



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: SILVER DESERT ESTATES LIMITED
PARTNERSHIP - OWNER: UNITED STATES OF AMERICA**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0668-ZON1	Staff recommends APPROVAL.	
24-0668-MOD1	Staff recommends APPROVAL.	24-0668-ZON1
24-0668-VAR1	Staff recommends APPROVAL, subject to conditions:	24-0668-ZON1 24-0668-MOD1
24-0668-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0668-ZON1 24-0668-MOD1 24-0668-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 984

PROTESTS 7 (24-0668 [ZON1, MOD1, AND SDR1])
5 (24-0668-VAR1)

APPROVALS 0

**** CONDITIONS ****

24-0668-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow perimeter retaining wall heights of up to 21 feet where six feet is the maximum allowed, and an overall wall height of 21 feet where 12 feet is the maximum allowed.
2. Approval of a Rezoning (24-0668-ZON1) and Major Modification (24-0668-MOD1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0668-SDR1) shall be required, if approved.
3. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0668-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (24-0668-ZON1) and Major Modification (24-0668-MOD1) and approval of and conformance to the Conditions of Approval for Variance (24-0668-VAR1) shall be required, if approved.

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2. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 02/04/25 and building elevations, date stamped 12/20/24, except as amended by conditions herein.
5. An Exception from Title 19.08.110 is hereby approved, to allow 61 parking lot trees where 67 trees are required.
6. An Exception from Title 19.06.040 is hereby approved, to allow one perimeter tree in the buffer along the south property line east of the Hickam access where 12 trees are required and zero perimeter trees in the buffer along the east property line where 23 trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
11. All mechanical equipment shall be screened in conformance with the provisions of The Lone Mountain West Design Standards and Title 19.08.40.E.

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12. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Swan Hill Fruitless Olive trees (*Olea europaea*) shall be replaced with another suitable species permitted by both the Lone Mountain West Plant Palette and the Southern Nevada Regional Planning Coalition Regional Plant List.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Coordinate with Clark County to determine if a Clark County Order of Vacation is needed to relinquish portions of Bureau of Land Management Right-of-Way Grant N-61323 prior to issuance of permits. Comply with the recommendation of Clark County.
16. Per Title 13.12, dedicate 30 feet of right-of-way for Hickam Avenue and a standard half cul-de-sac prior to the issuance of permits for this site. Any portion of the existing trail or CC-215, if any, that remains with this site must also be dedicated prior to the issuance of permits for this site.
17. 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.

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18. 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.
19. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
20. The proposed throat depth for the entrance of this site on Hickam Avenue is hereby approved as a Deviation of Standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
21. 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.
22. An update to Traffic Impact Analysis TIA72055 must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the 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.
23. 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.

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24. Pursuant to Chapter 167 of the 1947 Statutes of Nevada, which established the Las Vegas Valley Water District (LVVWD) and grants it the authority to provide potable water service within the City of Las Vegas, the developer of this site shall be responsible for the design, construction, and installation of all necessary water infrastructure improvements, as required by the LVVWD. This includes, but is not limited to, the construction of pipelines, storage facilities, and other required water system enhancements to ensure adequate service capacity. The developer shall also be responsible for connecting these improvements to the existing water infrastructure in compliance with LVVWD standards and specifications. All water infrastructure improvements shall be determined and approved prior to the issuance of any off-site permits for the development. Phased compliance may be allowed if approved by LVVWD.

Fire & Rescue

25. 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 construct a two and three-story, 282-unit Senior Citizen Apartments development on a portion of a 15.00-acre parcel located on the northeast corner of Hickam Avenue and Jordanville Street, west of the Clark County 215 freeway right-of-way.

ISSUES

- The applicant has submitted revised plans showing an increased number of parking spaces, a different mix of unit types, and walls along the site perimeter. Retaining wall and overall wall heights exceed Title 19 requirements and have prompted the applicant to request a Variance. Staff recommends approval.
- On February 5, 2025 the City Council adopted an ordinance (Bill 2024-43) to increase the maximum allowable residential density within Lone Mountain West from 7.00 du/ac to 8.00 du/ac. The bill did not require adoption prior to approval of any of the requested applications.
- The applicant is requesting to rezone the subject parcel from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The site is part of the Lone Mountain West Master Development Plan area, but had not previously been rezoned PD, which allows projects to be developed to standards that are compatible with the surrounding area. Staff recommends approval.
- The applicant is requesting a Major Modification of the Lone Mountain West Master Development Plan to change the land use designation of the site from PF (Public Facilities) to MFM (Multi-Family Medium Residential). This would allow residential density of up to 25.00 du/ac. The gross density of the proposed development is 18.80 du/ac. Staff recommends approval.
- The proposed throat depth for the entrance of this site on Hickam Avenue does not meet RTC Uniform Standard Drawing 222.1. The Department of Public Works approves the plan as shown as a Deviation of Standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
- Any portion of the existing Beltway Trail or Clark County 215, if any, remaining with this site must be dedicated prior to the issuance of permits for this site.

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ISSUES *continued*

- An Exception of Title 19.08.040 is requested to allow one tree within the perimeter landscape buffer area along the south property line between the site entry and the connection to the Beltway Trail where 12 trees are required, and to allow no trees in the perimeter buffer along the east property line where 23 trees are required. Staff approves the Exception due to existing public drainage rights-of-way and in order to allow for the continuance of existing drainage facilities.
- An Exception of Title 19.08.110 is requested to allow 61 parking lot trees where 67 trees are required. Staff approves the Exception.

ANALYSIS

The site is currently zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and located within the Lone Mountain West Master Plan area. This is currently federal land that is being offered for development of affordable senior housing by a private developer. The portion of the site including Clark County 215 will either be retained or required to be dedicated to Clark County.

The Housing Choices section of the Las Vegas 2050 Master Plan contains goals for increasing availability, affordability and access to housing in the city. The two primary goals of this section are to “increase affordable housing types and choices for all income levels near existing and new employment centers” and to “develop services that help the homeless and prioritize the needs of the most vulnerable members of the community.” The demand for affordable housing units in Las Vegas is growing while the supply is well below the national rate of affordable units per 100 eligible households. The proposed multi-family residential addition addresses these goals by providing an affordable housing option to qualifying senior citizens.

Rezoning and Major Modification

This site is one of several undeveloped parcels within the Lone Mountain West master planned area that are zoned U (Undeveloped). The U zoning district is intended to be a low density, low intensity placeholder district for such parcels until such time as they are developed. The master plan intends for developing parcels to be zoned PD (Planned Development) to create a sense of place through comprehensive planning. Accordingly, the site is proposed to be rezoned from U to PD, which staff supports. In order to accommodate the proposed multi-family residential use and density, a Major Modification of the Lone Mountain West Master Development Plan is proposed from PF (Public Facilities) to MFM (Multi-Family Medium Residential), which allows up to 25 dwelling units per acre.

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The Lone Mountain West Master Development Plan does not indicate a specific use for the site, but Public Facilities parcels typically are used for parks, schools, churches, water reservoirs or electrical facilities. If this Modification is approved, there would be three remaining parcels designated as PF: one serves as a pump station, while the other two are undeveloped and consist mostly of steep terrain. Three parks currently serve the Lone Mountain West master plan area, with a fourth designated area at corner of Hickam Avenue and Cliff Shadows Parkway that remains undeveloped. At approximately 60 acres, there would remain about 6.2 acres of park land per 1,000 residents within this area.

A recent density study conducted by Department of Community Development staff found that the current overall density of the Lone Mountain West master planned area was 6.38 dwelling units per acre; if this Senior Citizen Apartments proposal is approved, the overall density would increase to 6.88 units per acre. As there are still several additional undeveloped parcels with the potential for residential development that are likely to further increase density, staff concluded that the density cap should be restored to 8.00 units per acre as originally conceived by the Lone Mountain West Master Development Plan in 1999. A bill (Bill 2024-43) to increase the maximum residential density from seven to eight dwelling units per acre was adopted by the City Council on February 5, 2025. It should be noted that adoption of this ordinance is not required prior to approval of the proposed Major Modification allowing up to 25.00 dwelling units per acre on the subject site.

The results of the density study factor into staff's recommendation of approval for the proposed Major Modification. The addition of approximately 11 net acres of property designated as MFM (Multi-Family Medium Residential) will not significantly affect the overall density of Lone Mountain West. The parcel is located adjacent to an existing apartment complex designated MFM and is also adjacent to the Clark County 215 freeway, where denser uses are appropriate.

Senior Citizen Apartments is not specifically listed as a permitted use in the Lone Mountain West Master Plan and Design Standards, but is considered similar to other residential uses allowed in the MFM (Multi-Family Medium) special land use designation (multi-family units, for example). If approved, a deed restriction limiting units to ages 55 and up will be required as a condition of approval.

Site Development Plan Review

All proposed development in the PD (Planned Development) zoning district is subject to a Site Development Plan Review. A major review is required, due to the need for Rezoning and Major Modification.

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The primary access to the subject site is from the east end of Hickam Avenue and is proposed to be gated with turnarounds. The applicant has requested a deviation from the Regional Transportation Commission Uniform Standard Drawing requirements for entry throat depth. The Department of Public Works has approved this request; however, any further deviation request must be approved by the City Engineer. Secondary automated gated access is also provided to Hickam Avenue on the western edge of the site. Parking areas are dispersed throughout the site and interweave between buildings, allowing for two-way traffic. No parking canopies are proposed at this time.

Hickam Avenue is currently 45 feet wide and terminates in a substandard cul-de-sac. Property will need to be dedicated for half street improvements in Hickam Avenue if approved, and the cul-de-sac will need to contain a standard turnaround radius.

The site is located west of the Clark County 215 Freeway and contains freeway right-of-way. If approved, coordination with Clark County will be needed to dedicate the necessary portions of right-of-way for public use. The Beltway Trail is located adjacent to the west side of the freeway on top of the slope and is already constructed. No additional trail infrastructure is required.

Per Section 6.1 of the Lone Mountain West Development Standards, the maximum height of development in the MFM designation is three stories. Six buildings are proposed (A-E). Buildings E, F and the southern portion of Building C are three stories in height; the other structures are two stories in height in conformance with the Development Standards.

A minimum of 330 feet of open space is required per dwelling unit for a total of 93,060 square feet. Approximately 135,000 square feet of open space is provided. A dog park is proposed near Building E that will use artificial turf to conserve water usage. A natural storm water basin runs west to east across the site that will not be developed, but will contain landscaped elements, walking paths and seating areas. A pedestrian gate is planned in order to provide secure access to and from the neighborhood and existing adjacent open space areas.

A minimum 10-foot perimeter landscape buffer is provided along Hickam Avenue, containing multiple species of 24-inch box trees. Per Section 4.3.3 of the Lone Mountain West Design Standards, the minimum buffer width along the side and rear property lines is seven feet; the landscape plan indicates conformance to this standard along all other property lines. The Design Standards reference conformance to Title 19 standards with regard to perimeter tree plantings. An Exception is requested to allow one tree in the south buffer east of the site access from Hickam Avenue, as this area is included within a 30-foot wide public utility right-of-way but still on the subject property.

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The area contains existing rip rap and drainage improvements, where trees would be inappropriate. Staff therefore approves the Exception. In addition, along the east property line there is an existing 20-foot sewer right-of-way grant within which no trees can be planted. In this case, the applicant has proposed a comparable number of trees behind a decorative wall that is located outside of the easement. Staff therefore also approves this Exception.

The applicant is also requesting an Exception to allow 61 trees within the parking lot area where 67 are required. Trees are missing at ends of parking rows primarily where a trash enclosure or interior sidewalk has been planned, and additional trees are provided near the parking area at the edge of the proposed buildings that compensate for the missing trees. Staff therefore approves this Exception.

All proposed trees are in conformance with the Lone Mountain West Plant Palette. However, the Swan Hill Fruitless Olive (*Olea europaea*) has since been labeled a prohibited species within the city of Las Vegas and another acceptable tree will therefore be required.

Minimum building setbacks are not required by the Lone Mountain West Design Standards. The applicant has placed buildings away from existing single-family homes to the west and north, with the closest being 21 feet in the northeast corner of the site. Existing solid walls will provide a visual barrier between the homes and the proposed multi-family buildings. The Residential Adjacency Standards of Title 19 do not apply to this site, as the adjacent properties are zoned PD (Planned Development). The tallest buildings are 35 feet in height and placed at the center of the site or near the Clark County 215 Freeway.

The parking requirement for Senior Citizen Apartments is 0.75 spaces per unit, for a total of 212 required spaces. The site plan indicates that 282 spaces are provided, including 11 parallel spaces near Buildings B and D. Additional guest spaces have been added, though not required. Approximately 27 percent of the spaces are eight-foot wide compact spaces.

The submitted elevations indicate two and three-story buildings with sloped roofs that incorporate articulation in wall planes both vertically and horizontally. Single story elements are encouraged next to open space; accordingly, the north side of Building E and south side of Building A feature single-story awnings and view fences. The provided elevations create a pleasing environment that is harmonious and compatible with the adjacent single-family and multi-family residential developments.

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Variance

This site has a steep natural grade from west to east and from north to south. As indicated on cross sections submitted by the applicant, retaining walls will be necessary to mitigate a 41-foot change in elevation from Jordanville Street to the eastern edge of the property adjacent to Clark County 215 and as much as 16 feet from the northwest corner of the site to the south edge of the property.

Section 3.6.1 of the Lone Mountain West Design Standards states that the minimum standards for perimeter walls are the City of Las Vegas Landscape, Wall and Buffer Guidelines, now subsumed into Title 19. Title 19 residential wall standards allow a maximum perimeter retaining wall height of six feet when the natural slope exceeds two percent. The maximum combined retaining and screen wall height shall not exceed 12 feet. The Lone Mountain West Design Standards further restricts retaining walls to a maximum height of 3 feet 6 inches if visible from any street or open space area. Existing walls are already in place along the west and north property lines. The maximum height on the exterior side of these combination screen and retaining walls ranges from five to seven feet, which meets Lone Mountain West Design Guidelines for maximum wall height (9 feet 6 inches).

The applicant is proposing additional retaining walls along all sides of the property. Owing to the steep existing downslopes, none of these retaining walls will be visible from the exterior of the property. Wall heights will exceed Title 19 requirements along the west, north and east property lines, prompting a request for a Variance. Retaining walls are steepest near the northwest corner of the site, where they are proposed to be between 13 to 21 feet in height. Additional interior retaining walls not exceeding six feet in height are proposed below the walls along the property lines, to be separated by five to six-foot wide landscaped terraces in conformance with Lone Mountain West Design Guidelines. Walls proposed along and near the east property line range from five to eight feet in height. Staff has determined that the large variations in topography require retaining that will exceed Title 19 maximum heights if the site layout and building placement proceed as proposed. Stepping the walls down in six-foot increments would not be practical to site development and would result in large areas of unused space. As the difficulty in conforming to Title 19 perimeter wall requirements is due to the physical characteristics of the property, and constructing the walls as proposed would not have a detrimental effect on neighboring properties, staff recommends approval of the Variance, subject to conditions.

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Other Considerations

According to the Traffic Engineering Section of the Department of Public Works, this project is expected to add 914 additional trips per day on Alexander Road, Cliff Shadows Parkway and Lone Mountain Road. Currently, Alexander Road is about 27 percent of capacity, Cliff Shadows Parkway is about 11 percent of capacity and Lone Mountain Road is at about 10 percent of capacity. With the proposed development, Alexander Road is expected to be about 30 percent of capacity, Cliff Shadows Parkway at about 13 percent of capacity and Lone Mountain Road to be about 16 percent of capacity. This analysis is based on a 282-unit affordable senior multi-family development.

The Clark County School District (CCSD) has commented on the impact future development may have on the three levels of schools in the area. CCSD projects that 73 additional primary and secondary school students may be generated by the proposed development on this site. According to CCSD, Conners Elementary School and Leavitt Middle School were each under capacity for the 2024-25 school year. Centennial High School was 17 percent over capacity. CCSD has noted that should this become something other than an age-restricted development, a new analysis would be provided and potential impacts addressed with the new project.

In summary, the area is underserved by affordable housing, and the proposed development will provide this asset to the Lone Mountain West community, which has the capacity to accommodate the higher density required for this project. The development has been constructed with sensitivity to existing adjacent single-family residential properties as well as incorporating the existing topography into the site for use as open space. The proposed development generally conforms to Lone Mountain West Design Standards and Title 19, and the proposed Variance is warranted due to the large slope of the existing site. Staff therefore recommends approval, subject to conditions.

FINDINGS (24-0668-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 PD (Planned Development) zoning district conforms to the existing PCD (Planned Community Development) General Plan designation for this site.

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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.**

Rezoning to PD (Planned Development) would allow for similar uses as on surrounding properties, as the adjacent parcels are already zoned PD.

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

Rezoning to PD (Planned Development) is appropriate for developing parcels within the Lone Mountain West Master Plan area. This would provide for uniformity in the application of development standards.

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.**

Hickam Avenue is a Local Street that connects development to Cliff Shadows Parkway, the main north-south collector within Lone Mountain West. However, it will be required to be dedicated to a full width of 60 feet if adjacent development is approved. This street will be adequate in size to meet the requirements of the proposed PD (Planned Development) zone.

FINDINGS (24-0668-MOD1)

The addition of approximately 11 net acres of MFM (Multi-Family Medium Residential) will not significantly affect the overall density of Lone Mountain West, which would remain below 7.00 dwelling units per acre. The parcel is located adjacent to an existing multi-family residential condominium complex also designated MFM and is adjacent to the Clark County 215 freeway, where denser uses are appropriate. Associated land uses can be conducted harmoniously with existing surrounding land uses. Staff therefore recommends approval of the requested Major Modification of the Lone Mountain West Master Development Plan.

FINDINGS (24-0668-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."

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."

A unique or extraordinary circumstance has been presented, in that the subject site has extreme variations in topography that pose significant challenges to site development. These existing conditions of the subject make conformance to Title 19 requirements difficult. In view of the presence of hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances. Staff recommends approval.

FINDINGS (24-0668-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 senior apartment's development is appropriate for placement on a site adjacent to a freeway, and buildings have been sufficiently set back from the north and west property lines to protect adjacent single-family development.

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

The proposed development generally conforms to the Lone Mountain West Design Guidelines and Title 19 where applicable. Staff approves Exceptions that allow trees along the perimeter within utility rights-of-way to be placed outside of the normal buffer locations along property lines.

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

Site access would be from Hickam Avenue, which will be required to be expanded to 60 feet wide with a full cul-de-sac termination, matching existing improvements to the south. According to Traffic Engineering, area streets have sufficient capacity to accommodate the increased number of daily trips projected as a result of this project.

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

The proposed building materials are compatible with the adjacent residential neighborhoods. Plant materials conform to the Lone Mountain West Plant Palette; however, as olive trees are no longer permitted within the City, a different tree species will be required.

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 two and three-story elevations create an aesthetically pleasing environment and are harmonious and compatible with the existing single-family and multi-family residential development on adjacent parcels.

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

All development will be subject to permit review and inspections, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/26/98	The City Council approved a Petition to Annex (A-0017-98) 33 parcels of land containing approximately 451.40 acres on the west side of Hualapai Way between Gilmore Avenue and Lone Mountain Road. The Annexation became effective 01/22/99.
06/14/99	The City Council approved the Lone Mountain West Master Development Plan and Design Standards.
11/12/24	The Planning Commission approved a Text Amendment (24-0561-TXT1) to amend various provisions of the Lone Mountain West Master Plan, and to provide for other related matters. The amendment was forwarded to the City Council as Bill 2024-43.
02/05/25	The City Council adopted an ordinance (as Bill 2024-43) to amend the Lone Mountain West Master Development Plan and Design Standards to update certain information regarding residential density.
02/11/25	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 15.00 acres at the northeast corner of Hickam Avenue and Jordanville Street (APN 137-01-301-012), Ward 4 (Allen-Palenske).</p> <p>24-0668-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT)</p> <p>24-0668-MOD1 - MAJOR MODIFICATION - TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO CHANGE THE LAND USE DESIGNATION FROM: PF (PUBLIC FACILITIES) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL)</p> <p>24-0668-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 282-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT</p>

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/11/25	<p>The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 15.00 acres at the northeast corner of Hickam Avenue and Jordanville Street (APN 137-01-301-012), Ward 4 (Allen-Palenske).</p> <p>24-0668-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT)</p> <p>24-0668-MOD1 - MAJOR MODIFICATION - TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO CHANGE THE LAND USE DESIGNATION FROM: PF (PUBLIC FACILITIES) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL)</p> <p>24-0668-VAR1 - VARIANCE - TO ALLOW 21-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL WALL HEIGHT OF 21 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED</p> <p>24-0668-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 282-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT</p>

<i>Related Building Permits/Business Licenses</i>
There are no building permits or business licenses associated with the subject site.

Pre-Application Meeting	
12/11/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed senior citizen apartment's development.

<i>Neighborhood Meeting</i>	
01/27/25	<p>A neighborhood meeting was not required for this project, but was strongly recommended. A meeting was then held January 27, 2025 at the Durango Hills YMCA, 3521 North Durango Drive, Las Vegas, Nevada 89129.</p> <p>There were 41 members of the public in attendance, joined by four members of the development team, two members of Department of Neighborhood Services staff and one member of Community Development staff.</p> <p>The City of Las Vegas Department of Neighborhood Services provided an overview of the City's efforts in reserving federal land for workforce housing, the need for affordable housing and the process of choosing a developer for this project, and then fielded questions. The property would be conveyed from BLM to the developer through an agreement.</p> <p>The applicant's representative explained that this development would consist of 191 one-bedroom and 89 two-bedroom units within two and three story buildings not exceeding 35 feet in height. Building colors were chosen to blend in with the surrounding buildings. Because of the slope of the land, retaining walls would be necessary. The sense of tallness would not be apparent to neighboring properties, as those properties are higher in elevation than the subject site.</p> <p>All units would be age restricted to 55 and older. Projected rents for a one-bedroom unit would be \$400-1,295 depending on the qualifying income of the tenant.</p>

Neighborhood Meeting (continued)	
01/27/25	<p>Neighbor concerns included the following:</p> <ul style="list-style-type: none"> • The proposal will increase traffic in this area. A signal is needed at Hickam and Cliff Shadows. • All buildings should be two stories or less. • Three-story buildings will reduce neighbors' views. • Opposed to adding density in this area without other supporting public services. • Residents were led to believe this site would be developed as a library or some other public use, not as multi-family housing. • There are few transportation options and a lack of services in this area, so this would not be a good location for senior housing. • The property would be managed by the developer, who has been the subject of litigation in other states. • Since there is less than one parking space per unit, where will guests park? • Water pressure may not be sufficient to support a higher density project in this area. <p>While those in attendance were supportive of affordable housing for senior citizens, they opposed the siting of this development at this location. Additional time was afforded neighbors after the meeting to view plans and ask questions.</p>

Field Check	
01/06/25	The subject site is undeveloped with native vegetation and slopes down from west to east. The Beltway Trail is located on the east side of the site, and the CC-215 freeway is located below the trail. Chain link fencing was lying flat on the ground along a portion of Hickam Avenue.

Details of Application Request	
Site Area	
Gross Acres	15.00
Net Acres	10.74

<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>
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
		PF (Public Facilities)	
North	Residential, Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
		L (Low Density Residential)	
South	Residential, Multi-Family	PCD (Planned Community Development)	PD (Planned Development)
		MFM (Multi-Family Medium Residential)	
East	Interstate 215 Freeway	Right-of-Way	Right-of-Way
West	Residential, Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
		L (Low Density Residential)	

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Lone Mountain	Y
Lone Mountain West	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Beltway Trail - constructed)	Y
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 the Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	467,834 SF	N/A
Min. Lot Width	N/A	642 Feet	N/A
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	N/A N/A N/A N/A	11 Feet 25 Feet 41 Feet 21 Feet	N/A N/A N/A N/A
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Lot Coverage	N/A	26 %	N/A
Max. Building Height	3 Stories	3 Stories/35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	By Condition
Mech. Equipment	Screened	Screened	By Condition

Existing Zoning	Permitted Density	Units Allowed*
U (Undeveloped)	2.178 du/ac	32
Proposed Zoning	Permitted Density	Units Allowed
PD (Planned Development)	Up to 25.00 du/ac	375
Existing General Plan	Permitted Density	Units Allowed
PCD (Planned Community Development)	Up to 25.00 du/ac	375
Proposed General Plan	Permitted Density	Units Allowed
N/A	N/A	N/A

*Based on a site area of 15 gross acres and the maximum allowed density on a developer parcel within Lone Mountain West.

Pursuant to Title 19.08 and the Lone Mountain West Master Development Plan and Development Standards, 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	34 Trees	34 Trees	Y
• South (ROW)	1 Tree / 20 Linear Feet	15 Trees	21 Trees	Y
• South (interior)	1 Tree / 20 Linear Feet	12 Trees	1 Tree	N*
• East	1 Tree / 30 Linear Feet	23 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	33 Trees	35 Trees	Y
TOTAL PERIMETER TREES		117 Trees	91 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	67 Trees	61 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	7 Feet		7 Feet	Y
• South (ROW)	10 Feet		10 Feet	Y
• South (interior)	7 Feet		30 Feet	Y
• East	7 Feet		20 Feet	Y
• West	7 Feet		7 Feet	Y
Visible Wall Height	6 to 8 Feet Adjacent to Residential		6-7 Feet along west and north property lines	Y
Wall Height - not visible from street or open space	Retaining - max 6 Feet Overall screen and retaining - max 12 Feet		Max 21 Feet along north and west property lines Max 8 Feet along east property line Max 6 Feet along south property line	N***

*Exception requested. See Exception table below.

**Waiver requested. See Waiver table below.

***Variance requested. See Analysis.

Open Space - Lone Mountain West				
Proposed Units	Open Space per Unit	Required Open Space	Provided Open Space	Compliance
282	330 SF	93,060 SF	134,853 SF	Y
Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Hickam Ave	Local Street	Title 13	45	N*
Jordanville St	Local Street	Title 13	35	N/A

*Half street improvements on Hickam Avenue will be required as a condition of approval.

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	
Senior Citizen Apartments	282 units	0.75 spaces per unit	212				
TOTAL SPACES REQUIRED			212		282		Y
Regular and Handicap Spaces Required			205	7	268	14	Y

Exceptions		
Requirement	Request	Staff Recommendation
One 24-inch box tree every 6 uncovered parking spaces and at the end of each parking row	To allow 61 parking lot trees where 67 are required	Approval
One 24-inch box tree every 20 feet on center within perimeter buffer areas	To allow one tree within the south interior buffer east of the Hickam access where 12 trees are required	Approval
One 24-inch box tree every 30 feet on center within perimeter buffer areas	To allow zero trees within the east buffer where 23 trees are required	Approval