



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/ OWNER: KELLY A. RUDY**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0345-SDR1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      29

**NOTICES MAILED**                      334

**PROTESTS**                      2

**APPROVALS**                      0

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

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**23-0345-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 landscape plan, date stamped 07/20/23, and building elevations, date stamped 08/07/23, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow seven parking spaces where eight are required.
4. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot perimeter landscape buffer along the south property line where six feet is the minimum required.
5. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot perimeter landscape buffer along the north property line where six feet is the minimum required.
6. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot perimeter landscape buffer along the west property line where 15 feet is the minimum required.
7. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot perimeter landscape buffer along the east property line where 15 feet is the minimum required.
8. An Exception from Title 19.06 is hereby approved, to allow zero perimeter landscape buffer trees where 22 are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - All trees and planting materials shall be drought-tolerant and consistent with the Southern Nevada Water Authority & Southern Nevada Regional Planning Coalition Regional Plant List.
  - The shrubs shall be a minimum size of 5-gallons.
  - The trees shall be a minimum size of 24-inch box trees.
13. 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.
14. 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.
15. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

17. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

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18. Coordinate the public sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. There is an existing Public Sewer Main in the alley to the west. The Developer may utilize the existing lateral if it is assessed and deemed still feasible for use. If a new connection is needed, the minimum lateral size for a new commercial connection is 6".
19. 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, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**Fire & Rescue**

20. Applicant shall install an approved fire sprinkler system in all buildings / dwelling units in accordance with 2021 IFC Section 903 as amended.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting to establish a community residence facility and multifamily residence within two existing, abandoned buildings at 820 South 7<sup>th</sup> Street.

**ISSUES**

- A Waiver of Title 19.12 is requested to allow seven parking spaces where 8 are required. Staff supports this request.
- A Waiver of Title 19.06.040 is requested to allow a zero-foot perimeter landscape buffer along the south property line where six feet is the minimum required. Staff supports this request.
- A Waiver of Title 19.06.040 is requested to allow a zero-foot perimeter landscape buffer along the north property line where six feet is the minimum required. Staff supports this request.
- A Waiver of Title 19.06.040 is requested to allow a zero-foot perimeter landscape buffer along the west property line where 15 feet is the minimum required. Staff supports this request.
- A Waiver of Title 19.06.040 is requested to allow a zero-foot perimeter landscape buffer along the east property line where 15 feet is the minimum required. Staff supports this request.
- An Exception of Title 19.06.040 is requested to allow four trees where 22 are required. Staff supports this request.
- A Condition of Approval has been added requiring compliance with Title 19 plant material requirements.

**ANALYSIS**

The subject site is zoned R-4 (High Density Residential) with a C (Commercial) land use designation and is subject to the Appendix F: Interim Downtown Las Vegas Development Standards for Area 2 (Founders District). Aside from specific wall and fence standards, all development within Area 2 of the DTLV-O (Downtown Las Vegas Overlay) shall conform to Title 19.

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Constructed in 1964, there are no building permits on file for the subject site which contains a one-story and two-story abandoned building. Previously, the development was utilized for professional offices but has been abandoned since 2019. The applicant proposes to establish a one-unit Community Residence Use and four-unit Multi-family residential development within the existing one and two-story buildings at 820 South 7<sup>th</sup> Street, prompting this Site Development Plan Review request.

Per Title 19.12, the Community Residence use is defined as, “A residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities who are in need of the mutual support furnished by other residents, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the needs of the residents. Interrelationships among residents are an essential component of a Community Residence. A Community Residence shall be considered a residential use of property for purposes of all zoning and building codes. However, the Fire Marshal, pursuant to and consistent with the City’s Fire Code, may require enhanced fire protection, including the installation of fire sprinklers and other mitigating measures, where one or more residents has a lessened ability to ambulate adequately. The use includes a Family Community Residence and a Transitional Community Residence, but does not include any of the following:” The proposed use meets the definition as the submitted Justification Letter date stamped, 08/21/23, states that the proposed Community Residence Use, “will serve Veteran’s needs for clean, safe and low-cost housing in a socially-supportive setting as recommended by the Veteran’s Administration (V.A.) and other support organizations targeting the unique needs of our nation’s veterans.” Additionally, the submitted justification letter states that no more than 10 unrelated individuals will reside on-site.

The Minimum Conditional Use Requirements for this use include:

1. Except as otherwise provided in Regulations 2 and 3, a Community Residence may not be located closer than 660 feet to any other Community Residence.

*The proposed use meets this requirement as the subject property is not located within 660 feet to any other Community Residence.*

2. Where there is a street, freeway or drainage channel at least 100 feet wide between the proposed Community Residence and an existing Community Residence, the minimum distance separation requirement is reduced to 100 feet.

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*The proposed use is accessed off of 7<sup>th</sup> Street, an 80-foot Collector Street as defined by the Master Plan of Streets and Highways. Additionally, there are no other Community Residences within 660 feet of the proposed Community Residence use. Therefore this requirement is not applicable.*

3. When the population of proposed Community Residence is of such a nature that its location must be kept confidential for it to function successfully, such as a Community Residence for victims of domestic abuse, the minimum distance separation requirements set forth in Regulations 1 and 2 above shall not apply.

*The minimum distance separation requirements set forth in Regulations 1 and 2 still apply as the proposed Community Residence use will accommodate disabled veterans and will not host a population of such a nature that its location must be kept confidential for it to function successfully per the submitted justification letter.*

4. A maximum of 2 persons who function as facility operator or support staff may reside in a Community Residence without being counted toward the 10-resident limit established for that use. Resident operator/support staff in excess of 2 shall be counter toward the 10-person limit.

*The proposed use meets this requirement as the submitted Justification Letter date stamped, 08/21/23, indicates, "limitations shall be specified in facility operations manual indicating ten as the maximum number of residents, not including up to two facility support staff."*

5. A Community Residence shall comply with all public health and safety requirements including all Building and Fire Code requirements for the dwelling type in question.

*The proposed Community Residence will be subject to building permit review and will comply with all public health and safety requirements including all Building and Fire Code requirements for the dwelling type in question.*

6. In Federal or State law or regulations require the proposed Community Residence to be licensed or certified, then the applicant must obtain that required license or certification before commencing operation of the Community Residence.

*The proposed use meets this requirement as the submitted Justification Letter date stamped, 08/21/23, indicates, "No licensing or certification requirements currently exist under Federal or State Law for the intended operation."*

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7. When located in an O, C-1 or C-2 Zoning District, a Community Residence may not be established unless it is part of a mixed-use development.

*The subject site is zoned R-4 (High Density Residential) and therefore, this requirement is not applicable.*

8. The operator of the Transitional Community Residence:

- a. Must require residents to be actively and continuously enrolled in an offsite support program, including without limitation Alcoholics Anonymous or an equivalent program;
- b. Must prohibit the use of alcohol and illegal drugs by residents; and
- c. Upon request and with reasonable notice, must produce evidence satisfactory to the Director or the Code Enforcement Manager that residents are in compliance with this Regulation.

*This requirement is not applicable as the submitted Justification Letter date stamped, 08/21/23 indicates that proposed Community Residence Use will, "not be used as a Transitional Community Residence."*

9. Occupancy within a Community Residence shall not be made available to any individual whose tenancy would constitute a direct threat to the health and safety of individuals or would result in substantial physical damage to the property of others. The fact that a person is sentenced to a Transitional Community Residence by a judge does not, without other evidence of a person's actual danger to other persons or property, establish that the person is a direct threat to the health and safety of others.

*The applicant has indicated in the submitted Justification Letter date stamped, 08/21/23, that the proposed use will not be a Transitional Community Residence and will not offer occupancy within a Community Residence to any individual whose tenancy would constitute a direct threat to the health and safety of individuals or would result in substantial physical damage to the property of others.*

10. The Community Residence must be consistent with the scale and architectural character of the neighborhood.

*The subject property is surrounded by adjacent one to two story multi-family residential and office developments. Building Elevations date stamped, 08/07/23, depict neutral tone stucco and brick material and is therefore consistent with the scale and architectural character of the neighborhood.*



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11. The Special Use Permit provisions of LVMC 19.12.040(B) shall not apply to Regulations 5 through 10 above.

*The applicant is establishing the Community Residence use through this Site Development Plan Review. No Special Use Permit is requested and therefore Regulations 5 through 10 above still apply, which the proposed use meets.*

12. In case of a Special Use Permit application that is filed as a consequence of not qualifying for conditional use treatment under Regulations 1 and 2 above, the application must be approved unless the Planning Commission or City Council determines that one or more of the following conditions would occur:
- a. The building to be occupied as a Community Residence would be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.
  - b. The proposed Community Residence, together with existing Community Residences, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of the Community Residences on a block or adjoining blocks; or
  - c. The application or Community Residence does not or would not comply with Regulations 5 through 10 above.

*No application for a Special Use Permit has been submitted and therefore, this requirement is not applicable.*

By proposing both the Community Residence use and Residential, Multi-Family use, a total of eight parking spaces are required. The submitted site plan date stamped, 07/20/23 depicts seven parking spaces of which one space is van accessible. Therefore, the applicant has requested a Waiver of this requirement. Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Using the weighted requirement, 40 percent of the required parking would set the parking requirement at 4 spaces. 70 percent of the required parking would be 7 spaces. Despite the one space deficiency, the parking for the proposed uses are within this threshold. Additionally, an alternative transportation option is provided through proximity to nearby RTC (Regional Transportation Commission) bus stations. Therefore, staff supports this Waiver request.

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The applicant also requests multiple Waivers of perimeter landscape buffer requirements to allow a zero-foot landscape buffer along all property lines where 15 feet is required adjacent to right-of-way and .six-feet for interior lot lines. The applicant is also requesting an Exception for a reduction of planting materials. The applicant has indicated that existing on-site trees will be removed and replaced though the applicant has not specified tree species to be planted. Selected tree species shall be consistent with the Southern Nevada Regional Plant List. A Condition of Approval has been added to address this issue. As the buildings are existing and represent an example of adaptive reuse, staff supports these Waiver requests and finds that the minimized landscaping provided is compatible with existing landscaping in the surrounding area. The existing building extends to approximately 23 feet tall when measured to the top of the roof ridge line.

The development's primary vehicular access is provided from 7<sup>th</sup> Street, an 80-foot Collector Street as designated by the Master Plan of Streets and Highways and an alley located at the rear of the subject site. Per the Department of Public Works – Traffic Engineering Division, this project will add approximately 27 additional trips per day on 7<sup>th</sup> Street and Charleston Boulevard. Currently, 7<sup>th</sup> Street is at about seven percent of capacity while Charleston Boulevard is at about 69 percent of capacity. With this project, these capacities are expected to be unchanged.

The subject site is located in the Downtown Las Vegas planning area as defined by the City of Las Vegas 2050 Master Plan. Downtown Las Vegas is the City's civic, commercial, and cultural hub. Located in the center of the Las Vegas Valley, encompassing the original 1905 Clark's townsite, it functions as a primary regional center of Southern Nevada together with the Las Vegas Strip. The Downtown of tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through complete implementation of the Vision 2045 Downtown Las Vegas Masterplan.

The Vision 2045 Downtown Las Vegas Master Plan is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization of Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike. The subject site is located within the Founders District of Downtown Las Vegas and is one of the most well preserved residential neighborhoods in the region. By rehabilitating the existing abandoned buildings to accommodate housing for veterans and other tenants, the subject site would bring diverse housing options to downtown and would be an example of adaptive reuse of a building that was previously used as a professional office.

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The subject site is located within the Redevelopment Area 1 of the City of Las Vegas Redevelopment Plan. In General, the goals and objectives of the redevelopment program in Redevelopment Area 1 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of Redevelopment Area 1 in accordance with the Master Plan, the Redevelopment Plan, local codes, and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 1, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses, and public agencies in the revitalization of Redevelopment Area 1.
5. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 1.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 1.
7. To replan, redesign, and develop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

Redevelopment of Redevelopment Area 1 pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

1. Elimination of areas suffering from economic dislocation, and disuse in affected areas;
2. Replanning, redesign, and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance;
3. Protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;
4. Installation of new, or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvement, facilities and utilities; and
5. Other means as determined appropriate.

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Despite the Waiver requests for required parking and landscape buffers, which staff supports, staff finds the proposal represents much needed multi-family housing within the Downtown Las Vegas Founders District Area. Additionally, the proposed redevelopment of the existing buildings fulfills goals, policies, and objectives outlined in the City of Las Vegas – Redevelopment Plan Area 1 by eliminating and preventing the spread of blight and deterioration by restoring an abandoned building. Staff finds that the proposed development will be harmonious and compatible with the surrounding area and is therefore recommending approval of the requested Site Development Plan Review, subject to conditions.

**FINDINGS (23-0345-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 adjacent residential and office 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;**

Despite Waivers for parking and landscape buffer requirements, which staff supports, the development is consistent with the General Plan, this Title, and other duly adopted city plans, policies and standards.

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

Site access is provide off of 7<sup>th</sup> Street, an 80-foot Collector Street as defined by the Master Plan of Streets and Highways and an alley located towards the west property line. 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 materials are appropriate for the area and for the City. Proposed landscape materials are not specified. A condition of approval has been added to address this issue.

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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 are not unsightly, undesirable, or obnoxious in appearance; create and orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.

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

If approved, the proposed rehabilitation of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

## **BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
05/23/63	The Board of Zoning Adjustment approved a Use Permit (U-0038-63) to allow two professional offices in addition to two existing professional offices in an R-4 Zone at the west side of South 7 <sup>th</sup> street between Gass & Hoover Avenue.

<b><i>Most Recent Change of Ownership</i></b>	
c. 1964	The existing building was constructed

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no related Building Permits or Business Licenses	

<b><i>Pre-Application Meeting</i></b>	
07/05/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review and associated Waivers of Interim Downtown Las Vegas Development Standards for Area 2.

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**Neighborhood Meeting**

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

**Field Check**

08/02/23

Staff conducted a routine field check of the subject site. Nothing of concern was noted.

**Details of Application Request**
**Site Area**

Net Acres      0.20

<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	Vacant	C (Commercial)	R-4 (High Density Residential)
North	Multifamily Apartments	C (Commercial)	R-4 (High Density Residential)
South	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Medical Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
West	Office	C (Commercial)	C-1 (Limited Commercial)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Founders District	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
LW-O (Live/Work Overlay) District	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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## DEVELOPMENT STANDARDS

***Pursuant to Title 19.06.120 the following standards apply:***

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	7,000 SF	8,712 SF	Y
Min. Lot Width	N/A	63 Feet	Y
Min. Setbacks			Y
• Front	10 Feet	22 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	20 Feet	45 Feet	Y
Max. Lot Coverage	Unlimited	30%	Y
Max. Building Height	N/A	24 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 19.08, 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	7 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	7 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N*
<b>TOTAL PERIMETER TREES</b>		<b>22 Trees</b>	<b>4 Trees</b>	<b>N**</b>
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	6 Feet		0 Feet	N*
• South	6 Feet		0 Feet	N*
• East	10 Feet		0 Feet	N*
• West	10 Feet		0 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

\*Waivers are requested to allow no landscape buffers along all property lines.

\*\*An Exception is requested for the reduction of landscape materials.

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<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
7 <sup>th</sup> Street	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Community Residence (Including Family Community Residence and Transitional Community Residence)	1 Unit	2 per dwelling unit	2				
Residential, Multi-Family	4 One Bedroom Units	1.25 spaces per unit plus one additional guest space	6				
TOTAL SPACES REQUIRED (unweighted)			8				
TOTAL SPACES REQUIRED (weighted requirement, see below)			4-6		7		N*
Regular and Handicap Spaces Required			7	1	6	1	N*



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Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load – Zone 3		Between 40% and 70%		4-6		Y*	

\*Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
To require 8 parking spaces.	To allow 7 parking spaces.	Approval
Provide a 15-foot landscape buffer adjacent to the right-of-way	To allow a zero-foot landscape buffer along the west property line.	Approval
Provide a 15-foot landscape buffer adjacent to the right-of-way	To allow a zero-foot landscape buffer along the east property line.	Approval
Provide a six-foot landscape buffer for interior lot lines	To allow a zero-foot landscape buffer along the south property line.	Approval
Provide a six-foot landscape buffer for interior lot lines	To allow a zero-foot landscape buffer along the north property line.	Approval

<b>Exceptions</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Provide one tree for every 20 linear feet within the landscape buffer areas (22)	To provide no perimeter landscape buffer trees.	Approval