

**** CONDITIONS ****

23-0516-SDR1 CONDITIONS

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, landscape plan, and building elevations, date stamped 01/28/24, except as amended by conditions herein.
3. An Exception from Title 19.08.110 is hereby approved, to allow one interior parking area tree where eight are required.
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. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

8. Construct half-street improvements matching improvements to the north and south on Maydelle Place, including appropriate overpaving, adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Street lighting may be deferred at the discretion of the City Engineer Traffic provided that street light conduit is installed with pull boxes at each future street light location. If a streetlight deferral is allowed, a deferral fee in accordance with Title 19.02.025.F shall be paid prior to the issuance of permits for this site..
9. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
10. 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.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

12. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review for a six-unit Multi-Family residential development at 388 Maydelle Place.

ISSUES

- An Exception is requested to allow one interior parking area tree where eight are required. Staff supports the request.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD."

ANALYSIS

The subject undeveloped, 0.29-acre site is zoned R-3 (Medium Density Residential) and subject to Title 19 development standards. It has a land use designation of TOD-2 (Transit Oriented Development - Low), which allows a maximum density of up to 30 dwelling units per acre. The purpose of the R-3 District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. Properties adjacent to the north, south and east are developed with existing Multi-Family residential developments. Properties adjacent to the west are developed with existing single-family dwellings. The applicant proposes to develop the subject site with a six-unit Multi-Family development.

The submitted plans depict a two-story, six-unit building with a maximum height of 30 feet. The building façade is primarily comprised of stucco and faux stone siding in neutral tones. Site access is provided by Maydelle Place. Each dwelling unit will have two bedrooms. The on-site parking requirement for the Residential, Multi-Family use is 1.75 spaces per two-bedroom units, plus one additional guest space per six dwelling units. Title 19 parking requirements are satisfied as 13 parking spaces are provided where 13 are required. The primary landscape materials include Ceratonia Siliqua Trees, Red Yucca and Dwarf Oleande shrubs which adhere to the recommendations of the Southern Nevada Regional Plant List. An Exception is requested to allow one interior parking area tree where eight are required. Staff finds the request to be minor in nature and will not have a negative impact on the surrounding area. Sufficient landscaping is provided in the perimeter landscape buffer areas.

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The Clark County School District (CCSD) has commented, “Approximately three elementary and secondary students are expected to be generated by the proposed development. Desert Pines High School is over capacity for the 2023-2024 school year. Desert Pines High School is at 121.15 percent of program capacity.”

The subject site is located within the City of Las Vegas 2050 Master Plan East Las Vegas Area. The proposed development supports the City of Las Vegas 2050 Master Plan objective of providing additional housing options in order to meet the needs of the growing community. Staff finds the proposed development to be designed in a harmonious and compatible manner with the surrounding area and thereby recommends approval of the Site Development Plan Review, subject to conditions.

FINDINGS (23-0516-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 existing residential 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 development is consistent with the City of Las Vegas 2050 Master Plan by providing additional housing options for the community. An Exception is requested to allow a reduction in interior parking area trees which staff finds minor in nature.

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

Site access is provided by Maydelle Place, a 60-foot Local Street, which is adequate to meet the needs of the proposed development.

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

The proposed building material of stucco is appropriate for this area and for the city. The proposed landscape materials are drought tolerant and adhere to the recommendations of the Southern Nevada 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;**

The proposed building elevations are not unsightly or obnoxious in appearance. The buildings are designed to be compatible with the existing development in the surrounding 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 licensing and building permit requirements, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/23/22	Code Enforcement Case #CE22-03203 was opened for a complainant regarding an excessive amount of junk and trash on the property. There are many inoperable vehicles and old appliances in both the front and back yards. The case was resolved as of 02/06/23.

<i>Most Recent Change of Ownership</i>	
07/10/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits/business licenses of note.	

<i>Pre-Application Meeting</i>	
09/27/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed multi-family development.

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Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
02/29/24	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.29

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	TOD-2 (Transit Oriented Development - Low)	R-3 (Medium Density Residential)
North	Residential, Multi-Family	TOD-2 (Transit Oriented Development - Low)	R-3 (Medium Density Residential)
South	Residential, Multi-Family	TOD-2 (Transit Oriented Development - Low)	R-3 (Medium Density Residential)
East	Residential, Multi-Family	TOD-2 (Transit Oriented Development - Low)	R-3 (Medium Density Residential)
West	Residential, Single-Family Detached	TOD-2 (Transit Oriented Development - Low)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
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 19.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	12,632 SF	Y
Min. Setbacks			
• Front	10 Feet	70 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	5 stories/ 55 Feet	2 stories/ 25 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.06 and 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• South	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• East	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	2 Trees	2 Trees	Y
TOTAL PERIMETER TREES		18 Trees	18 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	1 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		5 Feet	Y**
• South	6 Feet		5 Feet	Y**
• East	6 Feet		6 Feet	Y
• West	15 Feet		15 Feet	Y

*An Exception is requested to allow a reduction in interior parking area landscaping.

**When building setbacks are less restrictive, the setbacks shall prevail.

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Maydelle Place	Local Street	Title 13	50	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
			Residential, Multi-Family	2 bedroom units (2)	1.75 per unit	4	
	3 bedroom units (4)	2 per unit	8				
Residential, Multi-Family (Guest Parking)	6 units	1 per six units	1				
TOTAL SPACES REQUIRED			13		13		Y
Regular and Handicap Spaces Required			12	1	12	1	Y

Exceptions		
Requirement	Request	Staff Recommendation
Provide one tree per six uncovered parking spaces, plus one tree at the end of each row of spaces (Eight)	To allow one interior parking area tree	Approval