary 500 gallon diesel above ground tank (Variety Special School) at 2601 Sunrise Avenue. The permit was finalized on 09/25/13.
05/21/14	A building permit (#L-54263) was issued for replacement of a D-RB2, two-inch meter box at 2601 Sunrise Avenue. The permit was finalized on 07/21/14.
07/06/15	A building permit (#C-292735) was processed for a sewer investigation at 2601 Sunrise Avenue. The permit has not been issued.
<i>Pre-Application Meeting</i>	
02/12/24	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning, Variance and Site Development Plan Review on the subject site for a Multi-Family Residential development.

Neighborhood Meeting	
03/18/24	<p>A neighborhood meeting was held at Sunrise Acres Elementary School at 211 North 28th Street, at 5:30pm - 6:30pm to discuss the proposed General Plan Amendment, Rezoning, Variance and Site Development Plan Review at Assessor's Parcel 139-36-302-005.</p> <p>The meeting was attended by one staff member and one representative from the Council Ward 3 Office. There were four members of the public; as such, the following concerns were raised regarding the proposed development proposal:</p> <ol style="list-style-type: none"> 1. Overflow parking from the development may spill out onto Sunrise Avenue, which may have a negative impact to the existing residential properties located on the south side of Sunrise Avenue. <ol style="list-style-type: none"> a. The applicant indicated they will continue to work with the Department of Public Works and Clark County to find a solution. Perhaps no parking signs or red curbing will be installed. The development has been designed to provide a minimum of 1.5 parking spaces per unit. 2. The three-story multi-family structures adjacent to Sunrise Avenue will create a privacy issue for the residential dwellings on the south side of Sunrise Avenue. <ol style="list-style-type: none"> a. The applicant indicated the community has been designed to provide living space on the second level of the development with balconies. The third level of the structures will only be utilized as bedrooms with no balconies. 3. There is currently no curb, sidewalk and gutters installed on Sunrise Avenue and homes on the south side of Sunrise Avenue are primarily on well water systems. <ol style="list-style-type: none"> a. The applicant indicated they will be installing ½ street improvements on the north side of Sunrise Avenue including curb, sidewalk and gutters. Also, they will not impact the existing water systems on the south side of Sunrise Avenue.

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Neighborhood Meeting	
03/18/24	<p>4. What is the cost to lease one of the units?</p> <p>a. The applicant indicated the most expensive four bedroom unit will rent for approximately \$1,700 per month.</p> <p>5. Will Section 8 be provided?</p> <p>a. The applicant indicated Section 8 vouchers will be accepted, but there will be a broad spectrum and blend of rents for the community.</p> <p>6. Gang activity in the area is a concern.</p> <p>The applicant indicated the development will add value to the surrounding community by providing housing for a mix of incomes.</p>

Field Check	
02/29/24	During a routine site inspection staff observed the subject site currently surrounded by a chain link fence. In addition, the site is partially developed with a parking lot with the remaining portion of the lot remaining undeveloped with high weeds, debris and dead vegetation.

Details of Application Request	
Site Area	
Gross Acres	6.05

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Parking Lot	PF (Public Facilities)	C-V (Civic)
	Undeveloped		
North	Sunrise Acres Elementary School	PF (Public Facilities)	C-V (Civic)
South	Residential, Single-Family Detached	CN (Compact Neighborhood) - Clark County	RM18 (Residential Multi-Family 18) - Clark County
East	Roy West Martin Middle School	PF (Public Facilities)	C-V (Civic)
West	Las Vegas Union School District Bus Parking	PF (Public Facilities)	C-V (Civic)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
Rafael Riviera	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	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 Title 19.06.110, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	263,538 SF	Y
Min. Setbacks – Clubhouse			
• Front (East)	10 Feet	250 Feet	Y
• Side (North)	5 Feet	147 Feet	Y
• Corner Side (South)	5 Feet	165 Feet	Y
• Rear (West)	20 Feet	296 Feet	Y
Min. Setbacks – Building #1			
• Front (East)	10 Feet	117 Feet	Y
• Side (North)	5 Feet	301 Feet	Y
• Corner Side (South)	5 Feet	20 Feet	Y
• Rear (West)	20 Feet	419 Feet	Y
Min. Setbacks – Building #2			
• Front (East)	10 Feet	20 Feet	Y
• Side (North)	5 Feet	227 Feet	Y
• Corner Side (South)	5 Feet	20 Feet	Y
• Rear (West)	20 Feet	596 Feet	Y
Min. Setbacks – Building #3			
• Front (East)	10 Feet	20 Feet	Y
• Side (North)	5 Feet	20 Feet	Y
• Corner Side (South)	5 Feet	179 Feet	Y
• Rear (West)	20 Feet	576 Feet	Y

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Standard	Required/Allowed	Provided	Compliance
Min. Setbacks – Building #4 <ul style="list-style-type: none"> • Front (East) • Side (North) • Corner Side (South) • Rear (West) 	10 Feet 5 Feet 5 Feet 20 Feet	164 Feet 80 Feet 166 Feet 433 Feet	Y Y Y Y
Min. Setbacks – Building #5 <ul style="list-style-type: none"> • Front (East) • Side (North) • Corner Side (South) • Rear (West) 	10 Feet 5 Feet 5 Feet 20 Feet	521 Feet 66 Feet 151 Feet 79 Feet	Y Y Y Y
Min. Setbacks – Building #6 <ul style="list-style-type: none"> • Front (East) • Side (North) • Corner Side (South) • Rear (West) 	10 Feet 5 Feet 5 Feet 20 Feet	356 Feet 309 Feet 21 Feet 67 Feet	Y Y Y Y
Min. Setbacks – Maintenance Shed <ul style="list-style-type: none"> • Front (East) • Side (North) • Corner Side (South) • Rear (West) 	10 Feet 5 Feet 5 Feet 20 Feet	117 Feet 6 Feet 363 Feet 496 Feet	Y Y Y Y
Min. Distance Between Buildings	10 Feet	22 Feet	Y
Max. Building Height – Clubhouse/Leasing Office -	2 Stories, or 35 Feet	One Story; 24 Feet, 6 Inches	Y
Max. Building Height – Building #1	5 Stories, or 55 Feet	Three Stories; 37 Feet, 8 Inches	Y
Max. Building Height – Building #2	5 Stories, or 55 Feet	Three Stories; 37 Feet, 8 Inches	Y
Max. Building Height – Building #3	5 Stories, or 55 Feet	Three Stories; 37 Feet, 8 Inches	Y
Max. Building Height – Building #4	5 Stories, or 55 Feet	Three Stories; 37 Feet, 8 Inches	Y
Max. Building Height – Building #5	5 Stories, or 55 Feet	Three Stories; 37 Feet, 8 Inches	Y
Max. Building Height – Building #6	5 Stories, or 55 Feet	Three Stories; 37 Feet, 8 Inches	Y
Max. Building Height - Maintenance Shed	2 Stories, or 35 Feet	One Story; 15 Feet, 1 inch	Y

Standard	Required/Allowed	Provided	Compliance
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Existing Zoning	Permitted Density	Units Allowed
C-V (Civic)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	13-50 du/acre*	154
Existing General Plan	Permitted Density	Units Allowed
PF (Public Facilities)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	< 25.5 du/acre	154

*Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.

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	30 Trees	31 Trees	Y
• South	1 Tree / 20 Linear Feet	28 Trees	30 Trees	Y
• East	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
• West	1 Tree / 20 Linear Feet	19 Trees	19 Trees	Y
TOTAL PERIMETER TREES		95 Trees	98 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Foot	Y
• South	15 Feet		5 Feet	N*
• East	10 Feet		5 Feet	N*
• West	6 Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

*The applicant has requested a Waiver to allow reduced perimeter landscape buffers.

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
28 th Street	Local Street	Title 13	60	Y
Sunrise Avenue	Local Street	Title 13	60	Y

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	
Multi-Family Residential - 121-Units	34 Units (Studio and One bedroom)	1:1.25	43				
	70 Units (Two bedroom)	1:1.75	123				
	13 Units (Three bedroom)	1:2.00	26				
	4 Units (Four bedroom)	1:2.00	8				
TOTAL SPACES REQUIRED			221		203		N*
Regular and Handicap Spaces Required			214	7	192	11	N*
Percent Deviation			8%				

Waivers		
Requirement	Request	Staff Recommendation
Pursuant to Title 19.06.110 a 15-foot wide landscape buffer is required when adjacent to or across the street from an existing single-family residential use	To allow a five-foot wide landscape buffer adjacent to the south perimeter of the site across the street from existing single-family residential uses	Denial
Pursuant to Title 19.06.110 a 10-foot wide landscape buffer is required adjacent to the right-of-way.	To allow a five-foot wide landscape buffer adjacent to the east perimeter of the site across the street from an existing school.	Denial