

July 20,2023, Revised 8/28/2023, **Revised 9/27/2023**

City of Las Vegas
Planning Department
495 South Main Street
Las Vegas, Nevada 89101

Attention: Planning Department

Subject: 1. Site Development Review
 2. Variance

RE: APN 138-13-512-009 and 010 – 9.973 Acres

Planning Department:

On behalf of our client 3000 MW LLC, VTN Nevada is submitting this requesting for the approval of a Site Development Review and Variance application for the subject property located east of Michaels Way and south of Cheyenne Avenue within the City of Las Vegas jurisdiction.

The request is as follows:

1. Site Development Review
2. Variance

Project Description:

The project consists of two (2) parcels consisting of 9.973 acres to be developed as a 136-unit multi-family residential development. The site's main access is a private street off of Michaels Way. The site has had several previous land use actions including SDR-41779, approved as a 136-unit apartment development. The site is currently zone R-3 (Medium Density Residential) district and is currently designated as M (Medium – Up to 25.40 du/ac.) per the City of Las Vegas General Plan.

The applicant is proposing to develop the property as a R-3 (Medium Density Residential) development as follows:

Section 19.06.110 – R-3: Medium Density Residential

The proposed setbacks per Section 19.06.110 – R-3 are as follows:

- Lot Size : 6,500 sf.
- Units Per Acre : 13 to 50 du/ac.
- Front : 10 feet
- Side yard : 5 feet
- Street side : 5 feet
- Rear : 20 feet
- Between Bldgs. : 10 feet

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The subject is surrounded by existing developed properties as follows:

North = R-3 (Medium Density Residential)
South = R-1 (Single Family Residential)
East = C-M (Commercial/Industrial)
West = R-1 (Single Family Residential)

The Project

The project consists of 9.973 acres which will be developed as a 136-unit multi-family residential development. The site will have one main gated vehicular access entrance from Michaels Way, and an exit-only secondary access. Currently the site is zoned R-3 (Medium Density Residential) development as follows:

1. Building A – 4 Plex Building (15 Buildings)
2. Building B – 6 Plex Building (12 Buildings)

Total (2) Bedrooms Units Proposed	= 80 Units
Total (3) Bedrooms Units Proposed	= 56 Units
Total Unit Proposed	= 136 Units

The apartments will range in approximate square footages from 1,530 sf to 1,740 sf and will consists of multi-family apartment units.

Parking Required (Title 19.08.110):

2 Bedroom	:	1.75 Spaces /Units	(80 x 1.75)	=	140.0 Spaces
3 Bedrooms	:	2.00 Spaces / Units	(56 x 2.00)	=	112.0 Spaces
Total Covered/Garaged Spaces				=	252.0 Spaces
Guest	:	1/ 6 Spaces/Units	(136 x 6)	=	23.0 Spaces
Handicap	:			=	7 Spaces
Total Parking Required:				=	282 Spaces

Parking Provided:

Garaged Parking	=	272 Spaces
Guest Parking Stalls	=	114 Spaces
Handicap/ Van Accessible Parking	=	8 Spaces
Total Parking Provided	=	394 Spaces

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1. SITE DEVELOPMENT REVIEW

Title 19.16.100 – Site Development Review

E. Criteria for Review of Site Development Plans

The review of Site Development Plans

1. The proposed development is compatible with adjacent development and development in the area;

Response

The proposed development will be consistent with the goals and intent of the City of Las Vegas.

The proposal development will be designed and constructed to similar standards of the adjacent development in style, color palette, landscaping etc., The plans depict a proposed 136-unit apartment complex that will feature a fitness room and leasing center. There are two (2) building types, two (2) stories in height, at a maximum height of approximately 30-feet with a contemporary color palette. Besides enjoying the luxury of the apartments, there is a variety of amenities within the complex that residents can use.

The floor plans show one and two-bedroom units ranging in size from 1,530 square feet to 1,740 square feet (livable area). The apartments with unique style and all the great appliances and features, you get to enjoy various amenities throughout the complex, including recreation and fitness facilities.

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

Response

The proposed development will be consistent with the existing zoning and general plan designation for the property.

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

Response

The site primary access will be from Michaels Way with the adjacent main street identified as Cheyenne Avenue. These streets will be improved to current City of Las Vegas standards and will not negatively impact the adjacent roadways and neighborhood traffic while providing access to the apartments and to the adjacent properties.

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

Response

The proposed landscaping materials will be consistent with the requirement of the City of Las Vegas.

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;

Response

The proposed development will adopt the current standards of the City of Las Vegas.

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

Response

The proposed development will take all the appropriate measures to ensure the protection of the public health, safety and general welfare.

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2.Variance

The applicant is requesting a Variance to Title 19.16.140 to request relief from the requirements for a shared use trail requirement per the 2050 Master Plan. The requirements are for a 15-foot shared use trail, including 5 feet of landscaping area and 10 feet of trail for a 15-foot shared use trail. The site currently has approximately 795 feet of frontage along Michaels Way. Michaels Way currently have 60 feet of right of way with full street improvement along the southern half of the property. Improvement includes, full pavement, curb and gutter, a 5-foot sidewalk at back of curb, street light and utility vaults.

Michales Way is currently fully improved to the west, north and south of the property including one half of the subject property. There is currently no shared use trail in the area and there are no future connection possibilities to any shared use trail in the immediate area.

These requirements would require the applicant to remove at existing improvement (sidewalks, street lights and utility vaults and other improvements) along the property frontage in order to construct the shared use trail.

The applicant is proposing to provide and construct a 15 -foot landscaping/trail along the property frontage of Michaels Way as shown on the provided site plan.

Conclusion

These design goals are compatible with the development standards of the City of Las Vegas and the developer's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

Please contact me if you require any additional information in this regard. Thank you for your time and

We thank you in advance for your time and consideration. If you have any questions or comment, please do not hesitate to contact me at (702)873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Ken Nicholson, VTN Nevada

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