



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: OPPORTUNITY VILLAGE

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0090-ZON1	Staff recommends APPROVAL.	
24-0090-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0090-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 647

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0090-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (24-0090-ZON1) 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 04/04/24, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
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.

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8. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Per Title 13.12, dedicate 40 feet for Deer Springs Way, 30 feet for Rome Boulevard and Thom Boulevard, with a 15-foot radius at the northeast corner of Thom Boulevard and Rome Boulevard and a 20-foot radius at the southeast corner of Deer Springs Way and Thom Boulevard and a bus turnout on Thom Boulevard as shown on the approved site plan, either by map or by separate document prior to the issuance of permits for this site. Also grant to the Regional Transportation Commission (RTC), by separate documents, an appropriate bus shelter easement per Standard Drawings #234 on Thom Boulevard. Grant Public Pedestrian Access Easements for any public sidewalks that are outside of the public right-of-way.
12. Construct half-street improvements on Deer Springs Way, Thom Boulevard and Rome Boulevard adjacent to this site concurrent with development of this site. The curb line on Deer Springs Way and Rome Boulevard shall match the existing curb lines on those streets. Thom Boulevard may be constructed in general compliance with Title 19.04.200. 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.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
14. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.

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15. 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.
16. Submit a License Agreement for landscaping and private improvements in the public rights-of-way adjacent to this site prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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18. 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

19. 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 a new multi-use campus for nonprofit organizational services on 17.49 acres of undeveloped land at the northeast corner of Rome Boulevard and Thom Boulevard. The applicant operates a similar campus in unincorporated Clark County in the southwest part of the Las Vegas Valley.

ISSUES

- The site is multizoned R-E (Residence Estates) and C-V (Civic). The applicant is requesting a Rezoning to extend C-V zoning district over the entire 17.49-acre site. Staff supports the request.
- Pursuant to Title 19.16.270, a Master Sign Plan shall be required for any nonresidential project with a site larger than 15 net acres. A condition of approval addresses this requirement. Signage indicated on the submitted plans is not reviewed as part of this Site Development Plan Review.
- Offsite improvements must be designed in accordance with Public Works conditions.
- The existing and previously approved perimeter walls along the east property line are proposed to be finished and painted to match adjacent development.

ANALYSIS

The subject site was owned by the Bureau of Land Management with a lease to the City of Las Vegas until 2017, when it was conveyed to the applicant through a land patent with the express purpose of being used for “a park, employment resource center and arts enrichment center with related appurtenances for children and adults with intellectual disabilities.” The site had included a portion of a large parcel to the east, which had been zoned R-E prior to remapping and rezoning to the current designations.

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Project Details

The multi-use campus (named “Betty’s Village North” by the applicant) is intended to serve the patrons of Opportunity Village, an established nonprofit organization that aids individuals with intellectual disabilities. A similar campus is located at the southeast corner of Oquendo Road and Buffalo Drive in Spring Valley in unincorporated Clark County. The northern half of the subject site is proposed to contain a gated, 90-unit multi-family residential complex within 18 single-story buildings of varying size and type, featuring one, two and four-bedroom units. All multi-family units are intended to be for-rent and market rate. It is estimated that about 75 percent of the renters will be clients of Opportunity Village, very few of whom drive vehicles. Other amenities in this area include a community garden, functional turf area, walking paths, outdoor pool and clubhouse.

To the south of the residences, the applicant has proposed a private park that will be open to the public under limited hours. The park features a semicircular turf area and playground structures and contains a restroom building.

Along Rome Boulevard, two buildings are proposed: a one-story, 14,040 square-foot public retail building that will include a thrift shop, café, storage area and loading dock; and a one-story, 13,200 square-foot program services building that would include administrative offices, multipurpose event space, classrooms and training facilities for onsite residents.

Access, Traffic and Offsite Improvements

Access to the site is proposed from two driveways on Rome Boulevard, which will serve the site’s commercial uses, and two driveways on Thom Boulevard, which are intended for residents, guests and park visitors. The northern Thom Boulevard access will be aligned with Redwood View Avenue. No access is proposed from Deer Springs Way, which is classified as a Major Collector Street on the city’s Master Plan of Streets and Highways.

According to the Traffic Engineering Section of the Department of Public Works, this project is expected to add an additional 1,123 trips per day on Rome Boulevard and Thom Boulevard. Currently, Rome Boulevard is at about 26 percent of capacity and Thom Boulevard is at about 35 percent of capacity. With this project, these streets are expected to remain well under capacity: Rome Boulevard is expected to be at about 35 percent of capacity and Thom Boulevard is expected to be at about 44 percent of capacity. Trip projections were based on a 98-unit congregate care facility, 13,106 square-foot program services building and a 14,044 square-foot retail building. The projection does not account for the expected reduction in the number of trips for residents who do not drive. Based on Peak Hour use, this development would add into the area roughly 129 additional peak hour trips, or about two every minute.

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Half-street improvements in Rome Boulevard, Thom Boulevard and Deer Springs Way will be required adjacent to this site. Amenity zones and detached sidewalks will be provided, which will tie into existing development and satisfy Title 19.04 Complete Streets requirements. Where sidewalks are provided on private property, pedestrian easements will be required.

Rezoning and Master Plan

The subject site is currently zoned C-V on approximately 12.50 acres and R-E on approximately 4.99 acres. As the site cannot be developed with split zoning on the same legal lot, and the R-E District is intended primarily for low-density residential uses and cannot accommodate the proposed multi-family and commercial uses, the applicant is requesting a Rezoning to extend the C-V designation over the entire 17.49-acre site. C-V allows for public or quasi-public uses controlled by any recognized religious, fraternal, veteran, civic or service organization and would be appropriate for this request.

Existing single-family residential development zoned R-1 (Single Family Residential) is located to the north and west of the subject site. An existing three-story senior citizen apartment and assisted living facility zoned R-3 (Medium Density Residential) is located to the east, as well as an approved senior citizen apartments development zoned R-4 (High Density Residential) that has not yet been built. A large commercial center zoned C-1 (Limited Commercial) is located to the south. The single-family dwellings in the adjacent neighborhoods do not directly face the subject site and are screened by perimeter walls and landscape buffers along both Thom Boulevard and Deer Springs Way.

The existing General Plan designation of the site is NMXU (Neighborhood Center Mixed-Use). This designation allows for community-serving retail uses and an assortment of housing types at densities of up to 25 units per acre near transit facilities, but at a scale that is less intense than general commercial uses and compatible with the surrounding neighborhoods. Development within the NMXU designation should provide services within a short walk or bike ride. Per the Las Vegas 2050 Master Plan, the C-V District is a compatible zoning district within this designation. No General Plan Amendment is therefore required in conjunction with the proposed Rezoning.

The site has adequate access and does not directly abut single-family residential uses. In addition, C-V zoning will allow the site to be developed to meet the public purpose for which federal and local governments intended. As the city's General Plan already designates the site for mixed uses and neighborhood serving commercial uses, and the site cannot be developed unless rezoned to a zoning district that conforms to the General Plan, staff recommends approval of the proposed Rezoning.

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The proposed project meets several goals of the Las Vegas 2050 Master Plan. With respect to housing, the residential village will increase housing choices for all income levels near existing and new employment centers and serve the needs of vulnerable members of the community by providing supportive housing. The development aims to provide skills training and employment support to its residents, which is an economic goal stated in the Master Plan.

Development Standards

Development in the proposed C-V (Civic) zoning district is subject to the requirements of Title 19.10.020. Development standards are typically approved through approval of a Site Development Plan Review on a case-by-case basis and other specific standards as described in Title 19.10.020 such as for residential adjacency, parking and parking design, and signage.

Ordinance 6863, adopted March 20, 2024, repealed and replaced the procedures and development standards pertaining to the C-V (Civic) zoning district. Prior to adoption, property in the C-V zoning district adjacent to lots developed as single-family residential uses were subject to the height standards of the R-E (Residence Estates) zoning district but were not subject to residential adjacency standards. Current code requires property within the C-V District adjacent to undeveloped lots zoned for, or lots that are developed as, detached single-family residential uses to be subject to the residential adjacency standards of Title 19.08.040.H. The proposed development is subject to residential adjacency standards pertaining to properties located to the north and west of the subject site. The standards do not apply to properties to the east and south of the subject site.

The maximum height of residential buildings is 22 feet, while the clubhouse is 35 feet, the program services building is 34 feet and the retail building is 27 feet in height. All buildings are set back sufficiently to conform to residential adjacency standards.

The building elevations depict one-story structures with articulated facades, featuring recesses and pop-outs with varying neutral colors that are compatible with other buildings in the area.

Parking conforms to Title 19.08 design standards and Title 19.12 parking requirements. With the exception of 15 spaces provided in front of the retail building, parking spaces are located at the site interior, which increases the site's aesthetic appeal and provides a defined street edge.

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Perimeter landscaping is provided along each side of the property, featuring a variety of Acacia and Afghan Pine trees and assorted shrubs. Due to placement of public sidewalks onsite, buffer width requirements along the north and west sides adjacent to single-family residential uses cannot be met. A similar situation occurs in the buffer along the south property line, but it is not subject to buffer requirements. Along Deer Springs Way, a five-foot tall wrought iron fence with a pedestrian gate encroaches into the required buffer area. As a result, fewer buffer trees are provided in these buffer areas; overall, however, additional trees have been planted on the perimeter and in the interior near the buffers. Along with Shoestring Acacia street trees that will be provided adjacent to sidewalks, the site will be adequately buffered from adjacent development. Parking lot trees are provided in abundance providing relief from the heat island effect and include Red Push Pistache and Weeping Acacia.

Due to general drought conditions, the use of turf is restricted by Title 14.11. Turf proposed within the residential complex and the semi-private park is considered functional turf by definition. Turf is prohibited in any other location, and no additional turf beyond these functional areas is being provided.

Other than the wrought iron fence proposed near the north property line, no new perimeter walls are proposed. The existing wall along the senior citizen apartment development to the east will be finished and painted to match the six-foot wall approved and to be constructed for the senior citizen apartment development at the northwest corner of Rome Boulevard and Decatur Boulevard in order to maintain visual continuity.

Signage is not intended to be part of this review. Sites over 15 acres with nonresidential uses require approval of a Master Sign Plan prior to the issue of sign permits. Pursuant to Title 19.10.020.E, signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020. As the site exceeds the 15-acre threshold described in Title 19.16.270, a condition of approval requires a Master Sign Plan prior to the issuance of a sign permit.

The Las Vegas Valley Water District (LVVWD) comments that civil plans will need to be submitted to LVVWD for review. Water services will need to be established.

This project is not considered to be a Project of Regional Significance, as it does not meet the threshold of 6,250 ADT (average daily traffic as expressed in vehicles per day) and contains fewer than 500 residential units.

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In summary, the proposed development conforms to the General Plan, which encourages neighborhood-serving commercial uses and medium density residential uses near transit facilities. The density of the development is 5.15 dwelling units per acre, which is marginally denser than adjacent single-family neighborhoods to the north and west. The proposed development generally conforms to Title 19 residential adjacency and development standards and is compatible with the adjacent residential and commercial development. More intense uses are concentrated along Rome Boulevard near existing commercial development, no building exceeds one story in height and no access is planned along Deer Springs Way. Staff therefore recommends approval, subject to conditions.

FINDINGS (24-0090-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 approved, the proposed C-V (Civic) zoning district will conform to the proposed NMUX (Neighborhood Center Mixed-Use) General Plan Designation.

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 C-V (Civic) zoning district allows for multiple uses in conjunction with public or quasi-public, religious, fraternal, veteran, civic or service organizations (such as the applicant). These uses can be planned so as to be compatible with the adjacent residential and commercial land uses and zoning districts including R-E (Residence Estates), R-1 (Single Family Residential), R-4 (High Density Residential) and C-1 (Limited Commercial).

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

The site is partially zoned C-V (Civic) from a prior Rezoning intended for a public water facility that was not constructed. The federal government has conveyed the land to the current owner for purposes it has deemed to be in the public interest. Rezoning the full site will allow a developer to provide a full range of services over the area that otherwise could not be provided in the current C-V zoning district and would eliminate the need to remap to establish a separate legal lot matching the zoning boundary.

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.**

Rome Boulevard, Thom Boulevard and Deer Springs Way provide access to the subject property. None of these streets has been constructed to its full capacity. If approved, portions of these roadways will be required to be improved in order to meet the needs of the development on the subject property.

FINDINGS (24-0090-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 development is compatible with the adjacent residential and commercial development. The density of the development is comparable to typical single-family residential development. More intense uses are concentrated along Rome Boulevard near existing commercial development, and no building exceeds one story in height.

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

The proposed development supports the goals of the Las Vegas 2050 Master plan and is consistent with those policies and standards. The development is generally consistent with Title 19; deviations from zoning code provisions related to perimeter landscaping are minor and do not negatively affect the compatibility of the development with adjacent development.

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

Site access is from Rome Boulevard and Thom Boulevard, both Minor Streets as described by Title 13.12. Rome Boulevard access is intended for more intense commercial activities concentrated on the south side of the site, while the access points on Thom Boulevard are intended for residents, guests and park visitors, which is expected to have minimal impact on neighborhood traffic. Improvements on Rome Boulevard will include a center turn lane. No direct access is planned from Deer Springs Way.

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

Proposed building and landscape materials are typical for a desert environment and are appropriate for the area and the City.

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 proposed building elevations create an aesthetically pleasing environment, and are harmonious and compatible with development in the area.

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 reviews and regular inspections during construction to ensure public health, safety and general welfare are protected.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/17/02	The City Council approved a request for a General Plan Amendment (GPA-0010-02) from PR (Parks/Recreation/Open Space) to PF (Public Facilities) on 12.50 acres at the southeast corner of Deer Springs Way and Thom Boulevard. Staff recommended approval.
	The City Council approved a request for a Rezoning (Z-0027-02) from R-E (Residence Estates) to C-V (Civic) on 12.50 acres at the southeast corner of Deer Springs Way and Thom Boulevard, for purposes of a Water Reclamation Center. Staff recommended approval.
06/07/06	The City Council approved a request for a General Plan Amendment (GPA-12847) from ML (Medium Low Density Residential) to M (Medium Density Residential) on 18.62 acres at the northwest corner of Rome Boulevard and Decatur Boulevard. The Planning Commission and staff recommended approval.
02/21/07	The City Council approved a request for a Rezoning (ZON-18643) from R-E (Residence Estates) to R-3 (Medium Density Residential) on a 9.39-acre portion of 18.62 acres at the southwest corner of Deer Springs Way and Decatur Boulevard. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/19/22	The City Council approved a request for a General Plan Amendment (22-0086-GPA1) from NMXU (Neighborhood Center Mixed-Use) to H (High Density Residential) on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard. Staff recommended approval.
	The City Council approved a request for a Rezoning (22-0086-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential) on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard. Staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (22-0086-SDR1) for a proposed 276-unit multi-family residential development on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard. Staff recommended approval.
03/20/24	The City Council adopted Ordinance #6863, which repealed and replaced LVMC 19.10.020 pertaining to procedures and development standards for the C-V (Civic) District, and to provide for other related matters.

<i>Most Recent Change of Ownership</i>	
01/25/17	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no relevant permits or licenses related to this site.	

<i>Pre-Application Meeting</i>	
02/12/24	A pre-application meeting was held with the applicant to discuss submittal requirements for applications requested for the subject development. The applicant was strongly advised to hold a voluntary neighborhood meeting to introduce and discuss the proposal to area residents.

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Neighborhood Meeting	
04/29/24	<p>A neighborhood meeting was not required. However, a voluntary meeting was held at the Centennial Hills YMCA Active Adult Multipurpose Room, 6601 North Buffalo Drive, Las Vegas. There were approximately 50 members of the public in attendance, as well as nine members representing the applicant, one City of Las Vegas Planning Commissioner and one member of Department of Community Development.</p> <p>The majority view of those in attendance was that the campus is a needed asset in this area; however, as designed it would exacerbate existing traffic congestion on the south side of the site. A suggestion was made from several of the neighbors to provide access from Deer Springs Way instead of Rome Boulevard and redesign the placement of buildings to accommodate it. The applicant explained that a traffic study has been completed but is under review. The applicant also stated that traffic circulation around the site was designed to allow as much as possible for right turns.</p>

Field Check	
11/15/23	The site is undeveloped with native vegetation, except along Thom Boulevard, where there are stockpiles of dirt. The site is enclosed by a chain link fence, which is partially damaged along Rome Boulevard. A construction sign is located at the southeast corner of the property behind the chain link fence.
02/29/24	There were no changes from the previous field check. There is no permit for the construction sign, which is located on residentially zoned property.

Details of Application Request	
Site Area	
Gross Acres	17.49 (4.99 acres requested to be rezoned to C-V)

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	NMXU (Neighborhood Center Mixed-Use)	C-V (Civic)
			R-E (Residence Estates)
North	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	NMXU (Neighborhood Center Mixed-Use)	C-1 (Limited Commercial)

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Assisted Living Apartments		
	Senior Citizen Apartments	H (High Density Residential)	R-4 (High Density Residential)
West	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Tule Springs	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
RP-O (Rural Preservation Overlay) District (portion within 330' buffer)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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 Title 19.10.020, the minimum development standards for property in the C-V District are established in connection with the approval of a review of a site development plan pursuant to LVMC 19.16.100, with the addition of specific standards pertaining to parking design, parking spaces and signage. Property in the C-V District adjacent to undeveloped lots zoned for single-family residential uses or lots developed as single-family residential are subject to residential adjacency, perimeter landscape and screening standards. The standards shall be designed to ensure compatibility of the development with existing and planned development and uses in the adjacent surrounding area. Where a particular development deviates from these specific standards, a major review of the site development plan is required pursuant to the provisions of Title 19.16.100.

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Pursuant to Title 19.10, the following standards apply:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	761,864 SF	N/A
Min. Lot Width	573 Feet	N/A
Min. Setbacks		
• Front (Rome Blvd)	21 Feet	N/A
• Front (Deer Springs Wy)	24 Feet	N/A
• Side	12 Feet	N/A
• Corner (Thom Blvd)	16 Feet	N/A
Max. Lot Coverage	16 %	N/A
Max. Building Height	35 Feet	Y
Trash Enclosure	Screened, gated with a roof or trellis	Y
Mech. Equipment	Screened	Y

Pursuant to Title 19.10 and 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope (north)	66 Feet	103 Feet	Y
3:1 proximity slope (west)	66 Feet	74 Feet	Y
Adjacent development matching setback - north	15 Feet	24 Feet	Y
Adjacent development matching setback - west	15 Feet	16 Feet	Y
Trash Enclosure	50 Feet	141 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-V (Civic)	Up to 25 du/ac (based on General Plan)	312 (12.49 ac)
R-E (Residence Estates)	2.42 du/ac	12 (4.99 ac)
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-V (Civic)	Up to 25 du/ac	437
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
NMXU (Neighborhood Center Mixed-Use)	Up to 25 du/ac	437

Pursuant to Title 19.10 and 19.08, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	26 Trees	8 Trees	N*
• South	N/A	N/A	15 Trees	N/A
• East	N/A	N/A	29 Trees	N/A
• West	1 Tree / 20 Linear Feet	48 Trees	29 Trees	N*
TOTAL PERIMETER TREES		74 Trees	81 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	103 Trees	111 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N**
• South	N/A		0 Feet	N/A
• East	N/A		8 Feet	N/A
• West	15 Feet		0 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Protected Residential Properties		Not abutting protected properties. Existing 6' wall adjacent to APN 125-24-701-057 and 058 Approved 6' CMU wall adjacent to APN 125-24-701-041	Y

*These buffers are considered adjacent to protected properties and are deficient in the number of trees required by Title 19.08.040.F. Overall, the site provides more perimeter buffer trees than required.

**A sidewalk and wrought iron fence encroach into the required buffer area. However, there are trees, shrubs and groundcover behind the sidewalk and fence.

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rome Boulevard	Local Street	Title 13	38-42	N*
Thom Boulevard	Local Street	Title 13	33-43	N*
Deer Springs Way	Major Collector	Master Plan of Streets and Highways Map	60	N*

*Half-street improvements will be required as determined by the Department of Public Works.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential							
1 BR	68 units	1.25 spaces per unit	85				
2 BR	18 units	1.75 spaces per unit	32				
4 BR	4 units	2.00 spaces per unit	8				
Clubhouse	8,678 SF	N/A	0				
Guest	90 units	1 space per 6 units	15				
Social Service Provider	13,200 SF	1 space per 300 SF	44				
General Retail Store, Other Than Listed	11,710 SF	1 space per 175 SF	41				

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Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant	650 SF	1 space per 50 SF seating and waiting	13				
	900 SF	1 space per 200 SF remaining GFA	5				
Museum, Art Display or Art Sales (Private)	750 SF	1 space per 300 SF	3				
Private Park	1.14 ac	2 spaces per acre	3				
TOTAL SPACES REQUIRED			249		322		Y
Regular and Handicap Spaces Required			242	7	299	23	Y
Loading Spaces	14,040 SF	2 spaces (10K-29,999K)	2		4		Y