

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: JULY 13, 2021****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: CDPCN (1501, LLC) - OWNER: CITY OF LAS VEGAS REDEVELOPMENT****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0317-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0317-SDR1	Staff recommends APPROVAL, subject to conditions:	21-317-SUP1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 18**NOTICES MAILED** 215**PROTESTS** 0**APPROVALS** 0

Conditions Page One
July 13, 2021 - Planning Commission Meeting

**** CONDITIONS ****

21-0317-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed Use, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0317-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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0317-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0317-SUP1) 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.

Conditions Page Two
July 13, 2021 - Planning Commission Meeting

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/20/21, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow the southern landscape buffer to be four feet in width where eight feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow the northern landscape buffer to be four feet in width where eight feet is required.
6. A Waiver from Title 19.08 is hereby approved, to allow the eastern landscape buffer to be 10 feet in width where 15 feet is required.
7. The trash enclosure(s) shall be constructed in accordance with Title 19.
8. Mechanical equipment shall be screened in accordance with Title 19.
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 Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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:
 - One, 24-inch box shade tree shall be provided every 20 linear feet adjacent to the north property line, with 4, 5-gallon shrubs for each required tree.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Conditions Page Three
July 13, 2021 - Planning Commission Meeting

13. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
14. No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Construct a bus turn out per Standards Drawing 234.1 and grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that such an easement is not required.
17. The sidewalks along Laurelhurst Drive and Decatur Boulevard 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, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Conditions Page Four
July 13, 2021 - Planning Commission Meeting

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.
19. This site shall connect to the existing on-site private sewer allowed per the existing Decatur and Vegas commercial subdivision map, File 141, Page 41.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Staff Report Page One
July 13, 2021 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a four-story, 144-Unit Multi-Family Development within the C-1 (Limited Commercial) Zone on the west side of Decatur Boulevard, approximately 345 feet north of Westmoreland Drive.

ISSUES

- Within the C-1 zoning district, Multi-Family is only permitted as part of a Mixed-Use Development. The applicant is requesting a Special Use Permit in order to construct the Multi-Family Residential Units without a commercial component. Staff supports this request.
- The subject site has double frontage, 736 feet on Laurelhurst Drive and 152 feet of frontage on Decatur Boulevard. The applicant has oriented the development to Laurelhurst Drive.
- A Waiver is requested to allow a four-foot wide landscape buffer adjacent to the north and south property lines where eight feet is required. Staff supports this request.
- A Waiver is requested to allow a 10-foot wide landscape buffer adjacent to the east property line where 15 feet is required. Staff supports this request.
- The proposed Mixed-Use/Multi-Family Development would be constructed in two phases if approved.

ANALYSIS

The applicant is proposing to develop a 6.06-acre “L” shaped lot located on the west side of Decatur Boulevard, between Westmoreland Drive and Vegas Drive. The proposed Multi-Family Residential Development would be constructed in two phases if approved.

Phase I would consist of 28 one-bedroom units and 12 two-bedroom units for a total of 40-units. This phase would be constructed perpendicular to Decatur Boulevard. Phase II would consist of 52 one-bedroom units and 52 two-bedroom units for a total of 104-units. This phase would be constructed parallel to Laurelhurst Drive. Both structures are four-stories, 56.5 feet at the tallest point. The building elevations depict a modern building painted in warm earth tones with stone accents.

Staff Report Page Two
July 13, 2021 - Planning Commission Meeting

In order to develop a Multi-Family Development within the C-1 (Limited Commercial) zoning district, the development is required to be developed as a Mixed-Use development with a commercial component occupying the first floor and fronting the public right-of-way. The applicant is proposing to develop the Multi-Family Residential without the commercial component. This has resulted in the applicant requesting a Special Use Permit since the proposed development is not able to meet the Conditional Use Regulations set forth by Title 19.12 for the Mixed-Use development in the C-1 zoning district.

Mixed Use is described by Title 19.12 as “the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.” Mixed Use is a Conditional Use in the C-1 (Limited Commercial) zoning district with the following Conditional Use Regulations:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-O, O or C-PB Zoning District.

This regulation does not apply as the subject site is zoned C-1.

2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.

This regulation does not apply as the subject site is not zoned R-3 or R-4.

3. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

The proposed development does not meet this regulation, as the applicant is proposing no commercial uses and has requested a Special Use Permit for relief of this requirement.

4. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

Staff Report Page Three
July 13, 2021 - Planning Commission Meeting

The proposed development meets this regulation, as the applicant is proposing residential units on the first floor adjacent to a local street and not a primary arterial or collector street.

5. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

Although the subject site is an irregular shape, the applicant has proposed a site design where parking for the most part is interior to the site and not visible from the right-of-way with the exception of a fire lane and parking area adjacent to Decatur Boulevard, which is screened by a landscape buffer.

Due to the availability of existing commercial within the immediate area of the subject site, including the adjacent vacant lot readily available for additional commercial development, staff is able to support the requested Special Use Permit with conditions.

The irregular shape of the subject site has resulted in the applicant requesting Waivers of the perimeter landscape buffer requirements. The applicant is providing the eight-foot wide landscape buffer adjacent to the interior property line, but is requesting a Waiver to allow a four-foot wide landscape buffer adjacent to the north and south property lines. This reduced landscape buffer width allows the necessary width for the Fire Lane and on-site vehicular circulation. Phase II adjacent to Laurelhurst Drive is set at the 10-foot setback line and the applicant is providing the required 10 feet of landscaping adjacent to Laurelhurst Drive as the less restrictive building setback prevails. The proposed width of the landscape buffer adjacent to Decatur Boulevard is 10 feet, where 15 feet is required. Due to the irregular shape of the lot, staff is able to support the request for the reduced landscape buffer widths as the site provides the necessary fire lane widths and onsite turn around for such service vehicles. The proposed landscape buffers and planting materials provide sufficient screening for the parking areas.

The subject site is located within Redevelopment Plan Area 1, which strives “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.” The proposed residential development achieves this goal while revitalizing a vacant lot that has grown stagnant over the years.

Staff Report Page Four
July 13, 2021 - Planning Commission Meeting

In addition, the Housing Element of the Las Vegas 2020 Master Plan has set forth goals that demonstrate the City's commitment to encouraging housing for its population that is equitable, accessible, affordable and sustainable. The proposed affordable housing apartment complex supports this goal and staff is recommending approval of the Site Development Plan Review with conditions.

FINDINGS (21-0317-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Multi-Family Development can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, which include residential to the west and commercial to the north and south.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is physically suitable for a multi-family development.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Street facilities providing access to the subject site are adequate in size to meet the requirements of the proposed multi-family residential use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approving a Special Use Permit to allow a multi-family residential land use without a commercial component as required for Mixed-Use within the C-1 zoning district will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

- 5. The use meets all of the applicable conditions per Title 19.12.**

Staff Report Page Five
July 13, 2021 - Planning Commission Meeting

The proposed Mixed-Use does not provide a commercial component as required by Title 19.12 and a Special Use Permit is requested to relieve the applicant of this requirement. Staff supports the request, as the irregular shape of the lot does not provide adequate street frontages for successful commercial space.

FINDINGS (21-0317-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 multi-family development is compatible with the existing commercial and residential developments in the area.

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

While the proposed development requires Waivers and a Special Use Permit in order to comply with Title 19, the proposed Multi-Family Residential Development furthers the goals of the Housing Element of the Las Vegas 2020 Master Plan for increasing the affordable housing stock available to residents.

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

Site access is provided by Laurelhurst Drive, a local street designed to accommodate traffic of a residential nature, and will not negatively impact neighborhood traffic.

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

The proposed landscape materials include the 'Carob Tree' and the 'Bay Leaf Laurel' tree with 'Purple Desert Sage' and 'Texas Ranger' shrubbery, which are all appropriate for a desert climate with limited water resources. Building materials include faux stone accents and stucco which are appropriate for the area and the City.

Staff Report Page Six
July 13, 2021 - Planning Commission Meeting

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations create an 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 development is subject to building permit review and regular inspections during the construction phase to secure and protect the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/29/09	A Final Map (FMP-30176) recorded for a one-lot commercial subdivision on 9.95 acres adjacent to east side of North Decatur Boulevard, approximately 190 feet south of Vegas Drive.
11/19/08	The City Council approved a request for a Variance (VAR-29654) to allow a four-foot setback on the north and south property lines where 10 feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive The Planning Commission recommended approval.
	The City Council approved a request for a Variance (VAR-29657) to allow a reduction of 34 parking spaces for 45 Senior Citizen Apartments on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive The Planning Commission recommended approval.
	The City Council approved a request for a Major Amendment (SDR-29651) to an approved Site Development Plan Review (SDR-27965) to increase the number of residential units from 416 to 461 within an additional floor with no additional height with Waivers to allow a zero-foot landscape buffer along a portion of the north perimeter where eight feet is required and to allow a zero-foot landscape buffer along a portion of the south perimeter where six feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.

Staff Report Page Seven
July 13, 2021 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
08/14/08	The Planning Commission approved a request for a Tentative Map (TMP-27963) for a one-lot commercial subdivision on 9.98 acres adjacent to Decatur Boulevard, approximately 150 feet south of Vegas Drive.
07/16/08	The City Council approved a request for a Variance (VAR-27964) to allow 640 parking spaces where 696 spaces are required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-28101) for proposed Senior Citizen Apartments on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-28102) to allow an 11-story 135-foot building where 105 feet is the maximum height allowed in the Airport Overlay District on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-27965) for a proposed 11-story, 416-unit Senior Citizen Apartment Development with 56,150 Square feet of commercial, 47,700 square feet of Government Facilities (Fire Station) and a park with a Waiver of the Residential Adjacency Standard to allow approximately 183 feet where 405 feet is required and a Waiver to allow a six-foot wide landscape buffer on the southern portion of the site where eight feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.

<i>Most Recent Change of Ownership</i>	
07/2000	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the subject site.	

<i>Pre-Application Meeting</i>	
05/11/21	Staff conducted a routine pre-application meeting to discuss the proposed project and necessary applications.

Staff Report Page Eight
July 13, 2021 - Planning Commission Meeting

Neighborhood Meeting

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

Field Check

05/26/21	Staff observed the undeveloped site during a routine field check. The site is secured with a chain link fence.
----------	--

Details of Application Request

Site Area

Net Acres	6.06
-----------	------

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Auto Repair Garage, Minor	SC (Service Commercial)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	City Park	PR-OS (Park / Recreation / Open Space)	C-V (Civic)
	Government Facility	PF (Public Facilities)	
West	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
---	-------------------

No Applicable Master Plan Area	N/A
--------------------------------	-----

Special Area and Overlay Districts	Compliance
---	-------------------

A-O (Airport Overlay) District – 105 Feet	Y
---	---

Staff Report Page Nine
 July 13, 2021 - Planning Commission Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	185 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	93 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	78 Feet	Y
Max. Building Height	Residential Adjacency / 59 Feet	57 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not Indicated	By Condition
Mech. Equipment	Screened	Not Indicated	By Condition

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	171 Feet	177 Feet	Y
Trash Enclosure	50 Feet	237 Feet	Y

Staff Report Page Ten
July 13, 2021 - Planning Commission Meeting

Pursuant to Title 19.08, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	27 Trees*	27 Trees*	Y*
• South	1 Tree / 20 Linear Feet	36 Trees	36 Trees	Y
• East	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• West	1 Tree / 20 Linear Feet	22 Trees	22 Trees	Y
TOTAL PERIMETER TREES		110 Trees	110 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	50 Trees	50 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		4 Feet	N**
• South	8 Feet		4 Feet	N**
• East	15 Feet		10 Feet	N**
• West	10 Feet		10 Feet	Y***

*Trees were not indicated within the landscape buffer adjacent to the north property line, behind the existing commercial buildings. Staff has added a Condition of Approval to ensure the installation of the required landscaping.

**The applicant is requesting a Waiver of the buffer widths, which staff can support due to the irregular shape of the lot.

***When a principle structure is built at a less restrictive building setback, the setbacks shall prevail. In this instance, the building setback is ten feet.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	123	Y
Laurelhurst Drive	Local Street	Title 13	54	Y

Staff Report Page Eleven
 July 13, 2021 - Planning Commission Meeting

Pursuant to Title 19.08 and 19.12, the following parking standards apply for Multi-Family:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family One Bedroom	80 Units	1.25 Per Unit	100				
Multi-Family Two Bedroom	64 Units	1.75 Per Unit	112				
Multi-Family Guest Parking	144 Units	1:6 Units	24				
TOTAL SPACES REQUIRED			236			241	
Regular and Handicap Spaces Required			229	7	225	16	Y

Pursuant to Title 19.08 19.18, the following parking standards apply for Mixed Use:

Parking Requirement							
Use	Required				Provided		Compliance
	Parking Ratio			Parking	Parking		
					Regular	Handi-capped	
Weekdays							
Residential	Mid - 7am 100%	7am – 6pm 55%	6pm – Mid 85%				
	236	130	201		236		
Weekends							
Residential	Mid - 7am 100%	7am – 6pm 65%	6pm – Mid 75%				
	236	154	177		236		
TOTAL SPACES REQUIRED				236	241		Y
Regular and Handicap Spaces Required				236	225	16	Y

Staff Report Page Twelve
July 13, 2021 - Planning Commission Meeting

Clark County Department of Aviation

Comments:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,
- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

Staff has added Conditions of Approval to address the comments made by the Clark County Department of Aviation.

Staff Report Page Thirteen
 July 13, 2021 - Planning Commission Meeting

Proposed 144 Multi-Family Apartments:					
Student Yield		Elementary School		Middle School	High School
Multi-Family Units (343)		115 x 0.139		115 x 0.065	115 x 0.074
Total Additional Students		20		9	11
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
McWilliams Elementary School	1315 Hiawatha Road	Kindergarten – 5 th Grade	835 Students	698 Students	03/01/21
Gibson Junior High School	3900 West Washington Avenue	6 th – 8 th Grade	1,158 Students	1,254 Students	03/01/21
Western High School	4601 West Bonanza Road	9 th - 12 th Grade	2,439 Students	2,618 Students	03/01/21

Gibson Middle School and Western High School were over capacity for the 2020-2021 school year. Gibson Middle School was at 108.29 percent and Western High School was at 107.34 percent of program capacity.

Waivers		
Requirement	Request	Staff Recommendation
An eight-foot wide landscape buffer adjacent to interior lot lines.	To allow the southern landscape buffer to be four feet in width.	Approval
An eight-foot wide landscape buffer adjacent to interior lot lines.	To allow the northern landscape buffer to be four feet in width.	Approval
A 15-foot wide landscape buffer adjacent to right-of-way.	To allow the eastern landscape buffer to be 10 feet in width.	Approval