



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: GEORGE GEKAKIS, INC. - OWNER: KARDIA PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0049-VAR1	Staff recommends APPROVAL, subject to conditions:	
24-0049-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0049-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 149

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0049-VAR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (24-0102-GPA1) and Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0049-SDR1) shall be required, if approved.
2. A Variance (24-0049-VAR1) is hereby approved to allow a proposed 10-foot tall front yard wall where five feet with a two-foot solid base is the maximum height allowed; to allow a proposed 10-foot tall perimeter wall where eight feet is the maximum height allowed and to allow zero percent contrasting material where 20 percent is required. The proposed walls shall aesthetically match the existing walls to the south of the subject site.
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. The proposed perimeter wall shall match the existing perimeter wall adjacent to the subject site.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0049-SDR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (24-0102-GPA1) and Approval of and conformance to the Conditions of Approval for Variance (24-0049-VAR1) 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. Site Development Plan Review (SDR-78417), Variance (VAR-78416) and Extension of Time Requests (22-0275-EOT1 and EOT2) are hereby expunged.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/18/24, except as amended by conditions herein.
5. Waivers from Title 19.06.120 are hereby approved, to allow an eight-foot wide landscape buffer along the western perimeter where 10 feet is required; a seven-foot wide landscape buffer width along the eastern perimeter where 15 feet is required; and to allow no landscape buffer along the southern property line where six feet is required.
6. Exceptions from Title 19.08.110 are hereby approved, to allow 31 perimeter trees where 46 are required and to allow four interior parking area trees where seven are required.
7. A Waiver from Title 19.06.040 is hereby approved, to allow a 128-foot residential adjacency setback where 138 feet is required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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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. Planting materials shall adhere to the recommendations of the Southern Nevada Regional Plant List.
11. 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.
12. The proposed perimeter walls shall aesthetically match the existing walls utilized for the development to the south of the subject site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Construct improvements along Lilly Lane matching existing improvements to the south and install street lighting on Effinger Street concurrent with on-site development activities.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
17. A deviation from standard 222.1 is hereby granted to allow no egress curb return and a callbox closer than 50 feet from the curb line. No portion of the entry median shall obstruct the required accessibility path along Effinger Street.
18. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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19. Submit a License Agreement for landscaping and private improvements in the Harris Avenue public right-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).
20. 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.
21. 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

22. 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

This is a Site Development Plan Review request for a proposed Senior Citizen Apartment development on 1.49 acres located on the south side of Harris Avenue between Lilly Lane and Effinger Street.

ISSUES

- A Variance is requested to allow a proposed 10-foot tall front yard wall where five feet with a two-foot solid base is the maximum height allowed; to allow a proposed 10-foot tall perimeter wall where eight feet is the maximum height allowed and to allow zero percent contrasting material where 20 percent is required. Staff supports the request.
- A Waiver is requested to allow a 128-foot residential adjacency setback where 138 feet is required. Staff supports the request.
- Waivers are requested to allow reduced landscape buffer widths along portions of the perimeter property lines. Staff supports the requests.
- Exceptions are requested to allow a reduction in required perimeter and interior parking area landscape materials. Staff supports the requests.
- The proposed development is contingent on the approval of associated General Plan Amendment (24-0102-GPA1).
- A General Plan Amendment (24-0102-GPA1) is requested from TOD-2 (Transit Oriented Development - Low) to H (High Density Residential). This amendment will allow for more density. Staff supports the request.
- The proposed development will provide affordable housing which is in support of the City of Las Vegas 2050 Master Plan.
- The subject site has a documented Code Enforcement history regarding homeless encampment issues.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD. Water services need to be established."
- Active entitlements for the subject site, Site Development Plan Review (SDR-78417) and Variance (VAR-78416) will be expunged as a Condition of Approval.

ANALYSIS

The subject undeveloped site is zoned R-4 (High Density Residential) with a TOD-2 (Transit Oriented Development - Low). It is subject to Title 19 development standards. The surrounding area includes an existing Multi-Family residential development on property adjacent to the west and an existing Senior Citizen Apartment development on property adjacent to the south. The properties adjacent to the east are zoned R-E (Residence Estates) and developed with existing single-family dwellings. The property adjacent to the north is developed with an existing primary school. The applicant has

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proposed to develop the subject site with a 60-unit Senior Citizen Apartment development.

The proposed development is contingent on the approval of associated General Plan Amendment (24-0102-GPA1). In order to help facilitate the proposed Senior Citizen Apartment development, the City of Las Vegas Department of Community Development has initiated the General Plan Amendment request. This amendment will allow the developer to maximize the subject property with a needed affordable housing development. The proposed amendment supports the City of Las Vegas 2050 Master Plan and will allow the construction of a quality affordable housing development. Therefore, staff recommends approval of the requested General Plan Amendment.

Per Title 19, the Senior Citizen Apartments use is defined as, “An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as “housing for older persons” under the provisions of Federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and
2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.”

The use is permitted in the R-4 (High Density Residential) zoning district. The R-4 District is intended to allow for the development of 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 District is consistent with the policies of the High Density Residential category of the General Plan. The proposed development adheres to this description. Per the submitted justification letter, the applicant proposes to develop a Senior Citizen Apartment development as an extension of the existing McKnight Senior Village development on property adjacent to the south.

The submitted plans depict a four-story, 60-unit senior citizen apartment development. The proposed dwelling unit types include 48 one-bedroom units and 12 two-bedroom units. Access is proposed from Effinger Street, which is adequate in size to accommodate the needs of the proposed development. The on-site parking requirement is .75 spaces per unit. This requirement is satisfied as 50 spaces are provided where 45 are required. Three handicap accessible parking spaces are provided. The proposed parking along the perimeter will be covered.

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Pursuant to Title 19.06.120, a six-foot wide landscape buffer is required along interior lot lines, a 10-foot wide landscape buffer is required adjacent to the right-of-way. When adjacent to or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet. One tree per six uncovered parking spaces, plus one tree at the end of each row of spaces is required for the interior parking area. The following Waivers and Exceptions are requested:

- To allow an eight-foot wide landscape buffer along the western perimeter where 10 feet is required;
- To allow a seven-foot wide landscape buffer width along the eastern perimeter where 15 feet is required;
- To allow no landscape buffer along the southern property line where six feet is required;
- To allow 31 perimeter trees where 46 are required;
- And to allow four interior parking area trees where seven are required.

Staff finds the requests to be minor in nature and will not have a negative impact on the surrounding area. No landscape buffer along the southern perimeter is justified as the applicant proposes to remove the wall that separates the existing development to the south. A condition of approval has been added to ensure the proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List. The intention is for the proposed Senior Citizen Apartment development to be an extension of the existing development to the south. Therefore, staff recommends approval of the requests.

Wall heights are subject to Title 19.06.120 development standards. A Variance is requested to allow a proposed 10-foot tall front yard wall where five feet with a two-foot solid base is the maximum height allowed; to allow a proposed 10-foot tall perimeter wall where eight feet is the maximum height allowed and to allow zero percent contrasting material where 20 percent is required. Staff supports the Variance request as the walls will be compatible with the existing walls on properties adjacent to the south. A condition of approval has been included to ensure compliance with this requirement.

The submitted building elevations depict a four-story building with a maximum height of 46 feet. The proposed façade material is stucco in neutral tones. This is compatible with the existing development in the surrounding area. Residential adjacency requirements apply to this development as the site adjacent to the east is zoned R-E (Residence Estates) and developed with existing single-family dwellings. Pursuant to Title 19, residential adjacency applies to all property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use.

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A Waiver is requested to allow a residential adjacency setback of 128 feet where 138 feet is required. Per Title 19, the residential adjacency requirements may be waived by the City Council for any multi-family residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project. Per the applicant, the intention is to offer 54 units (very low income) and six units (low income). Therefore, staff recommends approval of the Waiver request.

The Clark County School District (CCSD) has commented, “Approximately 17 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. While it is understood this project is proposed as senior apartments, if the project should become something other than senior living, the jurisdiction shall notify the District so that tracking information can be updated and potential impacts addressed.”

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 affordable housing options in order to meet the needs of the growing community. While a Variance, Waivers and Exceptions are requested, staff finds the requests to be minor in nature. The proposed development will be harmonious and compatible with the existing development in the surrounding area. Therefore, Staff recommends approval of both entitlement requests.

FINDINGS (24-0049-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.”

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Sufficient evidence of a unique or extraordinary circumstance has been presented, in that the proposed wall heights will be designed to match the existing walls for the development adjacent to the south. Therefore, 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.

FINDINGS (24-0049-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 and school development in the surrounding area.

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

While a Variance, Waivers and Exceptions are requested regarding wall heights and required landscaping, the proposed development adheres to the overall intent of the City of Las Vegas 2050 Master Plan by providing additional affordable housing options for the community.

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

Site access is provided by Effinger Street, 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. A condition of approval has been added to ensure the planting materials 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;**

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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>	
06/20/01	The City Council approved a Special Use Permit and Site Development Plan Review (U-0053-01) for a proposed 12,289 square-foot church on the southeast corner of Harris Avenue and Shelby Street (APNs 139-25-410-001 and 002). Planning Commission recommended approval. The City Council approved a Variance (V-0029-01) to allow a 30-foot front yard setback where 50 feet is required on the southeast corner of Harris Avenue and Shelby Street (APNs 139-25-410-001 and 002). Planning Commission recommended approval.
02/13/06	Code Enforcement processed a case (CE-38358) for a vacant lot with high weeds at the middle of Lilly Lane, south side of Harris Avenue and Lily Lane (APN 139-25-410-002). The case was resolved on 04/03/06.
12/10/07	Code Enforcement processed cases (CE-60468, CE-60469, and CE-60470) for a vacant lot with debris and trash with a surrounding fence falling down at the northeast corner of Harris Avenue and Lilly Lane (APN 139-25-410-001, 002, and 009). The cases were resolved on 01/16/08.
05/09/08	Code Enforcement processed a case (CE-65428) for vehicles stored on a vacant lot at the corner of Harris Avenue and Effinger Street (APN 139-25-410-009). The case was resolved on 05/27/08.
12/26/09	Code Enforcement processed a case (CE-85195) for commercial vehicles stored on a vacant lot (APN 139-25-410-002). The case was resolved on 02/03/10.
01/19/10	Staff administratively approved a Temporary Commercial Permit (TCP-37213) for a temporary contractor's construction yard for McKnight Senior Village II. The permit was completed on 05/17/18.
05/14/19	Code Enforcement processed a Case (CE-200095) for an RV parked on a vacant lot with people living in it on the southeast corner of Harris Avenue and Shelby Street (APN 139-25-410-001). The case was resolved on 07/17/19.

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Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/15/19	Code Enforcement processed a case (CE-200147) for an RV parked on a vacant lot with people living in it on the southeast corner of Harris Avenue and Shelby Street (APN 139-25-410-001). The case was resolved on 07/17/19.
01/28/20	Code Enforcement processed a case (CE20-00440, CE20-00441, and CE20-00442) for homeless encampments on a lot at the corner of Harris Avenue and Lilly Lane. The cases were resolved on 02/27/20.
06/17/20	The City Council approved a General Plan Amendment (GPA-78413) From: L (Low Density Residential) To: (High Density Residential). The Planning Commission recommended approval.
	The City Council approved a Rezoning (ZON-78414) From: R-E (Residence Estates) To: R-4 (High Density Residential). The Planning Commission recommended approval.
	The City Council approved a Variance (VAR-78416) to allow 68 parking spaces where 95 parking spaces are required. The Planning Commission recommended approval.
	The City Council approved a Site Development Plan Review (SDR-78417) for a proposed three story, 53-unit multi-family residential development with a Waiver of the perimeter landscape buffer requirements. The Planning Commission recommended approval.
06/02/21	The City Council approved a city-initiated General Plan Amendment (21-0029-GPA1) request to adopt the City Of Las Vegas 2050 Master Plan and amend the City Of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City Of Las Vegas.
05/13/21	Parcel Map (100117-PMP) was processed for a Parcel Map Technical Review of a ONE-LOT PARCEL MAP on 1.61 acres on 731 Effinger Street. The map was finalized on 06/07/22.
08/03/22	The City Council approved Extension of Time Requests (22-0275-EOT1 and EOT2) for previously approved entitlements Site Development Plan Review (SDR-78417) and Variance (VAR-78416). Planning Staff recommended approval.
10/16/23	Code Enforcement Case #CE23-07285 was opened regarding a homeless encampment at the subject site. The case was resolved as of 10/26/23.
11/09/23	Code Enforcement Case # CE23-08035 was opened regarding a homeless encampment at the subject site. The case was resolved as of 11/30/23.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
01/29/24	Code Enforcement Case #CE24-00462 was opened regarding a homeless encampment at the subject site. The case was resolved as of 02/05/24.
02/21/24	Code Enforcement Case #CE24-00866 was opened regarding a homeless encampment at the subject site. The case remains open.

<i>Most Recent Change of Ownership</i>	
02/13/20	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/17/21	A Building Permit (PRC21-00037) for a three story, 52-unit multi-family residential building with attached clubhouse was submitted for review. The permit is listed as expired as of 11/06/23.
02/24/21	Civil Improvement Plans (L21-00315) for grading, flatwork, sidewalks, asphalt parking lot, landscaping, utilities and building construction were submitted for review. The permit is listed as expired as of 10/29/22.

<i>Pre-Application Meeting</i>	
01/23/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Senior Citizen Apartment development.
01/30/24	A follow-up meeting was held with the applicant to discuss options for a General Plan Amendment.

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Neighborhood Meeting	
03/25/24	<p>Neighborhood Meeting held on Monday, March 25, 2024 at the McKnight Senior Village Clubhouse</p> <p>Meeting Start Time: 5:30 pm Meeting End Time: 6:30 pm</p> <p>Attendance:</p> <ul style="list-style-type: none"> • 3 Applicant Representatives • 5 Members of the Public • 1 Ward 3 Staff Member • 1 Department of Community Development Staff Member <p>The applicant representative opened the meeting by giving an overview of the proposed development. The floor was then opened for comments and questions.</p> <p>Comments/Questions</p> <ul style="list-style-type: none"> • Question raised about how site would be accessed. • Question raised about the number of proposed units. • Concern raised regarding school traffic impact. • Question raised regarding who the current property owner is. (Applicant Rep. stated the property is intended to be sold in April to the applicant) • Question raised about status of previously approved development for the site. • Comment made that Senior Apartments will be more compatible than the previously proposed Multi-Family development. • Comment made regarding homeless and property upkeep issues. <p>The applicant concluded the meeting by detailing the process going forward.</p> <p>Overall, those in attendance were in support of the project.</p>

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Field Check	
02/29/24	Staff conducted a routine field check and found an undeveloped lot surrounded by chain-link fencing. An unhoused person was observed.

Details of Application Request	
Site Area	
Net Acres	1.49

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
North	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
West	Multi-Family Residential	M (Medium Density Residential)	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 19.06.120, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	7,000 SF	69,260 SF	Y
Min. Lot Width	N/A	240 Feet	Y
Min. Setbacks			
• Front	10 Feet	61 Feet	Y
• Corner (East)	5 Feet	128 Feet	Y
• Corner (West)	5 Feet	38 Feet	Y
• Rear	20 Feet	51 Feet	Y
Min. Distance Between Buildings	Unlimited	N/A	N/A
Max. Building Height	N/A*	46 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened and Gated	Y

*The site is subject to the requirements listed in 19.06.040(I) for residential adjacency due to the adjacent R-E (Residence Estates) lot.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	138 Feet	128.9 Feet	N*
Adjacent development matching setback	15 Feet	128.9 Feet	Y
Trash Enclosure	50 Feet	256 Feet	Y

*A Waiver is requested to allow a reduced residential adjacency. It qualifies as a Waiver for affordable housing projects.

Pursuant to Title 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	12 Trees	9 Trees	N*
• South	1 Tree / 20 Linear Feet	12 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	10 Trees	9 Trees	N*
• West	1 Tree / 20 Linear Feet	12 Trees	13 Trees	Y
TOTAL PERIMETER TREES		46 Trees	31 Trees	N*

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	4 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		10 Feet	Y
• South	6 Feet		0 Feet	N**
• East	15 Feet		7 Feet	N**
• West	10 Feet		8 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		10 Feet	Y***

*Exceptions are requested to allow a reduction in required perimeter and interior parking area landscaping.

**Waivers are requested to allow reduced landscape buffer widths along the southern, eastern and western property lines.

***A Variance is requested to allow an increased wall height.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Harris Avenue	Local Street	Title 13	85	Y
Lilly Lane	Local Street	Title 13	20	Y
Effinger Street	Local Street	Title 13	60	Y

Pursuant to Title 19.06 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	60 units	.75 per unit	45				
TOTAL SPACES REQUIRED			45		50		Y
Regular and Handicap Spaces Required			43	2	47	3	Y

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Waivers		
Requirement	Request	Staff Recommendation
Provide a 10-foot wide landscape buffer adjacent to the right-of-way	To allow an eight-foot wide landscape buffer width along the western perimeter	Approval
Provide a six-foot wide landscape buffer along interior lot lines	To allow no landscape buffer along the southern perimeter	Approval
Provide a 15-foot wide landscape buffer adjacent to the right-of-way when adjacent to or across the street from an existing residential use or zoning district	To allow an seven-foot wide landscape buffer width along the eastern perimeter	Approval

Exceptions		
Requirement	Request	Staff Recommendation
Provide one 24-inch box tree per 20 linear feet within required perimeter landscape buffers (46)	To allow 31 perimeter	Approval
Provide one tree per six uncovered parking spaces, plus one at the end of each row of parking (seven)	To allow four interior parking area trees	Approval