

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: OCTOBER 19, 2022****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: VEGAS MD ALTA PROPERTY
OWNER, LLC****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0395-VAC1	Staff recommends APPROVAL, subject to conditions:	
22-0395-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0395-VAC1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 22**NOTICES MAILED** 346**PROTESTS** 4**APPROVALS** 0

**** CONDITIONS ****

22-0395-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused right-of-way on Alta Drive just east of Tonopah Drive such that 11' of right-of-way (or roadway/pedestrian easement) remains south of the Alta Drive southern curb line as depicted on the latest plans for the Regional Transportation Commission Maryland Parkway Bus Rapid Transit Project.
2. The Order of Vacation shall record concurrently with a mapping action for this site.
3. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

8. If the Order of Vacation is not recorded within two (2) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

22-0395-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Petition to Vacate (22-0395-VAC1) 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 08/15/22, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a one-foot front yard setback where five feet is the minimum required.
5. A Waiver from Title 19.09 is hereby approved, to allow a 20-foot two-way driveway where 32 feet is the minimum allowed.
6. A Waiver from Title 19.09 is hereby approved, to allow balconies and windows within 10 feet of the side and rear yard setbacks where such is not allowed.
7. A Waiver from Title 19.04 is hereby approved, to allow a four-foot wide sidewalk on Tonopah Drive where six feet is the minimum allowed.
8. A Waiver from Title 19.04 is hereby approved, to allow a four-foot wide amenity zone on Tonopah Drive where five feet is required.

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9. An Exception from Title 19.09 is hereby approved, to allow a four-foot corner side yard setback where five feet is the minimum required.
10. The applicant is required to enter into a mutually binding agreement with the City of Las Vegas prior to the recordation of a Certificate of Occupancy for the attainable housing bonus for affordable housing.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
15. 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 the visibility of any traffic control device.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
17. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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18. Prior to the submittal of a building permit application, the applicant shall meet with the 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Grant any Pedestrian Access Easements need for the proposed sidewalk that is outside of the public right-of-way. Also, any easements required for relocation of on-site utility facilities (e.g. NV Energy transformers, etc.) shall be provided on-site, and not within the public right-of-way.
21. The proposed Waiver of the required 11' wide sidewalk/amenity zone width along Tonopah Drive (approximately a 2' reduction at the north side of the Tonopah Drive Frontage, and a 1.5' reduction toward the southern end) is approved with this action. All costs incurred resolving conflicts with the Maryland Parkway Bus Rapid Transit Project design as a consequence of this waiver, if any, shall be borne by the Developer.
22. Construct all incomplete improvements on Alta Drive, Tonopah Drive, and Hamilton Lane meeting current City Standards concurrent with the development of this site. Improvements on Tonopah Lane and Alta Drive shall match the Maryland Parkway Bus Rapid Transit Project design, except as amended by the Waiver above, and shall meet the approval of the City Traffic Engineer prior to approval of permits for these improvements. Contact the City Traffic Engineering Division (Project Manager Sean Robinson, P.E. at 702-229-2199) for coordination with the Maryland Parkway Bus Rapid Transit Project.
23. Coordinate sewer connection at a size, depth, and location acceptable to by the Sanitary Sewer Section of the Department of Public Works. Additionally, due to capacity shortfalls in the area, construct downstream sewer relief facilities as required by the Sanitary Sewer Section of the Department of Public Works.

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24. Submit a License Agreement for landscaping and private improvements in the Alta Drive and Tonopah Drive public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
25. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Additionally, if the entry is proposed to be gated, a queueing analysis must also be submitted and approved by the Transportation Engineering Section of the Department of Public Works. Comply with the recommendations of the approved pedestrian circulation plan.
26. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a seven-story, 200-unit Multi-Family Development on 1.12-acres on the southwestern corner of Alta Drive and Tonopah Lane.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Medical District) [Area 3].
- An Attainable Housing Bonus of two additional stories is permitted in the T5-N (T5 Neighborhood) transect zone when 15 percent of the units on the additional stories are affordable units.
- The following Waivers of the Title 19.09 Form-Based Code Development standards are requested:
 - A Waiver of Title 19.09 is requested to allow a one-foot front yard setback where five feet is the minimum required. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a 20-foot two-way driveway where 32 feet is the minimum allowed. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow balconies and windows within 10 feet of the side and rear yard setbacks where such is not allowed. Staff supports this request.
 - A Waiver of Title 19.04 is requested to allow a four-foot wide sidewalk on Tonopah Drive where six feet is the minimum width allowed. Staff supports this request.
 - A Waiver of Title 19.04 is requested to allow a four-foot wide amenity zone on Tonopah Drive where five feet is required. Staff supports this request.
 - A Pre-Entitlement Exception of Title 19.09 has been approved administratively by the Department of Community Development to allow a four-foot corner side yard setback where five feet is the minimum required.
 - A Pre-Entitlement Exception of Title 19.09 has been approved administratively by the Department of Community Development to allow an 85.4 percent lot coverage where 85 percent is the maximum allowed.
- The site has several open Code Enforcement Cases (CE22-01351, CE22-03309, and CE22-04422) regarding overgrown vegetation and excessive trash and debris.
- The subject site is located in Redevelopment Area - Expansion Area.

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ANALYSIS

Adopted by the City Council in June 2016, the *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in 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.

Adopted under the requirements of the Las Vegas Municipal Code and other applicable laws, the Title 19.09 Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O). Eventually, the Form-Based Code will be applied to each of the twelve Downtown Districts within the Downtown Las Vegas Overlay District.

The subject site is located within the Medical District of Downtown Las Vegas. With proximity to the core as a significant employment node, the Las Vegas Medical District (LVMD) shows great potential for driving the medical-oriented economy while complementing other districts of Downtown. The subject site is located in a T5-N (T5 Neighborhood) transect zone. This transect zone intends to provide a compact urban form that accommodates a variety of urban housing choices as well as limited retail and service uses. This transect zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial or service uses, and supports public transportation alternatives. This transect zone is governed by Title 19.09 which regulates the form-based code development standards. For the subject site, the primary street frontage is considered to be Alta Drive based on the hierarchy of roadways and building orientation.

The 1.12-acre subject site is an “L” shaped partially developed site adjacent to Alta Drive, Tonopah Lane, and Hamilton Lane right-of-ways. The Alta Drive facing properties consist of two existing single-family detached residences, whereas the remaining properties are undeveloped. The applicant is proposing to develop a proposed seven-story, 200-unit Multi-Family Residential development. The subject site is categorized as a Flex Mid-Rise building type and a Shopfront street frontage.

The Multi-Family Residential use is defined as “A structure used or designed as a residence for three or more families or households living independently of each other.” Multi-Family Residential is a permitted use in the T5-N (T5 Neighborhood) transect zoning district.

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Development projects within the form-based code designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (High Load - Zone 3), the reduction brings the parking requirement range from a minimum of 118 parking spaces to a maximum of 206 parking spaces. The parking for the proposed development is within this threshold as 196 parking spaces are provided.

The submitted floor plan date stamped on 08/15/22 shows the building broken down by floor. The first two floors consist primarily of the 196-space parking garage with ancillary multi-family amenities on the first floor such as the lobby, leasing office, fitness room, yoga room, and bike storage. Six units are shown on the second floor. The remainder of the building, floors three through seven, primarily serves as the residential bulk of the building. Spread interchangeably throughout the development are 75 studio, 104 one-bedroom, and 37 two-bedroom units.

The building elevations date stamped on 08/15/22 demonstrate a 70-foot tall mid-rise building primarily comprised of a variety of materials. The building primarily consists of stucco and aluminum windows. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The elevation plans indicate a ground floor height of nine feet; while a ground floor height of 13 feet is required in the T5-N transect zone, this is only for retail or service type developments. For the T5-N (T5 Neighborhood) transect zone a building height is limited to a maximum of five stories. Under Title 19.09, an Attainable Housing Bonus of two additional stories is permitted in the T5-N transect zone when 15 percent of the units on the additional stories are affordable units; these units may be provided anywhere throughout the development. Based on the 78 units shown on Floors 6 and 7, the applicant would be required to provide a minimum of 12 affordable units. As such, Condition of Approval Number 11 has been added to reflect this.

The landscape plan date stamped on 08/15/22 depicts 36-inch Cedar Elms along Alta Drive, 24-inch Texas Mountain Laurels along Tonopah Drive, and California Fan Palms along Hamilton Lane. Five-gallon purple hopseed bush, deer grass, and Mexican feather grass are provided along with saguaro cactus. All of which are included on the Southern Nevada Regional Planting Coalition list and appropriate for a desert climate. In addition to the site landscaping, open space is provided throughout the development consisting of the entry plaza, pool deck, residential terraces, and an amenity terrace. Private balconies are also provided for select individual units.

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The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which 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. Centered along Fremont Street, Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan. The proposed development meets goals within the 2050 Master Plan as a primary focus of this plan is to increase housing variety near major employment centers. Located in the heart of Las Vegas, the subject site is located in the Medical District and neighboring employment centers such as the Downtown Las Vegas core. The plan for existing and future land use recognizes that land supply will reduce over time and it is necessary to shift to a strategy of infill and redevelopment. Specifically, affordable housing infill and redevelopment are needed for lower-income residents who face housing challenges. It is important for the city to increase affordable housing types and choices for all income levels near existing and new employment centers like the Medical District.

The Vision 2045 Downtown Las Vegas Master Plan envisions the Medical District promoting mixed-use residential/office/retail throughout the district. Urban housing development will play a lead role in revitalizing Downtown and attracting investments and growth while counterbalancing the transient nature of the urban core.

The proposed site is also located within the Redevelopment Expansion Area and if approved would support the goals of the Redevelopment Agency by striving to create an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan. Additionally, the proposed development redevelops an area that is stagnant or improperly used.

As the proposed development supports goals and policies identified in the 2050 Master Plan and Vision 2045 Downtown Master Plan, staff finds that the proposed development can be harmonious and compatible with the surrounding area and therefore recommends approval, subject to conditions.

FINDINGS (22-0395-VAC1)

The Department of Public Works has presented the following information concerning this request to this public street right-of-way:

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- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
No.
- C. Does it appear that the vacation request involves only excess right-of-way?
Yes.
- D. Does this vacation request coincide with the development plans of the adjacent parcels?
Yes.
- E. Does this vacation request eliminate public street access to any abutting parcel?
No.
- F. Does this vacation request result in a conflict with any existing City requirements?
No.
- G. Does the Department of Public Works have an objection to this vacation request?
No.

FINDINGS (22-0395-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 Residential development is compatible with the adjacent development within the surrounding area of the subject site.

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

The proposed Mixed-Use development helps further several housing-related goals, objectives, and guiding principles identified in both the 2050 Master Plan and Vision 2045 Downtown Master Plan.

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

Site access is provided by Alta Drive, a 120-foot Primary Arterial; Tonopah Drive, a 60-foot Collector Street; and Hamilton Lane, a 45-foot Local Street. Additionally, the Title 19.09 Form Based Code identifies Alta Drive and Tonopah Drive as Special Transit Alignment Thoroughfares. For development purposes, Alta Drive and Tonopah Drive are categorized as Primary Thoroughfares whereas Hamilton Lane is considered a Secondary Drive. All provided roadways are adequate in size to serve the scale of the proposed development.

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

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

- 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 and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. The elevation plan date stamped on 08/15/22, shows the façade comprised of a variety of materials. The building primarily consists of stucco and aluminum windows. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

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

The development 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

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
09/01/99	The City Council approved a Variance (V-0054-99) to allow four proposed parking spaces where seven are required and to provide zero handicap spaces where one is required in conjunction with a proposed residential conversion to an office at 511 South Tonopah Drive. The Board of Zoning Adjustment recommended approval.
06/19/02	The City Council approved a Major Modification (Z-0020-97(33)) to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission recommended approval.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10108) for the conversion of a residence to a professional office and a Waiver of side setbacks, perimeter landscaping, and landscape buffering requirements on 0.32 acres at 2016 Hamilton Street. Staff recommended approval.
07/21/16	A Code Enforcement Case (CE-168936) was reported for high vegetation and debris at the northeastern corner of Hamilton Lane and Tonopah Drive. The case was resolved on 09/08/16.
11/01/18	A Code Enforcement Case (CE-194342) was reported for high vegetation at the northeastern corner of Hamilton Lane and Tonopah Drive. The case was resolved on 01/10/19.
12/05/18	The City Council approved a General Plan Amendment (GPA-73548) to amend portions of the Southeast Sector Land Use Map of the General Plan from: C (Commercial), LI/R (Light Industry/Research), LVMD (Las Vegas Medical District), M (Medium Density Residential), MXU (Mixed Use) and SC (Service Commercial) to: FBC (Form-Based Code) on approximately 307 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/16/19	The City Council approved a Rezoning (ZON-73549) from: C-1 (Limited Commercial), M (Industrial), PD (Planned Development), R-5 (Apartment), and R-PD19 (Residential Planned Development - 19 Units per Acre) to: T4-C (T4 Corridor), T5-C (T5 Corridor), T5-MS (T5 Main Street), T5-M (T5 Maker), T5-N (T5 Neighborhood), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited) on approximately 307.00 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and Staff recommended approval.
07/08/19	A Code Enforcement Case (CE19-00956) was reported for a building without a proper building permit, fire damages, debris, high vegetation, and deemed an overall public nuisance at 511 South Tonopah Drive. The case was resolved on 07/26/19.
07/12/21	A Code Enforcement Case (CE21-02912) was reported for excess waste and litter, outdoor storage materials, and disabled vehicles at 2021 Alta Drive. The case was resolved on 10/05/21.
03/16/22	A Code Enforcement Case (CE22-01351) was reported for overgrown trees obstructing the sidewalk at 2016 Hamilton Lane. The case is open.
06/30/22	A Code Enforcement Case (CE22-03309) was reported for overgrown trees and refuse obstructing the right-of-way at the northeastern corner of Hamilton Lane and Tonopah Drive. The case is open.
08/11/22	A Code Enforcement Case (CE22-04422) was opened for excessive trash, debris, and overgrown vegetation impeding the sidewalk at 511 South Tonopah Drive. The case is open.
09/13/22	<p>The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 1.12 acres at the southwest corner of Alta Drive and Tonopah Lane (APNs 139-33-301-002, 003, 010, 011 and 016), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen)</p> <ul style="list-style-type: none"> • 22-0395-VAC1 - VACATION - PETITION TO VACATE A PORTION OF ALTA DRIVE PUBLIC RIGHT-OF-WAY • 22-0395-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY, 200-UNIT MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

<i>Most Recent Change of Ownership</i>	
11/16/21	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses

03/13/19	A Building Permit (C19-01148) was issued for the demolition of an existing structure at 2016 Hamilton Lane.
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Pre-Application Meeting

07/14/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate and Site Development Plan Review pertaining to a proposed seven-story, 200-unit multi-family development.
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Neighborhood Meeting

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

Field Check

08/10/22	A routine field check was conducted of the subject site; staff found a partially developed site with two well maintain single-family dwellings, and three undeveloped parcels with excessive trash, debris, and vegetation impeding the sidewalk; Code Enforcement was notified and opened a case (CE22-04422)
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Details of Application Request
Site Area

Net Acres	1.12
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Single Family, Residential	FBC (Form-Based Code)	T5-N (T5 Neighborhood)
	Undeveloped		
	Vacant		
North	Right-of-Way	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Residential	FBC (Form-Based Code)	T5-N (T5 Neighborhood)
East			
West	Office, Other than Listed		

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Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: Downtown Las Vegas	Y
Downtown Vision 2045 Master Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 3 (Medical District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails (Alta Drive Constructed Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area – Expansion Area	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex Mid-Rise)	Main Body Width: 100% of Lot Maximum		
	Main Body Depth: 175 Feet Maximum	93%	Y
	Secondary Wing Width: 60 Feet Maximum	133 Feet	Y
	Secondary Wing Depth: 60 Feet Maximum	N/A	Y
Access Standards (If applicable)			N/A

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Standard	Required/Allowed	Provided	Compliance
Table E. Building Placement			
Setback Distance (Front)	5 Feet Minimum 15 Feet Maximum	1-Foot	N*
Setback Distance (Corner Side)	5 Feet Minimum 20 Feet Maximum	4 Feet	N****
Setback Distance (Interior Side)	0 Feet Minimum 30 Feet Maximum	3 Feet	Y
Setback Distance (Rear Side)	5 Feet Minimum	5 Feet	Y
Building Façade (Front) [Alta Drive]	65% Minimum	93%	Y
Building Façade (Side) [Tonopah Drive]	50% Minimum	95%	Y
Building Façade (Side) [Hamilton Lane]	50% Minimum	89%	Y
Miscellaneous	Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.		N*
Table F. Building Form Standards			
Building Height	2 Stories Minimum 5 Stories Maximum	7 Stories	Y**
Floor-to-Ceiling (Ground)	13 Feet Minimum	9 Feet	N***
Floor-to-Ceiling (Upper)	8 Feet Minimum	10 Feet	Y
Footprint – Lot Coverage	85% Maximum	85.4%	N****
Depth – Gross Floor Space	20 Feet Minimum	37 Feet	Y
Table G. Frontages			
Frontage 1 [Alta Drive]	Shopfront	Shopfront	Y
Frontage 2 [Tonopah Drive]	Shopfront	Shopfront	Y
Frontage 3 [Hamilton Lane]	Shopfront	Shopfront	Y
Pedestrian Access			Y
Table H. Frontages			
Encroachment Type (Shopfront)	Front: 10 Foot Corner: 10 Foot	N/A N/A	Y
Table I. Use Types			
Downtown Residential (Multi-Family Residential)			Y

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Standard	Required/Allowed	Provided	Compliance
Table J. Parking Standards			
Setback from Lot	N/A	N/A	Y
Parking Driveway Width	32 Feet Minimum 34 Feet Maximum	20 Feet	N*
Table K. Required Street Trees			
Amenity Zone Tree Planting	As required along all street frontages	24 Minimum	Y
Table L. Open Space			
Pocket Plaza	Width 20 Feet Minimum Depth 20 Feet Minimum 100 SF Minimum	23 Feet 39 Feet 1,175 SF	Y

**Waivers of Title 19.09 Form-Based Code Development Standards are requested.*

***An Attainable Housing Bonus of two additional stories is permitted in the T5-N (T5 Neighborhood) transect zone when 15 percent of the units on the additional stories are affordable units.*

****Only applicable for service or retail uses.*

*****A Pre-Entitlement Exception has been approved administratively by the Department of Community Development.*

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Alta Drive	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
	Primary Thoroughfare	Title 19.09		Y
	Special Transit Alignment			Y
	Avenue - Bike Emphasis			Y
Tonopah Drive	Collector Street	Master Plan of Streets and Highways Map	60	Y
	Primary Thoroughfare	Title 19.09		Y
	Commercial Street			Y
	Special Transit Alignment			Y
Hamilton Lane	Local Street	Title 13	45	Y
	Secondary Drive	Title 19.09		Y
	Minor Neighborhood Street			Y

Streetscape Standards	Required	Provided	Compliance
19.04.340 Commercial Neighborhood Street	A sidewalk width between six to 10 feet	To allow a four-foot wide sidewalk on Tonopah Drive	N*
19.04.340 Commercial Neighborhood Street	An amenity zone width of 5 feet	To allow a four-foot wide amenity zone on Tonopah Drive	N*

*Waivers of Title 19.09 Form-Based Code Development Standards are requested.

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Parking Requirement - Downtown Area 3							
Use	Gross Floor Area or Number of Units	Base Parking Requirement Parking Ratio	Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Studio or 1 Bedroom Unit	179 Units	1.25 spaces per unit	224				
2 Bedroom Units	21 Units	1.75 spaces per unit	37				
Guest Parking	200 Total Units	1 per 6 Units	33				
TOTAL SPACES REQUIRED			294		196		Y
Regular and Handicap Spaces Required			287	7	190	6	Y
Downtown Form Based Code Parking Standards – Title 19.09.100 G							
Parking Standards High Load – Zone 3			40% Reduction Minimum: 118		70% Reduction Maximum: 206		Y
Bicycle Parking Requirements			2 minimum, plus 1 per every 20 Units		16		Y

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Waivers		
Requirement	Request	Staff Recommendation
The front yard setback shall be between a five-foot minimum to a 15 feet maximum in the T5-N transect zone.	To allow a one-foot front yard setback where five feet is the minimum required.	Approval
The corner side yard setback shall be between a five-foot minimum to a 20 feet maximum in the T5-N transect zone.	To allow a four-foot corner side yard setback where five feet is the minimum required.	Approval
A two-way parking access driveway shall be a minimum of 32 feet to a maximum of 34 feet	To allow a 20-foot two-way driveway where 32 feet is the minimum allowed.	Approval
Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.	To allow balconies and windows within 10 feet of the side and rear yard setbacks where such is not allowed.	Approval
For commercial neighborhood streets, a sidewalk width between six to 10 feet is required.	To allow a four-foot wide sidewalk on Tonopah Drive	Approval
For commercial neighborhood streets, an amenity zone width of 5 feet is required.	To allow a four-foot wide amenity zone on Tonopah Drive	Approval

Pre-Entitlement Exceptions		
Requirement	Request	Staff Recommendation
The corner side yard setback shall be between a five-foot minimum to a 20 feet maximum in the T5-N transect zone.	To allow a four-foot corner side yard setback where five feet is the minimum required.	Approved
The maximum lot coverage in the T5-N transect zone is 85 percent.	To allow a 85.4 percent lot coverage where 85 percent is the maximum allowed.	Approved

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Proposed 200 Multi-Family Units:					
Student Yield		Elementary School	Middle School	High School	
Multi-Family Units (200)		200 x 0.139	200 x 0.065	200 x 0.074	
Total Additional Students		28	13	15	
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
Wasden Elementary School	2831 Palomino Lane	Kindergarten – 5 th Grade	741 Students	491 Students	05/03/22
Hyde Park Middle School	900 Hinson Street	6 th – 8 th Grade	1,434 Students	1,458 Students*	05/03/22
Clark High School	4291 West Pennwood Avenue	9 th - 12 th Grade	2,488 Students	3,020 Students*	05/03/22

**Hyde Park Middle School and Clark High School were over capacity for the 2021-2022 school year. Hyde Park Middle School was at 101.67 percent and Clark High School was at 121.38 of their respected program capacities.*