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

RE: Use Permit and Site Development Plan Review for 104 unit multifamily mixed-use development at northwest corner of Vegas Drive at Simmons Street 139-20-403-001,002

Dear Mr. Swanton:

Our client is interested in developing 3.03 acres located on the north side of Vegas Drive between Simmons Street and Windchime Drive. County aerial records indicate the site has been vacant for more than 20 years. Adjacent properties were built in the 1950's and 1990's. **The area is transitioning from a residential character to multi-use. Simmons Street is now developed as a 100 foot major arterial spanning the boundaries of North Las Vegas and terminating at the subject intersection bringing more activity and development to the area. A car wash was recently approved opposite the site at the northeast corner of the Vegas and Simmons intersection** Also, within a 1,000 foot radius, properties have been reclassified to MXU by a city initiative. Advanced Technological Academy is located southeast of the Vegas Simmons intersection thereby establishing the neighborhood as sufficiently diverse to accommodate a vertical and horizontal mixed-use multifamily property. The proposal is to build two 3-story vertical mixed-use buildings, with one and two-bedroom residential units, atop general retail store and other non-specified C-1 uses. Three remaining buildings are **two and three story multifamily residential**. The layout is designed to facilitate walkability in the neighborhood with the two vertical mixed-use buildings located adjacent to the major intersection, while three residential buildings (12 and 24-plexes) are accessed from a gated area.

Site Development Plan Review: In keeping with infill guidelines, the layout orients the buildings towards the intersections to the extent possible. This bifurcates the parking areas into one used by the public adjacent to the fueling area then a second resident parking in the secure area. The public has access to the required 42 spaces while the secured resident parking area requires a waiver.

Special Use Permit for Mixed Use Development in C-1 district: As a result of the streetscape guidelines to orient the buildings adjacent to the sidewalk, the 3:1 residential adjacency requirement cannot be met thereby requiring a use permit. To alleviate the impact on abutting residential to the north, the north facades of two residential buildings have been modified. First, the roofline has been recessed to alleviate massing. Second, all balconies that would overlook abutting homes are eliminated and converted to enclosed conditioned living space. This is to preserve privacy and quiet enjoyment of existing residences.

In order to be compatible with the residential character established on Windchime Drive, the north westernmost building is limited to two stories to match the density and massing of two-story homes which are typically deemed compatible with R-CL zoned neighborhoods.

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The north-eastern building is three stories. This placement allows the building to function as an intermittent use between the fueling station and abutting residential. As a result, the building protects established residential from lighting and activity of the C-1 uses.

Waiver – perimeter landscaping: C-1 zones require 15 feet of landscaping between the front and side property lines and parking areas. Code allows 10 feet of landscaping on sections where a building footprint is placed streetside at the setback line.

In order to facilitate on-site vehicle circulation, the landscaping has been reduced to 10 feet adjacent to the fueling area. Complete streets standards recommend detached sidewalks to provide pedestrians with both shade and a comfortable separation from vehicular traffic. Using a five-foot landscaping area at back of sidewalk, a five foot sidewalk and a second five foot landscaping area between the property line and on-site activity, the intent of complete streets can be met as shade canopy is provided for pedestrians and a colorful planting palate is seen by others traversing the site. Where not constrained by existing utilities, a hedge will be planted to screen this reduction at the ground level. We respectfully submit that this design is sufficient to meet the intent of complete streets both functionally and aesthetically as this street section is found in many of the City's Planned Community Districts on for 60-80 foot ROWs.

An existing sidewalk exists on Vegas drive thereby constraining the ability to use detached sidewalks. The 10 feet of landscaping is sufficient as the selected trees (Red Pistache and Purple Robe) will provide visual interest and shade to pedestrians. This waiver is applicable only to the south-east portion of the site as different standards apply to areas with streetside building placement.

Waiver – interior landscaping: Code requires a landscaping island for every six parking spaces. Currently the secure area provides 114 spaces for 104 units. In order to maintain a ratio exceeding one space per residential unit, the interior landscape islands must be waived. In lieu of shade from trees, many of the spaces fall into the shade casted by the 47-foot buildings. **As the parking lot has only two drive aisles, all spaces are adjacent (perpendicular) to trees.**

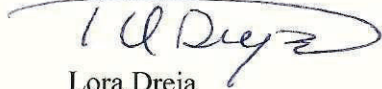
Variance – parking: The general retail with fueling station and unassigned C-1 suite have meet code requirements for parking accessible to the public. The enclosed private resident parking provides **roughly** one space per unit where Title 19 requires a multiplier of 1.25 and 1.75 spaces per one and two-bedroom units with guest parking. In total, **152** spaces are provided where **172** spaces are required for peak **residential** hours between midnight and 7:00 AM. The shared parking schedule indicates peak residential parking is during the night-time hours, when a large portion of site's commercial businesses will be closed. If needed, guests and motorists can park within the public area as commercial suites will not require parking during these hours. **The plan provides 152 spaces which substantially exceeds the one-space-per-unit ratio that has been deemed sufficient as evidenced by other approvals in Las Vegas' central districts.**

This proposal aligns with the goals and the long-term planning policies in Las Vegas. It meets the infill considerations to bring new architectural varieties and higher density housing types to established neighborhoods. It also conforms to smart growth and walkable community considerations. I can be reached at (702) 598-1408 to discuss further.

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With appreciation,



Lora Dreja
Land Entitlements
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