



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 21, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS, ET AL

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

Table with 3 columns: CASE NUMBER, RECOMMENDATION, and REQUIRED FOR APPROVAL. It contains two rows of staff recommendations for cases 25-0068-ZON1 and 25-0068-SDR1.

\*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 613 (by City Clerk)

PROTESTS 0

APPROVALS 4

**\*\* CONDITIONS \*\***

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**25-0068-SDR1 CONDITIONS**

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**Planning**

1. 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.
2. All development shall be in conformance with the site plan, and building elevations, date stamped 03/11/25, and the landscape plan, date stamped 02/13/25, except as amended by conditions herein.
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. 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.
6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

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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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Replace the Gold Medallion Trees with an equal number of 24-inch box trees that are included on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Alta Drive in conformance with Standard Drawing #234.2 and 234.5 to the Regional Transportation Commission (RTC). If required by the RTC, construct the Bus Shelter Pad at a location acceptable to the RTC.
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 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. Curb ramps and the sidewalk path along Alta Drive may be modified by the City Engineer to address pedestrian and fire access requirements.
11. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
12. 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](mailto:ece@lasvegasnevada.gov).

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13. 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.
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 City is proposing to construct a single-story fire station development on 3.38 acres at the northwest corner of Alta Drive and Falcon Lane.

**ISSUES**

- The applicant is requesting to rezone the subject site from R-1 (Single Family Residential) to C-V (Civic).
- The proposed fire station is one story tall and 12,800 square feet in area.

**ANALYSIS**

The subject site is currently zoned R-1 (Single Family Residential). The adjacent land uses include residential properties to the north, south, and east, a House of Worship to the west of the subject site, and a primary school to the north. The subject site is an infill project in a residential neighborhood with adjacent land uses that a community fire protection facility will contribute to.

The request to rezone the subject site from the R-1 (Single Family Residential) to C-V (Civic) zoning district is compatible with the adjacent land uses, and consistent with the City of Las Vegas 2050 Master Plan goals for infill development of community facilities. As stated in the Master Plan, “utilizing the existing utility network already established within the city rather than expanding outward will most efficiently use the systems already in place. The availability of community facilities such as schools and recreational facilities affects the areas that are especially attractive for residential development, while police and fire protection also assist with the quality of life provided to all land uses.”

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. Except for uses indicated in Subsection (D) of Title 19.10.020 that require a Special Use Permit, any use operated or controlled by the City, Clark County, the State of Nevada or the Federal Government is permitted in the C-V (Civic) zoning district. The fire station will be operated and controlled by the City.

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Development in the (C-V) Civic zoning district is subject to the Residential Adjacency Standards of LVMC 19.08.040(H), the landscape planting standards of LVMC 19.08.040(F) and buffer standards of LVMC 19.08.070 Table 4, and screening standards of LVMC 19.08.040(E)(4). Any request to deviate from these standards shall require the approval of a major review of a Site Development Plan Review pursuant to the provisions of LVMC 19.16.100. The proposed development deviates from the following standards:

<b>Deviations</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
In the C-V (Civic) District, the number of parking spaces required shall be calculated pursuant to the permissible uses tables of 19.12.010.	To allow 32 parking stalls where 43 parking stalls are required	Approval
The Downtown-Red Rock Alta Trail is a Shared Use Trail and is required to have a five-foot-wide amenity zone and an eight-foot-wide sidewalk.	To allow a five foot sidewalk and no amenity zone where a Shared Use Path is required.	Approval
Residential Adjacency Standards of LVMC 19.08.040(H).	To allow a 69-foot residential adjacency setback where 75 feet is required.	Approval
Screening standards of LVMC 19.08.040(E)(4). Refuse collection areas and dumpsters shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening.	To allow a dumpster to be located in the front yard setback area where such is not allowed.	Approval
Landscape buffer standards of LVMC 19.08.070 Table 4.	To allow a zero-foot landscape buffer along the west side of the property where an eight-foot landscape buffer is required	Approval
Landscape planting standards of LVMC 19.08.040(F).	To allow 38 trees where 48 trees are required in the landscape buffers.	Approval
	To allow zero parking lot landscaping trees where two are required.	Approval

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The proposed fire station is one story tall and 12,800 square feet in area. Although it is only one-story the building is 31 feet tall. The subject site is adjacent to R-1 (Single Family Residential) properties on all sides. Residential adjacency proximity slope protections apply to the residential and undeveloped properties to the north, east, and south of the property. As a part of this Site Development, a deviation is requested to allow a 69-foot residential adjacency setback where 75 feet is required, from the undeveloped property to the east. Staff supports this request.

The proposed sidewalk does not meet the Shared Use Path standards in Title 19. In accordance with Title 19.04.010, where a proposed development is adjacent to existing improvements, the Director of Public Works shall determine the extent to which it is appropriate to implement the standards and approve, if necessary, designs for the transition from existing improvements to those that meet the standards. The requested deviation for the fire station is to allow a five-foot sidewalk and no amenity zone where a Shared Use Path is required. Staff supports this request.

In the C-V (Civic) District the number of parking spaces required shall be calculated pursuant to the permissible uses tables in Title 19.12.010; however, the number of parking and loading spaces required for a site may be reduced if the applicant can provide convincing and substantial evidence of the unique operation of a particular use to support the reduction. The Title 19.12.010 parking requirement for a "Government Facility" with this floor area would be a minimum 43 parking stalls. However, the firetruck bays are a significant portion of the floor area of the building. The requested deviation for the fire station is to allow 32 parking stalls where 43 parking stalls are required. Staff supports this request.

A concrete driveway is proposed over the existing pavement on the adjacent site within an access easement. As a result the adjacent site, the Red Rock Baptist Church, is losing four standard parking stalls, a reduction from 80 to 76 total parking spaces. These parking stalls are not required parking. A signed Application and Statement of Financial Interest form has been taken in to provide permission for this work on the adjacent site.

The proposed development is surrounded by landscaping buffers consisting of trees and shrubs along the north, east, and southern perimeters. On the western perimeter the site shares a parking lot with the adjacent House of Worship. At that property line the site completes a parking area with twelve uncovered parking stalls west of the drive aisle on Alta Drive.

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Pursuant to Title 19.10 and 19.08, the landscape buffers surrounding a C-V (Civic) zone require one, 24-inch box tree every twenty feet. To meet that standard a total of 48 landscape buffer trees would be required, where 36 are proposed within perimeter landscape buffers. As a part of this Site Development require, deviation of the landscape buffering requirements in Title 19.08.070 Table 4 standards is requested. To ensure that landscape materials are appropriate for the area and for the City, a Condition has been added to replace the Gold Medallion Tree with an equal number of 24-inch box trees that are included on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List.

Site access is oriented to minimize the impact of the proposed development on adjacent roadways and residential neighborhood traffic. The subject site has vehicular access off of Upland Boulevard and Alta Drive. The property is bound by Falcon Lane to the east and Alta Drive to the south. Alta Drive is an 84-foot wide Major Collector subject to Title 19.04 Complete Street standards and the Master Plan of Streets and Highways. Falcon Lane is a 60-foot wide Local Street subject to Title 14. Upland Boulevard is an 80-foot wide Local Street subject to Title 14. The proposed fire station has directed its primary emergency vehicular exit to be off of Alta Drive, the larger street, which is appropriate due to the unique needs of emergency vehicles exiting the subject site. This also keeps the vehicle circulation away from the immediately adjacent residential property north of the subject site.

The requested deviations from the minimum development standards under 19.10.020 C-V District are able to be supported. First, the required amount of parking spaces required by the fire station as calculated pursuant to the permissible uses tables of 19.12.010 does not account for the portion of this government facility used for firetruck bays and the proposed amount of parking is sufficient for the anticipated use. Second, the proposed development is adjacent to existing improvements that the five-foot sidewalk and no amenity zone will match. Third, the 69-foot residential adjacency setback where 75 feet is required is a minor eight-percent deviation and accomplishes the intent of the residential adjacency standard. Finally, because the site has significant cross access with the abutting Church/House of Worship property, the trash enclosure has been located in a central location with the shared parking lot and there is no internal landscape buffer proposed along the eastern lot line.

Staff recommends approval of the requested Rezoning and approval with conditions of the proposed Site Development Plan Review and associated deviations. The proposed use, a fire station, will be compatible with the adjacent educational and religious land uses within a residentially zoned neighborhood.

## FINDINGS (25-0068-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 request to rezone the subject site from the R-1 (Single Family Residential) to C-V (Civic) zoning district is compatible with the adjacent land uses, and consistent with the City of Las Vegas 2050 Master Plan goals for infill development of community facilities. As stated in the Master Plan, “utilizing the existing utility network already established within the city rather than expanding outward will most efficiently use the systems already in place. The availability of community facilities such as schools and recreational facilities affects the areas that are especially attractive for residential development, while police and fire protection also assist with the quality of life provided to all land uses.”

**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 uses allowed on the subject property in the C-V (Civic) zoning district will be compatible with the surrounding land uses and zoning districts. The adjacent educational and religious land uses are compatible with the allowed government uses.

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

Growth in the community has created the need for the proposed fire protection facility. The proposed Rezoning is appropriate with surrounding land uses.

**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 site has vehicular access off of Upland Boulevard and Alta Drive. The property is bound by Falcon Lane to the east and Alta Drive to the south. Alta Drive is an 84-foot wide Major Collector subject to Title 19.04 Complete Street standards and the Master Plan of Streets and Highways. Falcon Lane is a 60-foot wide Local Street subject to Title 14. Upland Boulevard is an 80-foot wide Local Street subject to Title 14. These roadways are adequate in size for the allowed uses in the C-V (Civic) zoning district. The proposed fire station has directed its primary emergency vehicular exit to be off of Alta Drive, the larger street, which is appropriate due to the unique needs of emergency vehicles exiting the subject site. This also keeps the vehicle circulation away from the immediately adjacent residential property north of the subject site.

### FINDINGS (25-0068-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 adjacent land uses include residential properties to the north, south, and east, a House of Worship to the west of the subject site, and a primary school to the north. The subject site is an infill project in a residential neighborhood with adjacent land uses that a community fire protection facility will contribute to. The proposed development is compatible with adjacent development and development in the area.

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

The proposed use conforms to the 2050 City of Las Vegas Master Plan and Title 19.10.020 standards for the C-V (Civic) zoning district.

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

The subject site has vehicular access off of Upland Boulevard and Alta Drive. The property is bound by Falcon Lane to the east and Alta Drive to the south. Alta Drive is an 84-foot wide Major Collector subject to Title 19.04 Complete Street standards and the Master Plan of Streets and Highways. Falcon Lane is a 60-foot wide Local Street subject to Title 14. Upland Boulevard is an 80-foot wide Local Street subject to Title 14. The proposed fire station has directed its primary emergency vehicular exit to be off of Alta Drive, the larger street, which is appropriate due to the unique needs of emergency vehicles exiting the subject site. This also keeps the vehicle circulation away from the immediately adjacent residential property north of the subject site.

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

To ensure that landscape materials are appropriate for the area and for the City, a Condition has been added to replace the Gold Medallion Tree with an equal number of 24-inch box trees that are included on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List.

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

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The proposed building elevations are architecturally orderly and pleasing. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance.

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

The proposed development will have the appropriate measures, such as permit reviews and approval, taken to secure and protect the public welfare.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
04/27/93	The Board of Zoning Adjustments approved a Special Use Permit (U-0072-93) for child care in conjunction with the existing church at 5500 Alta Drive.
04/08/25	<p>The Planning Commission voted (7-0) to recommend APPROVAL For possible action on the following Land Use Entitlement project requests on 3.38 acres at the northwest corner of Alta Drive and Falcon Lane (APNs 138-36-201-014 and 138-36-201-013), Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.</p> <p>25-0068-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) [APN 138-36-201-014]</p> <p>25-0068-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 12,800 SQUARE-FOOT FIRE STATION DEVELOPMENT</p>

<b><i>Most Recent Change of Ownership</i></b>	
06/27/24	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
No related building permits or business licenses.	

<b><i>Pre-Application Meeting</i></b>	
01/08/25	A pre-application meeting was held to discuss the submittal requirements for a Rezoning and Site Development Plan Review.

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<b>Neighborhood Meeting</b>	
04/07/25	A voluntary neighborhood meeting was held at Mirabelli Community Center to receive public input on the proposed development.

<b>Field Check</b>	
02/27/25	During a routine site visit staff observed a vacant lot fenced off with litter scattered throughout the site and sections of the fencing in disrepair.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	1.70

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	PF (Public Facility)	R-1 (Single Family Residential)
North	Primary School	PF (Public Facility)	C-V (Civic)
	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
West	House of Worship	PF (Public Facility)	R-1 (Single Family Residential)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Charleston	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (175 Feet)	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Downtown-Redrock Alta Trail – Shared Use Path)	N*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

*\*The proposed sidewalk does not meet the Shared Use Path standards in Title 19. In accordance with Title 19.04.010, where a proposed development is adjacent to existing improvements, the Director of Public Works shall determine the extent to which it is appropriate to implement the standards and approve, if necessary, designs for the transition from existing improvements to those that meet the standards.*

**DEVELOPMENT STANDARDS**

Pursuant to Title 19.10.020, the minimum development standards for property in the C-V District shall be established in connection with the approval of a review of a Site Development Plan Review pursuant to LVMC 19.16.100, with the addition of specific standards pertaining to parking design, parking spaces and signage to be applied. 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 Review is required pursuant to the provisions of Title 19.16.100.

<b>Residential Adjacency Standards</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
3:1 proximity slope	75 Feet	69 Feet	N*
Adjacent development matching setback	5 Feet	110 Feet	Y
Trash Enclosure	50 Feet	200 Feet	Y**

*\*As a part of this Site Development Plan Review, a deviation is requested to allow a 69-foot residential adjacency setback where 75 feet is required.*

*\*\*As a part of this Site Development review, a deviation is requested to allow a dumpster to be located near a street front in the front yard setback area where such is not allowed.*

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<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
R-1	5.5 du/ac	9
<b>Proposed Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
C-V	NA	NA

**Pursuant to Title 19.08, the following standards apply:**

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	9 Trees	N
• South	1 Tree / 20 Linear Feet	9 Trees	7 Trees	N
• East	1 Tree / 20 Linear Feet	15 Trees	8 Trees	N
• West	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
<b>TOTAL PERIMETER TREES</b>		<b>48 Trees</b>	<b>38 Trees</b>	<b>N**,**</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	0 Trees	N**
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		0 Feet	N**

*\*A Condition has been added to replace the Gold Medallion Tree with an equal number of 24-inch box trees that are included on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List.*

*\*\*\*As a part of this Site Development require, deviation of the above standards is requested.*

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<i>Fence Location</i>	<i>Fence Height</i>	<i>Secondary wall height</i>	<i>Minimum spacing between wall sections - Outside Dimensions</i>	
Falcon Lane	16 feet, including a 10-foot retaining wall	2 Feet	5 Feet	
North Property Line	8 Feet	N/A	N/A	
West Property Line	8 Feet	N/A	N/A	
<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Alta Drive	Major Collector	Title 19.04 Master Plan of Streets and Highways	84	Y
Falcon Lane	Local Street	Title 14	60	Y
Upland Boulevard	Local Street	Title 14	80	Y

**Pursuant to Title 19.10 and 19.12, the following parking standards apply:**

<b>Parking Requirement</b>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
Government Facility	12,800 square feet	One space for each 300 square feet of gross floor area.	43				
<b>TOTAL SPACES REQUIRED</b>			43		32		Y*
<b>Regular and Handicap Spaces Required</b>			41	2	30	1	Y*

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*\*In the C-V (Civic) District the number of parking spaces required shall be calculated pursuant to the permissible uses tables of 19.12.010; however, the number of parking and loading spaces required for a site may be reduced if the applicant can provide convincing and substantial evidence of the unique operation of a particular use to support the reduction. The proposed parking facility meets the needs of the operation of this particular fire station.*

**Pursuant to Title 19.06 and 19.12, the following parking standards apply to the adjacent site:**

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required Parking Ratio</b>	<b>Required Parking</b>		<b>Provided Parking</b>		<b>Compliance</b>
			Regular	Handi-capped	Regular	Handi-capped	
			House of Worship	5,589 SF of gathering room	One space for each 100 square feet of non-fixed seating area in the gathering room.	56	
<b>Existing Spaces</b>					80		Y
<b>Remaining Spaces</b>					76		Y
<b>TOTAL SPACE REQUIRED</b>			56		76		Y
<b>Regular and Handicap Spaces Required</b>			53	3	72	4	Y

<b>Deviations</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
In the C-V (Civic) District, the number of parking spaces required shall be calculated pursuant to the permissible uses tables of 19.12.010.	To allow 32 parking stalls where 43 parking stalls are required	Approval
The Downtown-Red Rock Alta Trail is a Shared Use Trail and is required to have a five-foot-wide amenity zone and an eight-foot-wide sidewalk.	To allow a five foot sidewalk and no amenity zone where a Shared Use Path is required.	Approval
Residential Adjacency Standards of LVMC 19.08.040(H).	To allow a 69-foot residential adjacency setback where 75 feet is required.	Approval

JN

<b>Deviations</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Screening standards of LVMC 19.08.040(E)(4). Refuse collection areas and dumpsters shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening.	To allow a dumpster to be located in the front yard setback area where such is not allowed.	Approval
Landscape buffer standards of LVMC 19.08.070 Table 4.	To allow a zero-foot landscape buffer along the west side of the property where an eight-foot landscape buffer is required	Approval
Landscape planting standards of LVMC 19.08.040(F).	To allow 38 trees where 48 trees are required in the landscape buffers.	Approval
	To allow zero parking lot landscaping trees where two are required.	Approval