


AGENDA MEMO - COMMUNITY DEVELOPMENT
PLANNING COMMISSION MEETING DATE: APRIL 8, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: SHALOM BOUGANIM - OWNER: ASD GROUP, LLC
**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0032-GPA1	Staff recommends DENIAL.	
25-0032-ZON1	Staff recommends DENIAL.	25-0032-GPA1
25-0032-VAR1	Staff recommends DENIAL, if approved subject to conditions:	25-0032-GPA1 25-0032-ZON1 25-0032-VAR2 25-0032-SDR1
25-0032-VAR2	Staff recommends DENIAL, if approved subject to conditions:	25-0032-GPA1 25-0032-ZON1 25-0032-VAR1 25-0032-SDR1
25-0032-SDR1	Staff recommends DENIAL, if approved subject to conditions:	25-0032-GPA1 25-0032-ZON1 25-0032-VAR1 25-0032-VAR2

**** NOTIFICATION ****
NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 595

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0032-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow 32 parking spaces where 72 parking spaces are required and to allow two handicap parking spaces where three handicap parking spaces are required.
2. Approval of a General Plan Amendment (25-0032-GPA1) and Rezoning (25-0032-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (25-0032-VAR2) Site Development Plan Review (25-0032-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.

25-0032-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a 70-foot residential adjacency setback where 102 feet is required.

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2. Approval of a General Plan Amendment (25-0032-GPA1) and Rezoning (25-0032-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (25-0032-VAR1) and Site Development Plan Review (25-0032-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.

25-0032-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (25-0032-GPA1) and Rezoning (25-0032-ZON1) and Approval of and conformance to the Conditions of Approval for Variances (25-0032-VAR1 and VAR2) 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 and landscape plan date stamped 03/04/25; and building elevations date stamped 02/13/25, except as amended by conditions herein.
4. A Waiver from 19.06.120 is hereby approved, to allow a five-foot perimeter landscape buffer where 15 feet is required along the east property line.
5. A Waiver from Title 19.06.120 is hereby approved, to allow a 10-foot perimeter landscape buffer where 15 feet is required along the north property line.

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6. A Waiver of Title 19.06.120 is hereby approved, to allow a two-foot perimeter landscape buffer where six feet is required along the south property line.
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. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Owens Avenue 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.
14. 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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15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. 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.
17. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
18. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a proposed three-story, 50-unit multi-family residential development at the southwest corner of Owens Avenue and Henry Drive.

ISSUES

- A General Plan Amendment is requested from M (Medium Density Residential) to H (High Density Residential). Staff does not support this request.
- A Rezoning is requested from R-3 (Medium Density Residential) to R-4 (High Density Residential). Staff does not support this request.
- A Variance is requested, to allow 32 parking spaces where 72 parking spaces are required and to allow two handicap parking spaces where three handicap parking spaces are required. Staff does not support this request.
- A Variance is requested, to allow a 70-foot residential adjacency setback where 102 feet is required. Staff does not support this request.
- A Waiver of Title 19.06.120 is requested, to allow a five to 10-foot perimeter landscape buffer where 15 feet is required along the east property line. Staff does not support this request.
- A Waiver of Title 19.06.120 is requested, to allow a 10-foot perimeter landscape buffer where 15 feet is required along the north property line. Staff does not support this request.
- A Waiver of Title 19.06.120 is requested, a two-foot perimeter landscape buffer where six feet is required along the south property line. Staff does not support this request.
- There is an open Code Enforcement case (#CE24-09564) citing homeless encampments on an undeveloped lot.

ANALYSIS

The subject site is currently undeveloped and is zoned R-3 (Medium Density Residential) with an underlying General Plan designation of M (Medium Density Residential). The site has been undeveloped since at least 1990 and is bordered by single-family and multi-family residential development to the north, west, and south. Across Henry Way to the east is an existing R-E (Residence Estates) zoned property that is developed with a single-family residence.

Staff Report Page Two

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The applicant has proposed a General Plan Amendment from M (Medium Density Residential) to H (High Density Residential). The H (High Density Residential) category allows multi-family housing, apartments, condominiums, townhomes, and high-rise residential at densities greater than 25.50 dwelling units per acre. The proposed 50-unit multi-family residential development on 0.71 acres results in a maximum density of 70.40 dwelling units per acre. The proposed density exceeds the < 25.50 dwelling units per acre maximum allowed density for M (Medium Density Residential) designated properties, prompting this General Plan Amendment request.

Subsequently, the applicant also proposed a Rezoning of the subject site from R-3 (Medium Density Residential) to R-4 (High Density Residential). The R-4 (High Density Residential) zoning district is intended to allow high density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-4 (High Density Residential) zoning district is consistent with the policies of the H (High Density Residential) category of the General Plan.

The surrounding area is characterized by General Plan designations of M (Medium Density Residential) and ML (Medium-Low Density Residential). To the north are single-family residences in Clark County with a Compact Neighborhood planned land use of up to 18 dwelling units per acre. Furthermore, the area is surrounded by R-3 (Medium Density Residential), R-2 (Medium-Low Density Residential), R-E (Residence Estates), and RS2 (Residential Single-Family 2 – Clark County) zoned properties. Staff has determined that the proposed R-4 (High Density Residential) zoning district and H (High Density Residential) General Plan designation are not consistent with the surrounding area, as the proposed zoning district and General Plan designation is not located anywhere near the subject site. This is representative of “spot zoning”, which is defined as the “rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan”. Rezoning the subject site would create a “spot” of R-4 (High Density Residential) and H (High Density Residential) in an area with lower density zoning districts and land use categories. Therefore, staff recommends denial of the requested General Plan Amendment and Rezoning.

Site Development Plan Review and Variances

The applicant has proposed to develop a three-story, 50-unit multi-family residential apartment development consisting of one building, with studio and one-bedroom units. The submitted floor plans indicate that the studio configuration would be approximately 330 square feet, where one-bedroom units are approximately 560 square feet. Given the proposed unit mix, Title 19.12 dictates that 1.25 parking spaces per unit shall be provided in addition to one guest space for every six units spread throughout the development. Cumulatively, this equates to 72 required parking spaces, including three accessible parking spaces. The proposed development provides 32 parking spaces and two accessible parking spaces, prompting a Variance of this requirement.

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The applicant anticipates a large majority of the building's residents to utilize public transportation and have located one of the building entrances adjacent to a future bus stop. Additionally, the submitted plans indicate bike storage along the Owens Avenue street frontage. While the East Las Vegas neighborhood has been characterized by lower rates of car ownership compared to the rest of the City of Las Vegas, staff finds this Variance request as evidence of attempting to overdevelop a typical, rectangular lot. Therefore, staff does not support this Variance request.

Oriented towards the northeast corner of the lot, the submitted building elevations depict a maximum building height of 34 feet, with building facades treated with white sand stucco, aluminum frame windows, grey CMU, and green stucco accents. Notably, the east and west building elevations depict a saw-tooth façade, which creates a plane of visual interest. As proposed, the building elevations materials are consistent with architectural design standards detailed in Title 19.06.040.

The subject site is adjacent to an R-E (Residence Estates) zoned property that is developed with a single-family dwelling to the east. Pursuant to Title 19.06.040.I, all property to be developed for multi-family residential or a nonresidential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL, or R-CL is subject to residential adjacency standards. As the proposed development is 34 feet tall, the development must be setback at least 102 feet from the property line of the protected R-E (Residence Estates) zoned property. The submitted plans indicate a 70-foot residential adjacency setback, prompting another Variance request. Similarly, staff finds this request as evidence of attempting to overdevelop the subject property and therefore recommends denial of this Variance request.

The applicant has also requested multiple Waivers of perimeter landscape buffer requirements as indicated on the submitted landscape plan. Pursuant to Title 19.06., landscape buffers adjacent to right-of-way are required to be increased to 15 feet when adjacent to or across the street from an existing single-family residential use or zoning district. The proposed development, instead, provides a five-foot to 10-foot perimeter landscape buffer along portions of the east property line and a 10-foot perimeter landscape buffer along portions of the north property line. An additional Waiver is required for the south property line, as the submitted plans indicate a two-foot landscape buffer where six feet is required.

The City of Las Vegas 2050 Master Plan has prioritized increasing tree canopy coverage across all areas of the city as one of the methods to reduce the urban heat island effect and corresponding extreme heat conditions. East Las Vegas has the highest levels of ozone in the City of Las Vegas, which is attributed to an overall lack of investment or under-investment in infrastructure like a dense tree canopy. As one of the fastest warming cities in the country, extreme heat is one of the current and long-term hazard vulnerabilities to the city that must be mitigated. Trees and other vegetation help cool cities by providing shade, reducing direct sunlight, reducing associated energy costs to cool buildings and decrease the amount of heat absorbed by asphalt areas like streets or parking lots. By requesting a reduction in required landscape buffer areas, not only is the applicant proposing to overdevelop the site, the proposed development, if approved, will further exacerbate extreme heat conditions in the East Las Vegas neighborhood. Therefore, staff does not support these Waiver requests.

The Clark County School District has found that the proposed development will add approximately six elementary school students, three middle school students, and four high school students. Of the school serving the area (Diaz Elementary School, Monaco Middle School, and Desert Pines High School), only Desert Pines is over capacity for the 2024-2025 school year at 117.81 percent of program capacity.

Despite the proposed multi-family residential development representing much-needed multi-family housing within the East Las Vegas neighborhood planning area and fulfills the City's 2050 Master Plan goals for the provision of additional housing units, staff cannot support the request Variance of parking and residential adjacency requirements and requested Waivers for a reduction in perimeter landscape buffer requirements. These requests reinforce the unsuitability of the proposed development to the surrounding area. For these reasons, staff recommends denial of the proposed development. If approved, the Site Development Plan Review and Variances will be subject to conditions.

FINDINGS (25-0032-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

If approved, the density allowed by the proposed General Plan Amendment of greater than 25.50 dwelling units per acre is not compatible with adjacent M (Medium Density Residential) and ML (Medium-Low Density Residential) land use designations.

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

The proposed H (High Density Residential) General Plan designation allows the R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and R-4 (High Density Residential) zoning districts. The applicant has proposed a Rezoning from R-3 (Medium Density Residential) to R-4 (High Density Residential) on the subject site, which is not consistent with the surrounding area.

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

There are adequate transportation and utilities to accommodate the residential uses allowed by the proposed H (High Density Residential) General Plan designation.

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

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

FINDINGS (25-0032-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 R-4 (High Density Residential) zoning district conforms to the proposed H (High Density Residential) 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 proposed R-4 (High Density Residential) zoning district would allow for high-density multi-family development which is not compatible with the surrounding land uses and zoning district.

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

The proposed rezoning from R-3 (Medium Density Residential) to R-4 (High Density Residential) is an instance of spot zoning, which is defined as “rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan”. In this instance, the requested Rezoning will accommodate a much higher density of 70.40 dwelling units per acre, which is not compatible with the surrounding area. While the City of Las Vegas has identified the provision of additional housing units as a goal for East Las Vegas and the City as a whole, the same can be achieved with the current General Plan designation and zoning district. Therefore, the requested Rezoning is not appropriate.

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 proposed access to the subject site is from Henry Avenue, a 60-foot Local Street, which is adequate in size to meet the needs of the proposed zoning district.

FINDINGS (25-0032-VAR1 AND VAR2)

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.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop a site without providing the required parking spaces and within the required residential adjacency setback. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (25-0032-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 requires a Variance of parking and residential adjacency requirements in addition to Waivers of perimeter landscape buffer requirements, thereby reinforcing the proposed development's incompatibility 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 development requires multiple Variances and Waivers for the proposed development and is not consistent with Title 19 requirements.

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

Site access is provided by Henry Avenue, a 58-foot wide local street as designated by Title 13. The submitted plans indicate a second driveway on Owens Avenue for fire access only. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

Building and landscape materials are appropriate for the area and for the City. Proposing plant species are consistent with 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;**

Building elevations, design characteristics and other architectural and aesthetic features represent a visually interesting façade and 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 be subject to building permit review and subsequent inspections to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/03/21	The City Council approved a Rezoning (21-0161-ZON1) from R-E (Residence Estates) to R-3 (Medium Density Residential) at the southwest corner of Owens Avenue and Henry Drive.
	The City Council approved a Variance (21-0161-VAR1) to allow 23 parking spaces where 31 are required at the southwest corner of Owens Avenue and Henry Drive.
	The City Council approved a Variance (21-0161-VAR2) to allow a seven-foot front yard setback where 10 feet is required; a zero-foot side yard setback where five feet is required, a zero-foot rear yard setback where 20 feet is required and six feet in between buildings where 10 feet is required at the southwest corner of Owens Avenue and Henry Drive.
	The City Council approved a Site Development Plan Review (21-0161-SDR1) for a proposed 16-unit, two-unit multi-family residential development with Waivers of the perimeter landscape buffer requirements at the southwest corner of Owens Avenue and Henry Drive.

<i>Most Recent Change of Ownership</i>	
02/16/21	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
0/14/25	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Site Development Plan Review and Variance.

Neighborhood Meeting	
03/12/24	<p>A neighborhood meeting was scheduled on Wednesday, March 12th at 6:00 p.m. at Suite 150, 1025 South 1st Street.</p> <p>Meeting start time: 6:06 p.m. Meeting end time: 6:15 p.m.</p> <p>Attendance:</p> <ul style="list-style-type: none"> - 5 representatives for the applicant - 1 member of City of Las Vegas Department of Community Development Staff - 3 members of the public <p>The meeting was opened at 6:06 p.m. The applicant opened the meeting with a description of the project. The applicant then opened the meeting to questions where the following questions/concerns were presented:</p> <ul style="list-style-type: none"> - Question regarding how many buildings and how many units for the multi-family residential development <ul style="list-style-type: none"> o Applicant clarified one building, with 50 studio and 1 bedroom units - Question regarding how many parking spaces are available on the site. <ul style="list-style-type: none"> o Applicant clarified 32 parking spaces are available and stated alternative transportation methods like bus and electric bicycle parking would be available to residents. - Concern regarding potential overflow of parking as a result of the lack of parking provided onsite. <ul style="list-style-type: none"> o Applicant clarified that their product types are oriented towards affordable units, where most residents wouldn't own a car. - Question regarding the number of bedrooms in each unit <ul style="list-style-type: none"> o Applicant clarified only studio and 1 bedroom units would be offered.

<i>Neighborhood Meeting (continued)</i>	
03/12/24	No further questions or concerns were presented. No indication was made by the public as to whether they supported or oppose the proposed development. The neighborhood meeting was closed at 6:15.

<i>Field Check</i>	
02/27/25	Staff conducted a routine field check of the subject site and observed an undeveloped lot with debris and homeless encampments. A Code Enforcement case (CE24-09564) has been open since 12/24/24.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.71

<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	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Residential, Single Family, Detached	Compact Neighborhood (up to 18 du/ac) – Clark County	RS2 (Residential Single-Family – Clark County)
South	Residential, Multifamily	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
East	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Residential, Multifamily	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	N*
East Las Vegas Special Area Plan	N*
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*Refer to landscaping and open space standards.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	30,927 SF	Y
Min. Lot Width	N/A	139 Feet	N/A
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	68 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	20 Feet	50 Feet	Y
Max. Lot Coverage	N/A	25%	N/A
Max. Building Height	N/A	34 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	102 Feet	70 Feet	N*
Trash Enclosure	50 Feet	77 Feet	Y

*A Variance is requested for residential adjacency requirements.

Existing Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	13-50 du/ac*	9-35 units*
Proposed Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	Unlimited	Unlimited
Existing General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	< 25.5 du/ac	18 units
Proposed General Plan	Permitted Density	Units Allowed
H (High Density Residential)	>25.5 du/ac	> 18 units

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

Pursuant to Title 19.06.040 and Title 19.08.110, 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	8 Trees	8 Trees	Y
• West	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
TOTAL PERIMETER TREES		30 Trees	30 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	6 Trees	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		10 Feet	N*
• South	6 Feet		3 Feet	N*
• East	15 Feet		5 Feet	N*
• West	5 Feet		5 Feet	Y**
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

*Waivers are requested for a reduction in perimeter landscape buffer widths. The City of Las Vegas 2050 Master Plan has prioritized increasing tree canopy coverage across all areas of the city as one of the methods to reduce the urban heat island effect and corresponding extreme heat conditions. East Las Vegas has the highest levels of ozone in the City of Las Vegas, which is attributed to an overall lack of investment or under-investment in infrastructure like a dense tree canopy. As one of the fastest warming cities in the country, extreme heat is one of the current and long-term hazard vulnerabilities to the city that must be mitigated. Trees and other vegetation help cool cities by providing shade, reducing direct sunlight, reducing associated energy costs to cool buildings and decrease the amount of heat absorbed by asphalt areas like streets or parking lots. By requesting a reduction in required landscape buffer areas, not only is the applicant proposing to overdevelop the site, the proposed development, if approved, will further exacerbate extreme heat conditions in the East Las Vegas neighborhood. Therefore, staff does not support these Waiver requests.

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

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Henry Street	Local Street	Title 13	60 Feet	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Multifamily	50 units (Studio and 1 BR)	1.25 spaces per unit	63				
Guest Parking		1 space per 6 units	9				
TOTAL SPACES REQUIRED			72				32
Regular and Handicap Spaces Required			69	3	30	2	N*
Percent Deviation			55%				

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide a 15-foot perimeter landscape buffer	Allow a five to 10-foot perimeter landscape buffer where 15 feet is required along the east property line.	Denial
	Allow a 10-foot perimeter landscape buffer where 15 feet is required along the north property line.	Denial
Provide a six-foot perimeter landscape buffer	Allow a two-foot perimeter landscape buffer where six feet is required along the south property line.	Denial