

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: AUGUST 17, 2022****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER:  
RANCHO DRIVE, LLC****\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0265-GPA1</b>	Staff recommends APPROVAL.	
<b>22-0265-ZON1</b>	Staff recommends APPROVAL.	22-0265-GPA1
<b>22-0265-SDR1</b>	Staff recommends APPROVAL, subject to conditions	22-0265-GPA1 22-0265-ZON1

**\*\* NOTIFICATION \*\*****NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 28**NOTICES MAILED** 695 (by City Clerk)**PROTESTS** 12**APPROVALS** 0

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

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**22-0265-SDR1 CONDITIONS**

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**Planning**

1. Approval of a General Plan Amendment (22-0265-GPA1) and Rezoning (22-0265-ZON1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/22, except as amended by conditions herein.
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.
6. 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.
7. 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.
8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.

**Conditions Page Two**  
**August 17, 2022 - City Council Meeting**

9. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein. The applicant is required to submit a revised site plan that provides one additional ADA parking space, for a total of 11 overall ADA parking spaces.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. The sidewalks along Rainbow 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.
12. Coordinate the sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works. There is a point of connection to the east that goes through the future residential development, but would require potential offsite sewer relief downstream.
13. 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.
14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Complete Street NEPA (Mesquite to Rainbow)" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

**Conditions Page Three**  
**August 17, 2022 - City Council Meeting**

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access 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 recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. 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**  
**August 17, 2022 - City Council Meeting**

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

**PROJECT DESCRIPTION**

The applicant is proposing to develop a 334-unit, four-story multi-family development on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive.

**ISSUES**

- The applicant has requested a General Plan Amendment (22-0265-GPA1) from SC (Service Commercial) to H (High Density Residential). Staff recommends approval.
- The applicant has requested a Rezoning (22-0265-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential). Staff recommends approval.
- Access to the subdivision will be from Rainbow Boulevard, a 100-Foot Primary Arterial Street as designated by the Master Plan of Streets and Highways.
- The proposed Multi-Family Residential land use is permitted in the proposed R-4 (High Density Residential) zoning district.

**ANALYSIS**

On February 17<sup>th</sup>, 2021 the Department of Planning processed a request for a Final Map (100091-PMP) of a three-lot parcel map at 5050 North Rainbow Boulevard. The map recorded on May 17<sup>th</sup>, 2021 and created three individual lots (Lot #1 – Lot #3). The applicant is proposing a Site Development Plan Review (22-0265-SDR1) for a 334-unit, four story tall multi-family residential development on the 12.05-acre which is located on Lot #3 of the recorded Parcel Map (100091-PMP) (Book: 127, Page: 31) (APN 125-35-301-021). The proposed subject site consist of one parcel zoned R-E (Residence Estates) with a SC (General Commercial) General Plan land use designation. Site access is proposed from a non-gated entrance located on the western perimeter of the site adjacent to Rainbow Boulevard.

**Staff Report Page Two**  
**August 17, 2022 - City Council Meeting**

***City of Las Vegas 2050 Master Plan***

The Las Vegas 2050 Master Plan identifies the vision and goals of the community and provides a “road map” identifying where land use changes may be anticipated or desired. The Plan provides guidance and recommendations on the forms and functions of these future land uses. Understanding how future demographic changes, such as increasing population or socio-economic shifts, affect land uses is essential for effective master planning. In Las Vegas, demographic projections anticipate upwards of 300,000 new residents within the city limits by 2050. We know that past development practices relied on a suburban expansion model, where undeveloped lands at edge of city are incorporated into the City proper and developed - primarily as single-family housing developments. This pattern of development may ultimately prove unsustainable should it continue, exacerbating a range of issues and associated mitigation costs. Single-family housing consumes the greatest amounts of water - are precious and tightly managed resources, especially if needing to accommodate 300,000 new residents. Further suburban expansion requires significant infrastructure investment to expand sewer and water service, while often leaving aging infrastructure in older parts of the city in poorer condition. Suburban expansion means ever increasing commute times for workers, while making it increasingly expensive to provide mass transit service to outlying areas. At the same time, Las Vegas struggles with the same issues of equality that are common across urban environments in the US: gentrification, affordable housing, and fair access to schools, hospitals, and critical services. A number of alternative strategies and development practices are at the city’s disposal, which have the ability to accommodate future population growth in a more resilient manner, leading to better outcomes for all of Las Vegas.

Key land use planning strategies include prioritizing and incentivizing construction of “Missing Middle” housing: low-rise (3-5 story) multi-family units in key areas that have the smallest water footprint per dwelling unit. For Las Vegas, increasing density and population in select areas is vital to help maximize the efficiency of existing city services and to accommodate an increasing population. It will also provide the population concentration needed to support more accessible and equitable mobility and transportation systems and nearby, walkable neighborhood stores and businesses. Density is frequently perceived as a “bad” word because it connotes a wide array of ill-conceived or poorly-designed buildings and developments. These include past attempts at public housing, overcrowded and out-of-scale apartment complexes, and the conversion of single-family homes into multi-unit boarding houses. Well-planned and designed medium- to higher-density housing strategies could help transform and re-energize certain areas.

**Staff Report Page Three**  
**August 17, 2022 - City Council Meeting**

***General Plan Amendment and Rezoning***

The applicant has proposed a General Plan Amendment (22-0265-GPA1) from SC (General Commercial) to H (High Density Residential), which has an unlimited allowable density of dwelling units per gross acre. The proposed 334-unit multi-family residential development on 12.05 acres proposes a maximum density of 27.72 units per acre. The H (High Density Residential) General Plan land use designation allows the R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and the proposed R-4 (High Density Residential) zoning districts.

The applicant has proposed to Rezone (22-0265-ZON1) the subject site from R-E (Residence Estates) to R-4 (High Density Residential). The zoning district is intended to allow for the development of high density multi-family units in areas suitable for high density residential development. Existing single-family detached dwellings zoned R-CL (Single Family Compact-Lot) are located to the north, east and south of the subject site. In addition, the subject site is located directly adjacent to C-2 (General Commercial) zoning to the west, which fronts Rainbow Boulevard.

Staff has determined that the proposed R-4 (High Density Residential) zoning district is consistent with the proposed H (High Density Residential) General Plan land use designation and supports the goals and objectives of the 2050 Master Plan by providing “Missing Middle” housing, low-rise (3-5 story) multi-family units in a key area that has the smallest water footprint per dwelling unit. In addition, the subject site is within walking distance of two bus stops. The first bus stop is located on the southeast side of Rainbow Boulevard just east of Rancho Drive. The second bus stop is located on the west side of Rainbow Boulevard, almost directly in front of the proposed entrance to the multi-family development allowing future residents of the proposed multi-family development the option of utilizing public transit. The proposed multi-family development provides the population concentration needed to support more accessible and equitable mobility and transportation systems desired by the master plan.

The subject site is located within the Rancho Area of The City of Las Vegas 2050 Master Plan which states, “The future of the Rancho Area will see directed medium to higher-density, suburban-oriented transit-oriented development to support existing well-established, yet older, shopping centers at key nodes that have potential to become neighborhood mixed-use centers. Staff has determined that the proposed projects proximity to the existing shopping center and major commercial corridor located along Rancho Drive to the south of the subject site meets the future vision of the Rancho Area. Also, the project represents a much needed multi-family housing development within the City of Las Vegas and will assist with the housing shortage seen throughout the Las Vegas Valley. Therefore, staff is recommending approval of the requested General Plan Amendment and Rezoning applications.

**Staff Report Page Four**  
**August 17, 2022 - City Council Meeting**

***Site Development Plan Review***

The applicant has proposed to develop a four-story and three-story, 334-unit multi-family residential (apartment) development consisting of 236 one-bedroom units, 82 two-bedroom units and 16 three-bedroom units. The proposed development also provides a one-story, 9,000 square-foot private community center and leasing office with amenities that include fitness rooms, pool, sports courts and open space areas. All structures have been designed to comply with Title 19.06.040 residential adjacency development standards to the adjacent single-family dwellings. The four-story, 43-foot tall building is adjacent to Rainbow Boulevard, with the three-story, 32-foot tall building being more centralized to the site. In comparison, a two-story single-family home is allowed heights up to 35 feet. There are also additional areas of open space spread throughout the development for the residents to utilize which include a dog park and two courtyard areas.

Pursuant to Title 19.12 on-site parking requirements which require 1.25 (one-bedroom units), 1.75 (two-bedroom units) and 2.00 (three-bedroom units) and one guest parking space per six units the proposed development is required to have a minimum of 527 parking spaces. The submitted site plan indicates that the site will provide 542 overall parking spaces, which complies with Title 19.12 requirements. In addition, leasable 15-foot tall parking garages and covered parking are provided throughout the development. However, the site plan currently depicts 10 ADA parking space where 11 spaces are required. A condition of approval has been added, which will require the applicant to submit a revised site plan that provides one additional ADA parking space, prior to the time application is made for a building permit.

The proposed multi-family development meets residential adjacency standards, is located along an established Regional Transportation Commission (RTC) bus line and supports the goals and objectives of the City of Las Vegas 2050 Master Plan. Therefore, staff recommends approval off the requested General Plan Amendment (22-0265-GPA1), Rezoning (22-0265-ZON1) and Site Development Plan Review (22-0265-SDR1).



## **FINDINGS (22-0265-GPA1)**

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

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

The proposed H (High Density Residential) General Plan designation is consistent and harmonious with the existing single-family compact-lot residential land uses to the north, south and east and shopping center to the west of the subject site.

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

The H (High Density Residential) General Plan land use designation supports the proposed R-4 (High Density Residential) zoning district. The applicant has proposed a Rezoning (22-0265-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential) on the subject site, which is consistent with the proposed H (High Density Residential) General Plan designation.

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

There are adequate transportation (bus stops) and commercial facilities within close proximity to the subject site.

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

All applicable plans and policies are met with the proposed amendment.

**FINDINGS (22-0265-ZON1)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

**1. The proposal conforms to the General Plan.**

The proposed R-4 (High Density Residential) zoning district conforms to the proposed H (High Density Residential) General Plan designation which allows four zoning districts: R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and R-4 (High Density Residential).

**2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The multi-residential uses allowed in the proposed R-4 (High Density Residential) zoning district are compatible with the existing surrounding single-family compact-lot and commercial land uses and zoning districts located within the area.

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

Growth and future development factors outlined in the City of Las Vegas – Rancho Area plan indicate the need for medium to higher-density, suburban-oriented transit-oriented development to support existing well-established, yet older, shopping centers and commercial corridors.

**4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The property is located on Rainbow Boulevard, which is classified as a 100-foot Primary Arterial street, as defined by the Master Plan of Streets and Highways. Access to the subject site will be provided by a driveway on Rainbow Boulevard that is aligned with the existing driveway for the commercial property to the west and is adequate in size to meet the requirements of the proposed R-4 zoning district.

## FINDINGS (22-0265-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 334-unit, multi-family development is compatible with the surrounding residential and commercial uses in the area.

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

The proposed development is consistent with the proposed H (High Density Residential) General Plan designation, Title 19, and other duly-adopted city plans, policies and standards, including the City of Las Vegas 2050 Master plan.

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

The property is located on Rainbow Boulevard, which is classified as a 100-foot Primary Arterial street, as defined by the Master Plan of Streets and Highways. Access to the subject site will be provided by a driveway on Rainbow Boulevard that is aligned with the existing driveway for the commercial property to the west and will not negatively impact the adjacent roadway.

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

The proposed stucco building façade and color palette has been deemed appropriate for the desert environment. The primary tree species being utilized are the 24-inch box “Multi-Trunk Sweet Bay”, “African Sumac”, “Chinese Pistache” and “Holly Oak” trees with a variety of five-gallon shrubs, which are consistent with the Southern Nevada Regional Plan Coalition 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;**

The proposed building elevations and materials are not unsightly, undesirable, or obnoxious in appearance, which will be harmonious and compatible with the proximate environment. The building façades will have a “Alabaster”, “Alpaca”, “Burlap”, “Rockweed” and “Cooled Blue” stucco finish, which have been incorporated along all sides of the building.

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

Site development is 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, Bldg., etc.</i></b>	
05-06-64	The City Planning Commission approved an Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road, and west of Decatur Boulevard.
02/25/71	The Board of Zoning Adjustment approved a request for a Variance (V-0006-71) to allow the construction and maintenance of a paddock, arenas, runs for boarding, to operate a training facility and have competitive events concerning horses and to also allow a six-foot high fence in the front yard where four foot maximum height is allowed; to allow accessory stables and runs situated outside of the rear yard area on property located on the east side of Lorenzi Boulevard, northeasterly of Tonopah Highway.
06/18/80	The City Council denied a request for a Rezoning (Z-0038-80) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on property located at 5050 North Lorenzi Boulevard.
12/05/80	The City Council approved a request for a Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
08/28/85	The City Council approved a request for an Extension of Time [V-0085-80(1)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
03/31/86	The Board of Zoning and Adjustment approved a request for a Variance (V-0029-86) to allow an accessory building and the keeping of horses on property without a main dwelling, where such uses are not permitted on property located at 5050 North Lorenzi Boulevard.
01/06/88	The City Council approved a request for an Extension of Time [V-0085-80(2)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
05/17/89	The City Council approved a request for an Extension of Time [V-0085-80(3)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.

Staff Report Page Ten  
August 17, 2022 - City Council Meeting

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
06/20/90	The City Council approved a request for an Extension of Time [V-0085-80(4)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
11/18/92	The City Council approved a request for an Extension of Time [V-0085-80(5)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
10/27/97	The City Council approved a request for an Extension of Time [V-0085-80(6)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Rainbow Boulevard.
05/09/02	The Planning Commission approved a request for a Variance (V-0018-02) to allow an addition to an existing single-family residence to be 40 feet in height and three stories tall where the maximum allowed is 35 feet in height and two stories tall on approximately 74.46 acres located at 5050 North Rainbow Boulevard.
10/04/06	The City Council approved a request for a Special Use Permit (SUP-15050) for the proposed addition of three habitable accessory structures and one non-habitable accessory structure at 5050 North Rainbow Boulevard. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Variance (VAR-15051) to allow the total square footage of proposed accessory structures to exceed 50% of the floor area of the main dwelling and to allow an accessory structure in front of the main dwelling at 5050 North Rainbow Boulevard. The Planning Commission recommended approval of the request.
10/05/06	The Planning Commission approved a request for a Variance (VAR-16531) to allow proposed accessory structures to exceed the height of the main dwelling at 5050 North Rainbow Boulevard.
08/31/20	A Code Enforcement case (#CE20-04788) was processed for numerous pine trees and the ground is covered with pine needles (8 to 10 inches) creating a fire hazard along the property line at 5050 North Rainbow Boulevard. The case was resolved on 11/23/20.
02/17/21	The Department of Planning processed a request for a Final Map (100091-PMP) of a three-lot parcel map at 5050 North Rainbow Boulevard. The map recorded on 05/17/21.

Staff Report Page Eleven  
August 17, 2022 - City Council Meeting

<b>Related Relevant City Actions by Planning, Fire, Bldg., etc.</b>	
07/12/22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive (APN 125-35-301-021), Ward 6 (Fiore)</p> <ul style="list-style-type: none"> <li>• <b>22-0265-GPA1</b> - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL)</li> <li>• <b>22-0265-ZON1</b> - REZONING - FROM R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)</li> <li>• <b>22-0265-SDR1</b> - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT</li> </ul>

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

<b>Related Building Permits/Business Licenses</b>	
12/05/06	A building permit (#L-17647) was issued for civil improvement plans for an addition of three habitable accessory structures and one non-habitable accessory structure (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 04/01/08.
05/14/07	A building permit (#L-21859) was issued for minor onsite grade changes (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 05/21/07.
07/03/07	A building permit (#L-22966) was issued to add a water line (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 07/12/07.
07/23/07	A building permit (#L-23306) was issued revisions to a garage addition (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 12/03/07.
11/05/08	A building permit (#A-31795) was issued for a covenant running with the land for a multi-purpose trail system along Rainbow Road at 5050 North Rainbow Boulevard.

<b>Pre-Application Meeting</b>	
05/03/22	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review on the subject site for a Multi-Family Residential development.

<b>Neighborhood Meeting</b>	
06/23/22	<p>A neighborhood meeting was held at Centennial Hills YMCA at 6601 North Buffalo Drive, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning and Site Development Plan Review at Assessor's Parcel 125-35-301-021.</p> <p>The meeting was attended by one staff member and one representative from the Council Ward 6 Office. There were 37 members of the public; as such, the following concerns were raised regarding the proposed development proposal:</p> <ul style="list-style-type: none"> <li>• Are these apartments or condos? Apartments.</li> <li>• What about the existing trees, can they be saved? The trees on the Richmond American site were cut down because "it was cheaper to do so" as the neighbors were told by Richmond American. The removal of those existing mature trees eliminating the natural wind and dust block.</li> <li>• Apartments by a casino (Santa Fe Station) will turn the neighborhood into a bad area and the crime rate will go up.</li> <li>• There is no dust monitoring going on with the Richmond American single-family home development currently under construction, this will only add to it. The dust is affecting their health and quality of life since the existing adjacent neighbors are now unable to go outside in their yards because the dust is so bad.</li> <li>• The schools in the area are already overwhelmed, this will make the schools even more overcrowded.</li> <li>• There will be too many people in the area and there will be fights all the time.</li> <li>• The existing neighbors feel as if they will lose their community, there will be crime, fighting, and it won't be a safe neighborhood anymore.</li> <li>• Why didn't the property owner just sell the whole piece of land to Richmond American so it could all be homes,</li> <li>• This will mean three more driveways on Rainbow (two for Richmond American and one for the multi-family) this will result in too much traffic and a lot of congestion. The left hand turn lane from southbound Rainbow to go left (south) on Rancho already back-ups and is not deep enough to accommodate all the cars for the turn lane. This blocks travel lanes.</li> <li>• The existing home to be demolished might have asbestos, how is this going to be removed safely without polluting the existing adjacent neighborhood.</li> </ul>



<b>Neighborhood Meeting</b>	
	<ul style="list-style-type: none"> <li>• What is the price range of the apartments? These will be market rate.</li> <li>• Is the applicant buying or leasing the property. It is a contingent sale upon the granting of the necessary land use entitlements applied for.</li> <li>• The applicant is trying to “pull a fast one” so it can get approval prior to the future Richmond American home owners actually being there to object to an apartment complex being located in the center of their neighborhood. The applicant’s representative informed the neighbors in attendance that Richmond American homes will be required to disclose the future apartment complex to home buyers. The neighbors balked at this saying that would be buried in the home buying process and mounds of paperwork.</li> <li>• Neighbors asked if traffic medians would be installed. Planning staff informed the neighbors that a full traffic study would be required upon approval and that traffic study would dictate the need for the medians and/or pedestrian crosswalks.</li> <li>• Apartments never increase the value of homes, always devalue the area.</li> <li>• This development is too intense and needs to be reduced to two and three-stories, not three and four-stories. This proposal is grossly out of scale for the area. There are no four story apartment buildings in the area. These need to be low density apartments.</li> <li>• Some neighbors would rather it stay commercial and see a “big box store” be built instead.</li> <li>• The City should buy this property and make it a park. There is no green space in this area.</li> <li>• This apartment complex will turn the Rainbow Corridor into the second “Boulder Highway” corridor with apartments, casinos and high crime.</li> <li>• This proposal is the worst case scenario for the area, and will oversaturate the area with people and cars.</li> <li>• What time will construction start? Richmond American has been starting at 4:00 a.m. waking up the adjacent neighborhood and disturbing them with lights and dust.</li> <li>• Is this development owned or going to be built by Richmond American? Associated with them at all? The applicant’s representative stated that the developments are not related at all, Calida is a separate entity and builder.</li> </ul>

Staff Report Page Fourteen  
August 17, 2022 - City Council Meeting

<b>Neighborhood Meeting</b>	
	<ul style="list-style-type: none"> <li>• If approved, when would construction start? The applicant's representative stated around January/February.</li> <li>• Calida should postpone this project until there are actual homeowners surrounding the subject site.</li> <li>• Will the developer (Calida) raise the ground level of the site? Richmond American raised their site and now those homes (windows) peer into the existing residential neighborhood and "we have lost all sense of privacy."</li> <li>• The neighbors feel as though there is insufficient parking being provided even though they exceed code requirements. Neighbors feel that each apartment will have two cars and there will be overflow parking on Rainbow Boulevard.</li> <li>• The City is "screwing" us (neighbors), first with high density homes (Richmond American) and now with high density apartments.</li> </ul>

<b>Field Check</b>	
05/26/22	Staff conducted a routine site visit and found the subject site to be a well maintained property with robust perimeter landscaping materials. The site is currently developed with a single-family dwelling.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	12.05

<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	Single-Family Detached	SC (Service Commercial)	R-E (Residence Estates)
North	Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Shopping Center	GC (General Commercial)	C-2 (General Commercial)

Staff Report Page Fifteen  
August 17, 2022 - City Council Meeting

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Master Plan 2050 Area: Rancho	Y
Northwest Open Space Plan	Y
Rainbow Blvd North Corridor Plan	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District – (200 Feet)	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan	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 Title 19.06.120, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	7,000 SF	524,898 SF	Y
Min. Setbacks – Clubhouse			
• Front (west)	10 Feet	105 Feet	Y
• Side (north)	5 Feet	257 Feet	Y
• Side (south)	5 Feet	205 Feet	Y
• Rear (east)	20 Feet	574 Feet	Y
Min. Setbacks – Building #100			
• Front (west)	10 Feet	217 Feet	Y
• Side (north)	5 Feet	152 Feet	Y
• Side (south)	5 Feet	180 Feet	Y
• Rear (east)	20 Feet	472 Feet	Y
Min. Setbacks – Building #200			
• Front (west)	10 Feet	392 Feet	Y
• Side (north)	5 Feet	161 Feet	Y
• Side (south)	5 Feet	98 Feet	Y
• Rear (east)	20 Feet	105 Feet	Y
Min. Distance Between Buildings	Unlimited	47 Feet	Y

Staff Report Page Sixteen  
August 17, 2022 - City Council Meeting

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Max. Building Height – Clubhouse/Leasing Office	N/A	One Story; 17 Feet, Eight Inches	
Max. Building Height – Building #100	N/A	Four Stories; 46 Feet, Four Inches	Y
Max. Building Height – Building #200	N/A	Three Stories; 35 Feet, Six Inches	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 19.06.040, the following standards apply***

<b>Residential Adjacency Standards</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
3:1 proximity slope	106 Feet	107 Feet	Y
Trash Enclosure	50 Feet	60 Feet	Y

<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
R-E (Residence Estates)	1 du/lot	1 du/lot
<b>Proposed Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
R-4 (High Density Residential)	Unlimited	Unlimited
<b>Existing General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
SC (Service Commercial)	N/A	N/A
<b>Proposed General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
H (High Density Residential)	Unlimited	Unlimited

Staff Report Page Seventeen  
August 17, 2022 - City Council Meeting

*Pursuant to Title 19.06, 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	38 Trees	38 Trees	Y
• South	1 Tree / 20 Linear Feet	47 Trees	47 Trees	Y
• East	1 Tree / 20 Linear Feet	34 Trees	34 Trees	Y
• West	1 Tree / 20 Linear Feet	26 Trees	26 Trees	Y
<b>TOTAL PERIMETER TREES</b>		<b>145 Trees</b>	<b>145 Trees</b>	<b>Y</b>
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	6 Feet		8 Feet	Y
• South	6 Feet		10 Feet	Y
• East	6 Feet		10 Feet	Y
• West	10 Feet		38 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

<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>
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Staff Report Page Eighteen  
August 17, 2022 - City Council Meeting

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

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>	
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	ADA	Regular	ADA	
Multi-Family Residential	236 Units (Studio and One bedroom)	1:1.25	295				
	82 Units (Two bedroom)	1:1.75	143.50 (144)				
	16 Units (Three bedroom)	1:2.00	32				
	Guest Parking	1:6	55.66 (56)				
<b>TOTAL SPACES REQUIRED</b>			527		542		Y
<b>Regular and Handicap Spaces Required</b>			516	11	532	10	N*

\* A condition of approval has been added, which will require the applicant to submit a revised site plan that provides one additional ADA parking space.