



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: JUNE 21, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: BLIND CENTER OF NEVADA, INC.**

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**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0123-ZON1</b>	Staff recommends APPROVAL.	
<b>23-0123-VAR1</b>	Staff recommends DENIAL, if approved subject to conditions:	23-0123-ZON1
<b>23-0123-VAR2</b>	Staff recommends DENIAL, if approved subject to conditions:	23-0123-ZON1 23-0123-VAR1
<b>23-0123-SNC1</b>	Staff recommends APPROVAL, subject to conditions:	23-0123-ZON1 23-0123-VAR1 23-0123-VAR2
<b>23-0123-SDR1</b>	Staff recommends DENIAL, if approved subject to conditions:	23-0123-ZON1 23-0123-VAR1 23-0123-VAR2 23-0123-SNC1

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

18

**NOTICES MAILED**

136

**PROTESTS**

0

**APPROVALS**

0

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

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**23-0123-VAR1 CONDITIONS**

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**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variance (23-0123-VAR2), Street Name Change (23-0123-SNC1) and Site Development Plan Review (23-0123-SDR1) 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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**23-0123-VAR2 CONDITIONS**

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**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variance (23-0123-VAR1), Street Name Change (23-0123-SNC1) and Site Development Plan Review (23-0123-SDR1) 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.

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3. 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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**23-0123-SNC1 CONDITIONS**

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**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variances (23-0123-VAR1 and VAR2) and Site Development Plan Review (23-0123-SDR1) shall be required, if approved.

**Public Works**

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

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**23-0123-SDR1 CONDITIONS**

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**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variances (23-0123-VAR1 and VAR2) and Street Name Change (23-0123-SNC1) 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.

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3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/15/23, except as amended by conditions herein.
4. Prior to issuance of a building permit for construction, provide proof of cross access between this site and abutting sites.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a four to six-foot perimeter landscape buffer along a portion of the west property line where 10 feet is required and to allow a zero-foot perimeter landscape buffer along a portion of the north property line where six feet is required.
6. An Exception from Title 19.06.040 is hereby approved, to allow five, 24-inch box trees in the perimeter landscape buffer along the west property line where 12 trees are required.
7. 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 Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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:
  - Provide one (1) additional 24-inch box deciduous or evergreen tree in the perimeter landscape buffer along the north and east property lines, with four, five-gallon shrubs per additional tree.
  - Provide four (4) additional 24-inch box deciduous or evergreen trees in the perimeter landscape buffer along the south property line, with four, five-gallon shrubs per additional tree.
  - Provide (1) 24-inch box shade tree at the end of each parking row in conformance with Title 19.08.110.C requirements.
10. 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.

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

**Public Works**

13. Prior to the issuance of permits dedicate the appropriate right-of-way for a bus turnout per Standard Drawing #234 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. Construction of the bus turnout is not required at this time. Coordinate with the Traffic Engineering Division to determine the appropriate SD#234 configuration prior to submittal of improvement drawings.
14. Construct half-street improvements on Classic Cars Lane (aka Fantasy Lane) adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
15. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk on Washington Avenue 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 needed to complete this requirement.
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
17. Coordinate the sewer connection at a size, depth, and location acceptable to the City of Las Vegas Sanitary Sewer Section of the Department of Public Works.
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.

**Conditions Page Five**

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19. Queues for the overall area shall not extend into the public right-of-way. The proposed gate located on Washington Avenue shall be egress only. The applicant shall work with the Transportation Engineering Division of the Department of Public Works to determine the best design for the egress driveway prior to submittal of improvement drawings.
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 \*\***

**PROJECT DESCRIPTION**

The applicant is requesting entitlements to construct a proposed three-story, 100-unit multi-family residential development on 4.48 acres of vacant property at the northeast corner of Washington Avenue and Classic Cars Lane. The development is intended to meet the qualifying affordable housing criteria as stated under Title 19.17.030. The site was formerly used as a church, which has now been demolished. An existing Wireless Communication Facility, Non-Stealth is located at the rear of the site near Classic Cars Lane and will remain as constructed.

**ISSUES**

- Revised plans were received May 15, 2023 showing an increase in building height from 42 feet to 43 feet (41'-4" to 42'-6") and a slight shift of the entry vestibule to the south with adjustment of adjacent areas. The number of dwelling units and overall gross floor area will remain the same. The increased height conforms to the height requirement of the R-3 (Medium Density Residential) zoning district. The landscape plan now shows a 10-foot perimeter buffer along Washington Avenue, which eliminates one of the previously requested Waivers. The date stamp and Waiver conditions have been adjusted accordingly.
- A Rezoning is requested from C-V (Civic) to R-3 (Medium Density Residential) to bring the property into conformance with General Plan for the anticipated density range. Staff recommends approval.
- The applicant is requesting a Street Name Change from Classic Cars Lane to Visions Park Lane adjacent to this site. There are no existing addresses on this street segment. Staff recommends approval.
- A Variance (23-0123-VAR1) is requested to allow 101 parking spaces where 152 are required, a 34 percent reduction in parking. Staff recommends denial.
- A Variance (23-0123-VAR2) is requested to allow a six-foot tall wrought iron fence along Classic Cars Lane (within the front yard area) where a maximum of five feet with the bottom two feet solid is allowed. Staff recommends denial.
- A Waiver of perimeter landscape buffer requirements is requested along portions of the north, south and west property lines. Staff recommends denial of the Waiver.
- Within perimeter landscape buffers, the applicant is providing 56 perimeter trees where 69 trees are required. An Exception of Title 19.06 tree planting requirements is only approved within the western buffer; staff requires the additional trees to be provided as a Condition of Approval.
- All offsite improvements are required on Classic Cars Lane adjacent to this site, including streetlights.

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- A bus turnout is required to be dedicated along Washington Avenue prior to the issuance of permits for this project; however, construction of the bus turnout is not required at this time. A Condition of Approval requires coordination with the Traffic Engineering Division of the Department of Public Works to determine the appropriate configuration of the bus turnout prior to submittal of improvement drawings. Dedication of the turnout will not affect the proposed location of the multi-family building, parking layout or drive aisles.

## **ANALYSIS**

The current zoning is C-V (Civic) with a General Plan designation of MXU (Mixed Use). The C-V zoning district does not conform to the MXU (Mixed Use) General Plan designation for this site, which was established by the Downtown North Land Use Plan. The MXU category allows a wide range of residential density and commercial intensity, but does not allow for public facilities, parks or other governmental or quasi-governmental uses. The proposal for 100 units on 4.48 acres yields a net residential density of 22.32 dwelling units per acre, which is within the range of the R-3 (Medium Density Residential) zoning district. Multi-Family Residential is a permitted use as of right in the R-3 (Medium Density Residential) and R-4 (High Density Residential) Districts.

The site is located adjacent to the Cultural Corridor, which features a variety of state, civic and publicly controlled uses and services. The area is also served by the Pioneer and Cultural Corridor Trails, which are part of the 2050 Las Vegas Master Plan system of trails for the city, as well as the Las Vegas Boulevard Scenic Byway. As the site is no longer used as a Church/House of Worship, the Rezoning request to R-3 (Medium Density Residential) is appropriate, and will allow for future residents to be located closer to the amenities offered within the Cultural Corridor. Staff therefore recommends approval of the Rezoning.

The site is located near the main offices of the Blind Center of Nevada, a nonprofit organization serving the needs of the visually impaired and the applicant for this project. The Blind Center's stated goal of this development is to provide affordable and accessible housing for visually impaired persons and their families "to promote their independence, safety and well-being." It is estimated that approximately 90 percent of Blind Center members live below the low-income affordable housing level as defined as a percentage of median monthly gross household income (AMI). The development is proposed to be equipped with Braille signage, voice-activated controls and other assistive technology that will enable residents to navigate the building more easily.



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Classic Cars Lane is classified as a Minor Collector (60-foot) street as defined by Title 13.12. It is not a Master Planned street; however, it does not meet Complete Streets requirements for Minor Collectors as required by Title 19.04.200. The applicant is providing a five-foot detached sidewalk and five-foot amenity zone in conformance with the Complete Streets Standards. However, it is noted that site visibility restriction zones (SVRZs) as shown do not allow for trees every 40 feet in the amenity zone as normally required. Existing Washington Avenue improvements may remain as constructed, except where PROWAG (Public Right-of-Way Accessibility Guidelines) minimums are required.

A bus turnout is required to be dedicated along Washington Avenue prior to the issuance of permits for this project; however, construction of the bus turnout is not required at this time. A Condition of Approval requires coordination with the Traffic Engineering Division of the Department of Public Works to determine the appropriate configuration of the bus turnout prior to submittal of improvement drawings. Dedication of the turnout will not affect the proposed location of the multi-family building, parking layout or drive aisles.

Primary access to the site is from Classic Cars Lane with secondary egress to Washington Avenue. Three pick up and drop off lanes as well as guest parking are provided at the primary entrance. The remainder of the access is gated. The applicant is proposing six-foot tall wrought iron fences along Washington Avenue and Classic Cars Lane in order to provide additional security at the perimeter. Currently, the site is enclosed by chain link fencing with barbed wire. However, within the front yard area along Classic Cars Lane, a maximum of five feet is allowed for fences and walls, triggering a Variance. This Variance is preferential in nature and is not related to the physical characteristics of the site. Staff therefore recommends denial of 23-0123-VAR2, with conditions if approved.

There are no single-family residential uses or districts adjacent to the site; thus, residential adjacency standards do not apply. The proposed three-story building is well set back on the interior of the site and is designed in a “U” shape, creating a large courtyard area with ample open space and recreational amenities. The building will feature painted panel exteriors with multiple pop-outs and recesses for visual interest. Rooflines are flat with a raised parapet. A canopy is proposed west of the building to provide shade and protection for persons waiting for transportation. The elevations are appropriate for this area and compatible with adjacent development.

The applicant is requesting a Variance to allow an approximately 45 percent reduction in the number of required parking spaces. According to the justification letter, some units will be shared by sighted family members and some will be occupied only by blind residents, reducing the need for parking. Shuttle service will be provided to residents, and the site is close to a public transportation line. However, the proposed reduction in parking is not related to any unusual and extraordinary characteristic of the specific parcel of land. As it does not meet this statutory threshold, staff recommends denial of the Variance (23-0123-VAR1), with conditions if approved.

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Per Title 19.08.110.D.2, loading spaces are not required for uses that do not receive or distribute materials by truck. However, one loading space is indicated on the west side of the building. This space does not meet the minimum dimensional standards. If this space cannot be redesigned to meet the standards, then it will be counted as a standard parking space and will need to be shown as such on plans submitted for building permit.

Minimum landscape buffer widths required for the R-3 zoning district are not in conformance with Title 19 along the west, north and south property lines. Walkways are proposed to connect the site with the adjacent lots to the north and east. In part, these walkways trigger Waivers of the required landscape buffers where they run parallel to the property lines. Along the west property line, parking spaces encroach into the buffer area, and along the north property line no landscaping is proposed adjacent to the existing Wireless Communication Facility, Non-Stealth Design. Staff cannot support these Waivers, as they are self-imposed. Due to the associated Rezoning, the applicant is responsible for meeting or exceeding the R-3 standards for the property, even for existing development. The applicant has verbal agreements with Clark County and the Eagles Lodge to allow pedestrians onto the adjoining sites, but cross access between the sites has not been formally established. A Condition of Approval will require cross access to be established prior to issuance of permits for the primary building on this site.

Fewer trees than required are proposed within all perimeter buffers. An Exception was not requested. Staff does not approve an Exception allowing the deficiency in trees, but recommends adding the required trees as a Condition of Approval if approved.

The applicant is also seeking to change the name of Classic Cars Lane to Visions Park Lane. This segment of Classic Cars Lane contains the address range 900-1099 north of the zero baseline (Fremont Street) and is the only segment in which this name is used. The name "Visions Park" reflects the name chosen by the applicant for the associated multi-family residential development for the visually impaired. This name meets requirements of the Street Naming and Address Assignment Regulations, 2009 Edition referenced by Title 19.04.050 and 19.16.230, although staff notes that the suffix "Lane" is intended to denote generally northeast or southwest oriented streets. A more appropriate suffix is "Street," reserved for generally north/south oriented streets. Las Vegas Fire and Rescue has reviewed the proposed name and does not object to the Street Name Change.

According to the Traffic Engineering Section of the Department of Public Works, this project is projected to add approximately 631 vehicle trips per day on Washington Avenue, Classic Cars Lane, Gragson Avenue and Bruce Street, assuming all traffic from this development will use all named streets. Currently, Washington Avenue is at about 55 percent of capacity and Bruce Street is at about 52 percent of capacity. With this project, Washington Avenue is expected to be at about 57 percent of capacity and Bruce Street is expected to be at about 54 percent of capacity. Counts are not available for Classic Cars Lane or Gragson Avenue in this vicinity, but they are believed to be under capacity.

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The Clark County School District (CCSD) has commented on the impact future development might have on the three levels of schools in the area. CCSD projects that approximately 30 primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Squires Elementary School and J.D. Smith Middle School are each under capacity for the 2022-23 school year. Rancho High School is about 28 percent over capacity.

Staff is supportive of affordable housing in the City and encourages the proliferation of affordable units to alleviate the current shortage. However, such development should be designed to meet Zoning Code requirements when there are few, if any, impediments to developing a large, vacant site. Staff therefore recommends denial of the Site Development Plan Review with conditions if approved.

**FINDINGS (23-0123-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-3 (Medium Density Residential) zoning district conforms to the MXU (Mixed Use) General Plan designation on the subject site.

**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.**

Duplexes, townhomes and a range of multi-family apartments would be compatible uses with the existing C-V (Civic) and C-1 (Limited Commercial) zoning on adjacent properties.

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

This area of the city is heavily controlled by governmental and similar public and quasi-public agencies and services. In addition to bringing zoning into conformance with the General Plan, R-3 (Medium Density Residential) zoning is appropriate in this area in that residents may be brought closer to such services and public facilities.

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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.**

Classic Cars Lane is classified as a 60-foot Minor Collector by Title 13. The applicant will be required to bring the substandard street into conformance with Title 19.04 Complete Streets standards as part of the related Site Development Plan Review action.

**FINDINGS (23-0123-VAR1)**

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by providing fewer parking spaces than the development requires, given the use proposed. Reducing the number of multi-family residential units or providing additional parking spaces would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

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**FINDINGS (23-0123-VAR2)**

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a wall/fence that is taller than allowed by Title 19. Reducing the height of the wall/fence to five feet would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

**FINDINGS (23-0123-SNC1)**

The proposed Street Name Change generally meets the requirements of the Street Naming and Address Assignment Regulations, 2009 Edition. In addition, Las Vegas Fire and Rescue Department does not object to the proposed "Visions Park Lane" name, and a change in the name will not affect any current property along this street segment. Staff therefore recommends approval of the requested Street Name Change from Classic Cars Lane to Visions Park Lane. The applicant will be held responsible for all costs associated with the Street Name Change, including signage and installation.

## **FINDINGS (23-0123-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;**

While the proposed multi-family residential development is compatible with adjacent development in concept, the specific design of this development indicates that the site is overbuilt, resulting in the need for various deviations from Title 19.

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

The proposed development does not meet requirements for parking, perimeter fence height and perimeter landscape requirements. Staff recommends denial of the associated Variances and Waivers.

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

Access to this site will be from Classic Cars Lane. Circulation around the site does not appear to present any conflicts and will have minimal impact on traffic in the area, which is primarily on Washington Avenue.

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

Building materials are typical for multi-family residential buildings in this area. Landscape materials are drought-tolerant and appropriate for this area.

- 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 submitted plans indicates a design that creates an orderly and aesthetic environment that is harmonious and compatible with existing development in this area.

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

Development of the site is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

## BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
08/08/74	The Planning Commission approved a request for a Civic Review (CV-0001-74) to allow occupancy of an existing building at 1401 East Washington Avenue by a religious organization (Echoes of Faith Ministries). Staff recommended approval.
09/03/75	The Board of City Commissioners approved a request for a Plot Plan Review (CV-0001-74) for a church with provision of social services on property located at 1401 East Washington Avenue, which already contained an existing building.
08/12/82	The Planning Commission approved a request for a Use Review (CV-0001-74) to allow a proposed mobile trailer to be used as a caretaker residence on property located at 1401 East Washington Avenue, subject to review in two years.
07/14/88	The Planning Commission approved a request for a Plot Plan Review (CV-0001-74) for a proposed assembly hall/school addition on property located at 1401 East Washington Avenue. Staff recommended approval.
04/02/01	Department of Planning staff administratively approved a Minor Site Development Plan Review (SD-0017-01) for a proposed 60-foot tall cellular monopole on 4.48 acres at 1401 East Washington Avenue.
04/18/01	The City Council approved a request for a Site Development Plan review (SD-0005-01) for two proposed buildings containing office and meeting rooms in conjunction with an existing Church/House of Worship at 1401 East Washington Avenue. The Planning Commission and staff recommended approval.
10/31/02	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-19720) for a proposed 70-foot tall Wireless Communication Facility, Non-Stealth Design at 1401 East Washington Avenue.

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
05/21/03	The City Council approved a request for a General Plan Amendment (GPA-2249) to adopt the Downtown North Land Use Plan, generally located south of Owens Avenue, east of Interstate 15, north of Interstate 515 and west of Bruce Street, Sagman Street and 9th Street. This plan included a map which specified future land uses for properties within Downtown North; the subject site was designated PF (Public Facilities) and M (Medium Density Residential).
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the General Plan land use designation of various parcels within the Las Vegas Redevelopment Area and proposed Redevelopment Plan expansion area. The designation of the subject parcel was amended from LI/R (Light Industry and Research) and PF (Public Facilities) to MXU (Mixed Use).
06/14/07	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-21521) for a proposed 10-foot extension and collocation of antennas on an existing 70-foot tall Wireless Communication Facility, Non-Stealth Design at 1401 East Washington Avenue.
06/20/07	The City Council approved a request for a Street Name Change (SNC-20845) from Fantasy Lane to Classic Cars Lane between Washington Avenue and Gragson Avenue. The Planning Commission and staff recommended approval.
07/26/07	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-22775) for a proposed collocation of antennas on an existing 70-foot tall Wireless Communication Facility, Non-Stealth Design at 1401 East Washington Avenue.
10/21/10	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-39178) for collocation of antennas on an existing 80-foot tall Wireless Communication Facility, Non-Stealth Design at 1401 East Washington Avenue.
12/03/12	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-47502) for collocation of antennas on an existing 80-foot tall Wireless Communication Facility, Non-Stealth Design at 1401 East Washington Avenue.
11/23/16	Department of Planning staff approved a Conditional Use Verification (CUV-67891) for modifications to an existing 80-foot tall Wireless Communication Facility, Non-Stealth Design to swap one (1) installed panel per sector and one (1) uninstalled panel per sector, add one (1) hybrid cable and three (3) RRUs at 1401 East Washington Avenue.
09/10/18	Department of Planning staff approved a Conditional Use Verification (CUV-74492) for modifications to an existing Wireless Communication Facility, Non-Stealth Design 1401 East Washington Avenue.



<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
10/31/18	Department of Planning staff approved a Conditional Use Verification (CUV-74928) for modifications to an existing Wireless Communication Facility, Non-Stealth Design 1401 East Washington Avenue.
11/03/20	Department of Planning staff approved a Conditional Use Verification (100153-CUV) for an equipment change out on an existing Wireless Communication Facility, Non-Stealth Design 1401 East Washington Avenue.
03/15/21	Department of Planning staff approved a Conditional Use Verification (100284-CUV) to add antennas and other equipment to an existing Wireless Communication Facility, Non-Stealth Design 1401 East Washington Avenue.
10/05/22	A Code Enforcement Case (CE22-05323) was opened for unpermitted barbed wire hanging off of fence. Upon inspection, it was noted that the property had stored materials and refuse including trash bags, mattress pads, litter, and miscellaneous materials, as well as vegetation growing onto the sidewalks on Washington and Classic Cars Lane. The case was resolved by Code Enforcement on 10/31/22.
05/09/23	<p>The Planning Commission voted (7-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 4.48 acres at the northeast corner of Washington Avenue and Classic Cars Lane (APN 139-26-201-013), Ward 5 (Crear)</p> <p><b>23-0123-ZON1</b> - REZONING - FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)</p> <p><b>23-0123-VAR1</b> - VARIANCE - TO ALLOW 101 PARKING SPACES WHERE 152 SPACES ARE REQUIRED</p> <p><b>23-0123-VAR2</b> - VARIANCE - TO ALLOW A SIX-FOOT TALL FENCE WITHIN THE FRONT YARD OF A RESIDENTIAL PROPERTY WHERE FIVE FEET IS THE MAXIMUM ALLOWED</p> <p><b>23-0123-SNC1</b> - STREET NAME CHANGE - FROM: CLASSIC CARS LANE TO: VISIONS PARK LANE, GENERALLY LOCATED WEST OF BRUCE STREET BETWEEN WASHINGTON AVENUE AND GRAGSON AVENUE</p> <p><b>23-0123-SDR1</b> - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS</p>

**Most Recent Change of Ownership**

08/31/21	A deed was recorded for a change in ownership.
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**Related Building Permits/Business Licenses**

08/24/78	A building permit (#8951) was issued for an interior remodel of an existing church at 1401 East Washington Avenue. A final inspection was approved 09/07/78.
07/27/82	A building permit (#5658) was issued for the addition of a 46-foot by 21-foot office and multipurpose room to an existing church at 1401 East Washington Avenue.
08/30/82	A building permit (#3169) was issued for a mobile home for caretaker's quarters at 1401 East Washington Avenue. A final inspection was approved 09/28/82.
05/18/83	A building permit (#0706) was issued for an addition an exterior improvements to an existing church at 1401 East Washington Avenue.
07/02/03	A building permit (#03013819) was issued for a height extension of an existing Wireless Communication Facility at 1401 East Washington Avenue. A final inspection was approved 10/06/03.
01/31/23	A building permit (C23-00267) was issued for demolition of an existing church building, flat work and asphalt at 1401 East Washington Avenue. A final inspection was approved 03/06/23.

**Pre-Application Meeting**

03/08/23	A pre-application meeting was held to discuss submittal requirements for a proposed affordable multi-family development for the blind. The applicant requested a street name change on Classic Cars Lane during the meeting. The applicant also inquired into potential incentives offered by Title 19.17 related to affordable housing. The Department of Neighborhood Services will coordinate the application for incentives and guide the applicant in developing a binding agreement with the City of Las Vegas.
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**Neighborhood Meeting**

04/18/23	A neighborhood meeting was not required. However, the applicant held a voluntary neighborhood meeting at the main office of the Blind Center of Nevada, 1001 North Bruce Street in Las Vegas.
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<b>Field Check</b>	
04/05/23	The site is vacant and cleared of weeds, other vegetation and debris. AN existing earth-tone painted Wireless Communication Facility (non-Stealth-Design) is located on the north side of the property, surrounded by a screened chain link fence enclosure. The west and south perimeter is enclosed by chain link fencing with additional barbed wire attached at the top for a total height of approximately seven feet. During the field check it was verified that there are no buildings addressed from Classic Cars Lane.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	4.48
Street Segment Affected by Proposed Name Change	Classic Cars Lane between Washington Avenue on the south and Gragson Avenue on the north
Property Owners Directly Affected by Proposed Name Change	3 (APNs 139-26-201-012, 013 and 018)*

\*None of the adjacent properties are currently assigned the Classic Cars Lane address, and no properties will need to be readdressed if approved.

<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	Vacant	MXU (Mixed Use)	C-V (Civic)
North	Library, Art Gallery or Museum (Public)	C (Commercial)	C-1 (Limited Commercial)
South	Government Facility [Cashman]	PF (Public Facilities)	C-V (Civic)
East	Private Club, Lodge or Fraternal Organization [Eagles]	MXU (Mixed Use)	C-V (Civic)
West	Government Facility [state office building]	PF (Public Facilities)	C-V (Civic)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Downtown North Land Use Plan	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area – 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 19.06, 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	6,500 SF	195,149 SF	Y
Min. Lot Width	N/A	413 Feet	N/A
Min. Setbacks			
• Front (Classic Cars Ln)	10 Feet	82 Feet	Y
• Side	5 Feet	98 Feet	Y
• Corner (Washington Ave)	5 Feet	23 Feet	Y
• Rear	20 Feet	60 Feet	Y
Min. Distance Between Buildings	10 Feet	44 Feet	Y

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Max. Lot Coverage	N/A	24 %	N/A
Max. Building Height	5 Stories/55 Feet	3 Stories/43 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
C-V (Civic)	N/A	N/A
<b>Proposed Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
R-3 (Medium Density Residential)	13-50 du/ac	224 (100 proposed)
<b>Existing General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
MXU (Mixed Use)	Unlimited	Unlimited
<b>Proposed General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
No change proposed	N/A	N/A

**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	20 Trees	19 Trees	N
• South	1 Tree / 20 Linear Feet	18 Trees	14 Trees	N
• East	1 Tree / 20 Linear Feet	19 Trees	18 Trees	N
• West	1 Tree / 20 Linear Feet	12 Trees	5 Trees	N
<b>TOTAL PERIMETER TREES</b>		<b>69 Trees</b>	<b>56 Trees</b>	<b>N*</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	23 Trees	29 Trees	N**
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	6 Feet		0 Feet	N***
• South	10 Feet		10 Feet	Y
• East	6 Feet		6 Feet	Y
• West	10 Feet		4 Feet	N***

<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>		
Perimeter Wall Height	5' max in front yard area along Classic Cars Ln, otherwise 10' max		Proposed 6' wrought iron fence along Classic Cars Ln and Washington Ave  Proposed 6' CMU wall along north and east PLs	N****

\*An Exception is required. See Exception table below.

\*\*Four (4) additional trees are required at the ends of parking rows. Applicant provided five (5) more trees than are required overall, but not all in the required planter areas. A condition of approval will address this.

\*\*\*A Waiver is required. See Waiver table below.

\*\*\*\*The applicant is requesting a Variance (23-0123-VAR2) to allow a six-foot wrought iron fence in the front yard area along Classic Cars Lane where five feet is the maximum allowed. All other fences and walls conform to Title 19 requirements.

<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>
Washington Ave	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Classic Cars Ln	Minor Collector	Title 13	33	N*

\*Requires conformance to 19.04 Complete Streets standards for a 60-foot Minor Collector; improvements are proposed as part of 23-0123-SDR1.

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

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 Residential							
1 BR	85	1.25 spaces per unit	107				
2 BR	9	1.75 spaces per unit	16				
3 BR	6	2.00 spaces per unit	12				
Guest spaces	100	1 space per 6 units	17				
TOTAL SPACES REQUIRED			152		101		N*
Regular and Handicap Spaces Required			150	2*	94	7	N
Percent Deviation			34%				

\*A Variance (23-0123-VAR1) is requested as part of this project.

Note: Building codes for this occupancy typically require ADA spaces at the rate of 2 percent of the total number of units. Title 19.06.110 requires one space per unit designed for handicapped occupancy.

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
10' perimeter LS buffer along rights-of-way	To allow a 4 - 6' buffer along a portion of the west property line	Denial
6' perimeter LS buffer along interior property lines	To allow a 0' buffer along a portion of the north property line	Denial

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<b><i>Exceptions</i></b>		
<b><i>Requirement</i></b>	<b><i>Request</i></b>	<b><i>Staff Recommendation</i></b>
One (1) 24" box deciduous or evergreen tree per 20 feet on center within perimeter buffers	To allow 5 perimeter trees where 12 trees are required along the west property line	Denial, subject to condition if approved