



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 19, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: RESIDENCES AT MELODY, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0135-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
23-0135-VAC1	Staff recommends APPROVAL, subject to conditions:	
23-0135-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0135-VAR1 23-0135-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

NOTICES MAILED

163 (by City Clerk)

PROTESTS

3

APPROVALS

1

**** CONDITIONS ****

23-0135-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow 37 parking spaces where 40 spaces are required.
2. Approval of and conformance to the Conditions of Approval for a Petition to Vacate (23-0135-VAC1) and Site Development Plan Review (23-0135-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0135-VAC1 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be defined as the eastern five feet of public right-of-way on Willow Trail between Melody Lane and 1800 Willow Trail (roughly 353 feet).
2. An appropriate radius for the northeast corner of Melody Lane and Willow Trail shall be dedicated by separate document and/or reserved through the Order of Vacation. Dedication, if any, shall be recorded prior to recordation of this Order of Vacation.

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3. The Order of Vacation shall record prior to or concurrent with the issuance of a permit for this site or the recordation of a map, whichever may occur first.
4. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first. A mapping action may be used to satisfy this condition.
5. 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.
6. 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.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. 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.
9. If the Order of Vacation is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

23-0135-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (23-0135-SDR1) and Petition to Vacate (23-0135-VAC1) shall be required, if approved.
2. All parking shall occur on a paved surface.
3. A fire access gate shall be provided on the southeast corner of the property along Melody Lane.
4. 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.
5. All development shall be in conformance with the site plan and landscape plan, date stamped 05/16/23 and building elevations date stamped 03/16/23, except as amended by conditions herein.
6. An Exception from Title 19.06.040 is hereby approved, to allow zero, 24-inch box trees in the perimeter buffer along the east property line where 11 trees are required.
7. An Exception from Title 19.08.110 is hereby approved, to allow six parking lot trees where 13 trees are required and one non-standard parking lot island.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.

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11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Prior to or concurrent with the recordation of a mapping action or the issuance of permits, whichever may occur first for this site, a Petition of Vacation, such as 23-0135-VAC1, shall be recorded to eliminate the right-of-way in conflict with this proposed site.
16. A deviation from standards for the non-standard street section design for Willow Trail and Melody Lane is hereby approved as shown on the approved site plan to allow construction of the improvements shown provided that Dust Control and Flood Control requirements are met. 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.
17. If not already in place, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per urban Standards (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Willow Trail and Melody Lane adjacent to Assessor's Parcel Number 139-19-802-002. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits or the recordation of a Final Map for this site, whichever may occur first.

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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. No new walls or fencing is allowed within the public right-of-way.
19. Submit a License Agreement for landscaping and private improvements (such as existing fencing) in the public rights-of-way adjacent to this site prior to the issuance of permits. If requested by the City, the applicant shall remove private property and improvements 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 (702-229-4836).
20. 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 demolish an existing single-family dwelling at 3900 Melody Lane and build a new, two-story, 12-unit multi-family residential building on a site that contains an existing nine-unit multi-family residential building at 1774 Willow Trail and is adjacent to another four-unit multi-family residential building at 1768 Willow Trail. In total, the overall 0.97-acre site would contain 25 multi-family residential units.

PROJECT UPDATE

This project was abeyed from the May 9, 2023 Planning Commission meeting. The applicant subsequently submitted revised plans based on advice from the Planning Commission to provide additional landscaping along Melody Lane. As a result, the following changes were made on plans date stamped May 16, 2023:

- Two parallel parking spaces along Melody Lane were removed, allowing for a 16 to 23-foot perimeter landscape buffer that meets Title 19.06.040 and 19.06.110 requirements. A Waiver to allow a zero-foot buffer for a portion of the width is no longer needed.
- One parking space in the center of the main parking field will be used for bicycle parking and will also include a 24-inch box Blue Palo Verde tree for shading purposes.
- These improvements will result in the removal of three parking spaces, prompting a Variance (23-0135-VAR1) to allow 37 spaces where 40 spaces are required.

ISSUES

- The applicant has submitted a Petition of Vacation with this project request to vacate a five-foot wide strip of public right-of-way in Willow Trail adjacent to the subject site. If approved, the vacated area would accrue to the owner's property and provide the minimum area needed to accommodate the 25 overall multi-family residential units planned for this site as allowed by the M (Medium Density Residential) General Plan category. Staff recommends approval of the Vacation.
- A Variance is requested to allow 37 parking spaces where 40 spaces are required. Staff recommends denial.
- An Exception is requested to allow zero 24-inch box trees in the perimeter landscape buffer along the east property line where 11 trees are required, due to an existing NV Energy easement. Staff approves the Exception.
- An Exception is requested to allow six trees in the reconfigured parking lot where 13 trees are required. Staff denies the Exception.

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- An existing wrought iron fence is intended to remain in the Willow Trail public right-of-way. A License Agreement for private improvements in the right-of-way is required as a Condition of Approval if approved.
- Where applicable, curbing for parallel parking stalls along Melody Lane shall be used to delineate the right-of-way line, unless otherwise allowed by the City Engineer. This is required as a Condition of Approval.
- Clark County Department of Aviation (CCDOA) notes that this site is located on the periphery of the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport and is subject to significant aircraft noise and continuing over-flights. The CCDOA strongly encourages that the applicant issue a standalone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and forward the recorded noise disclosure statements to the CCDOA's Noise Office.
- Staff notes that additional trash facilities should be provided to accommodate the proposed residential units; however, there is no hard code requirement to do so.
- A mapping action to consolidate the existing parcels making up this site is required as a Condition of Approval, as the proposed residential building will cross the existing property line separating the two parcels.

ANALYSIS

The overall site contains an existing single-story, nine-unit apartment building, an existing single-story four-unit apartment building and a single-family dwelling, all zoned R-3 (Medium Density Residential). The existing multi-family dwellings are on separate parcels described by metes and bounds. The single family residence is on the same parcel as the existing nine-unit building. The two parcels are anticipated to be remapped into one lot. Altogether, the proposed 12-unit addition would increase the total number of units on the site to 25.

The R-3 (Medium Density Residential) zoning district allows up to 50 dwelling units per acre; however, density is limited by the existing M (Medium Density Residential) General Plan designation, which allows a maximum net density of 25.49 dwelling units per acre. If 25 units are proposed, this would result in a net density of 25.77 du/ac, which would require approval of a General Plan Amendment to amend the land use designation on this site to H (High Density Residential), which allows in excess of 25.50 dwelling units per acre. In lieu of reducing the number of new units to remain at a density of less than 25.49 dwelling units per acre, the applicant has proposed to vacate a five-foot strip of public right-of-way in Willow Trail in order to add the land needed to sufficiently lower the density to meet the 25.49 du/ac requirement.

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There are two additional properties along the east side of Willow Trail between Melody Lane and Spring Road whose owners have previously dedicated a five-foot strip of land for public right-of-way; four properties remain at the original 50-foot width. This has resulted in a non-uniform street width for Willow Trail. The Department of Public Works has determined that a 50-foot street width is sufficient to handle traffic in this area, and vacation of the east five feet of right-of-way would not conflict with any existing City requirements. Public Works prefers that the applicant attempt to contact the property owners along Willow Trail who have already dedicated five feet for right-of-way for consent so that all excess right-of-way on this block may be vacated at one time; however, it would still allow and support a Petition to Vacate only the right-of-way adjacent to the applicant's property. If vacated, approximately 1,765 square feet would be added to the site, including the right-of-way that is not directly adjacent to the parcels (i.e., at the corner radius). This would bring the site area to approximately 44,020 square feet, which would decrease net density from 25.77 du/ac to 24.75 dwelling units per acre and into conformance with the M (Medium Density Residential) General Plan designation.

The applicant intends to lease all new units at market rate. Within the new building, six one-bedroom and six two-bedroom units are proposed. Overall, 16 one-bedroom and nine two-bedroom units would be available for rental.

A revised parking layout is proposed with 37 spaces, which is insufficient to meet parking requirements. One van-accessible ADA space would be provided. About 16 percent of spaces are compact. Currently, four unpaved spaces with access to Melody Lane are located behind wrought iron fences, and a shed occupies one of the spaces. The applicant indicated these would be removed and replaced by four paved spaces with sufficient maneuvering space to discourage backing out into the public right-of-way. As there is no difficulty arising from the characteristics of the lots themselves, the hardship related to meeting parking requirements is self-imposed; therefore, staff cannot support the requested Variance.

Primary vehicular access is from Willow Trail and would not be modified with this request. The Department of Public Works notes that a majority of this site (Assessor's Parcel Number 139-19-802-005) was previously approved under SDR-63975 and VAR-63974 in 2016. A covenant to guarantee offsite improvements related to SDR-63975 and VAR-63974 was recorded over Assessor's Parcel Number 139-19-802-005 in 2016. The entitlement for VAR-63974 was considered exercised through the recording of the covenant, and SDR-63975 expired in 2018. In conformance with the VAR-63974 approval, offsite improvements are not required for Assessor's Parcel Number 139-19-802-002 with this application. A Condition of Approval requires the owner, if not already in place, to sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per Urban Standards (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Willow Trail and Melody Lane adjacent to Assessor's Parcel Number 139-19-802-002.

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Title 19.06.040 Residential Adjacency Standards are applicable, as the overall site is considered by definition adjacent to a parcel zoned R-E (Residence Estates) located on the west side of Willow Trail. The proposed 25-foot tall building will be sufficiently set back to meet these requirements. Title 19.06.040.I.4 states that “garbage storage areas for properties subject to the standards of this Subsection shall be screened and odor controlled, and trash pick up shall be scheduled to minimize any impact on protected properties.” The existing trash enclosure location along Willow Trail is to remain, although staff recommends additional trash facilities to accommodate the increased number of units.

Pursuant to Title 19.06.040.F, perimeter landscaping is required for this site along the south and east property lines adjacent to the proposed new development. An existing NV Energy easement straddles the east property line, restricting the planting of trees along the east property line. Staff approves an Exception to allow no trees in this area due to the easement, but recommends planting shrubs no taller than five feet in the buffer area. A revised landscaped plan dated May 16, 2023 shows a 16 to 23-foot wide buffer along Melody Lane with six 24-inch box trees that satisfies Title 19 requirements for perimeter landscaping.

The newly configured parking area will require trees at the ends of rows and every six spaces. An Exception is requested to allow six parking lot trees where 13 trees are required, which would allow conformance to the minimum parking requirements. Staff supports providing trees in parking areas to reduce the heat island effect and provide shade benefits. One additional tree not in a standard planter is provided in the center of the parking area. Although it will provide shading and cooling benefits to residents, it will not be sufficient to meet Title 19 requirements. Staff denies the Exception.

The submitted elevations indicate a two-story, 25-foot tall building to the top of the parapet that feature stucco exteriors and a flat roofline with decorative stone and metal accents to match the existing buildings. Although permitted by right to build at this height, the proposed building is not in character with the existing single-story dwellings in this neighborhood.

The Clark County Department of Aviation (CCDOA) has commented that the proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

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The CCDOA strongly encourages that the applicant issue a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and forward the recorded noise disclosure statements to the CCDOA's Noise Office. Neither the Federal Aviation Administration nor CCDOA will be held responsible for future resident complaints if the proposal is approved. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed. In spite of these advisements, staff recognizes the applicant's right to develop this property with full disclosure and acknowledgment of the impacts of airport operations on such development.

According to the Traffic Engineering Section of the Department of Public Works, this project is projected to add approximately 81 vehicle trips per day on Willow Trail, Melody Lane and Rancho Drive. Currently, Rancho Drive is at about 87 percent of capacity and is expected to remain unchanged with this project. Counts are not available for Willow Trail or Melody Lane in this vicinity, but they are believed to be under capacity.

This property is currently not served by the Las Vegas Valley Water District (LVVWD). The LVVWD comments that civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Existing domestic/fire protection may not be adequate. A fire flow review may be required. Southern Nevada Water Authority Regional Connection Charges for the units will be assessed on a per unit basis and all fees are due at the time of civil plan approval and building permit issuance.

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 nine primary and secondary school students would be generated by the proposed development on this site. This projection is based on the entire 25-unit development, not just the 12 additional units proposed. According to CCSD, Twin Lakes Elementary School and Brinley Middle School are each under capacity for the 2022-23 school year. Western High School is about 14 percent over capacity.

In summary, the proposed 12-unit multi-family residential addition and associated site improvements are out of character with the existing neighborhood, which consists of single-story dwellings. In addition, inadequate parking will be provided and additional refuse facilities will not be provided to accommodate the additional units. Staff therefore recommends denial of the Variance and Site Development Plan Review, with conditions if approved.

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FINDINGS (23-0135-VAC1)

The Department of Public Works presents the following information concerning this request to vacate certain public street rights-of-way:

A.	Does this vacation request result in uniform or non-uniform right-of-way widths?	Non-uniform. Willow Trail is already a street with a non-uniform width. This vacation will allow others along Willow Trail to request a vacation to eventually bring it to a uniform width meeting the City's minimum width requirements for public streets.
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 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.

The Department of Public Works considers the subject five-foot area excess right-of-way. Vacation of this area would not result in any reduced traffic handling capability, nor would it result in a conflict with any existing City requirements. Therefore, staff recommends approval of the Petition to Vacate the east five feet of public right-of-way on Willow Trail between Melody Lane and 1800 Willow Trail (roughly 353 feet in length) with conditions.

FINDINGS (23-0135-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 12-unit multi-family residential addition and associated site improvements are not in character with the existing neighborhood, which consists of single-story dwellings.

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

The proposed development requires vacation of a portion of Willow Trail for consistency with the General Plan. A Waiver of perimeter landscape buffer requirements is required, which staff does not support. Exceptions are requested to allow a reduction in the required number of parking lot trees and trees along the east property line. Staff approves only the Exception along the east property line, where there is an existing NV Energy easement.

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

The existing access to the site along Willow Trail will be maintained. The Department of Public Works Traffic Engineering Section states that the proposed development will have little impact on neighborhood traffic.

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

The painted stucco and metal accents are appropriate for 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 elevations employ changes in wall plane and color for visual interest; however, the two-story design is not consistent with existing buildings in this residential neighborhood.

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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

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/18/69	The Board of City Commissioners approved a Rezoning (Z-0034-69) from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Limited Multiple Residence) at the northeast corner of Melody Lane and Willow Trail. The Planning Commission recommended approval; staff had no recommendation. A Plot Plan was included for a proposed four-plex.
10/02/74	The Board of City Commissioners approved a Rezoning (Z-0042-74) from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Limited Multiple Residence) for property generally located on the east side of Willow Trail between Melody Lane and Spring Road. A Plot Plan was included for an addition of two units to an existing nine-unit apartment building. An administrative variance (AV-0016-74) was also approved by staff to allow a 10-foot rear yard setback where 20 feet was required. The existing setback was nonconforming, but the applicant was requesting to add onto the existing building, which would encroach into the setback.
08/06/75	The Board of City Commissioners approved a Revised Plot Plan Review (Z-0042-74) for a 12-unit apartment building on the east side of Willow Trail between Melody Lane and Spring Road. The Planning Commission and staff recommended approval.
08/27/09	The Planning Commission approved a Site Development Plan Review (SDR-34463) for the addition of a two-story, nine-unit apartment building with Waivers of the perimeter landscape buffer standards to allow a zero-foot buffer along the west perimeter where 10 feet is required and zero-foot buffers along portions of the north and east perimeters where six feet is required on 0.72 acres at 1774 Willow Trail and 3900 Melody Lane. Staff recommended approval. The approval expired 08/27/11.
06/15/16	The City Council approved a request for a Variance (VAR-63974) to allow no offsite improvements along Melody Lane on 0.72 acres at 3900 Melody Lane. Staff recommended approval. The Variance was exercised by recordation of a Covenant Running With Land Agreement (Instrument 20161209:02533).

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/15/16	The City Council approved a request for a Site Development Plan Review (SDR-63975) for a proposed nine-unit second-story addition and other site improvements to an existing nine-unit multi-family residential development with Waivers to allow a zero-foot wide perimeter landscape buffer along a portion of the north property line where six feet is required and along the west property line where 15 feet is required on 0.72 acres at 3900 Melody Lane. Staff recommended approval. The approval expired 06/15/18.
12/09/16	A Covenant Running with Land Agreement (A-67068) between the property owner and the City of Las Vegas regarding deferral of offsite improvements along Melody Lane adjacent to this site was recorded. Civil Improvement Plans (L-66625) for the site were submitted with the approved nine-unit addition but not approved.
06/20/19	Department of Planning staff administratively approved a request for a Site Development Plan Review (SDR-76620) for a proposed 1,500 square-foot expansion of an existing nine-unit multi-family residential building on 0.72 acres at 1774 Willow Trail.
05/09/23	<p>The Planning Commission voted (7-0-0) to abey the following project requests on 0.97 acres at 3900 Melody Lane, and 1768 and 1774 Willow Trail to the June 13, 2023 Planning Commission meeting:</p> <p>22-0135-VAC1 - VACATION - PETITION TO VACATE A PORTION OF THE EAST SIDE OF WILLOW TRAIL BETWEEN MELODY LANE AND SPRING ROAD;</p> <p>23-0135-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE ADDITION OF A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL BUILDING AND SITE IMPROVEMENTS TO AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING FOUR-UNIT AND NINE-UNIT BUILDINGS.</p>

Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
06/13/23	<p>The Planning Commission voted (6-0-0) to recommend APPROVAL of the following project requests on 0.97 acres at 3900 Melody Lane, and 1768 and 1774 Willow Trail to the June 13, 2023 Planning Commission meeting:</p> <p>23-0135-VAR1 - VARIANCE - TO ALLOW 37 PARKING SPACES WHERE 40 ARE REQUIRED</p> <p>23-0135-VAC1 - VACATION - PETITION TO VACATE A PORTION OF THE EAST SIDE OF WILLOW TRAIL BETWEEN MELODY LANE AND SPRING ROAD</p> <p>23-0135-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE ADDITION OF A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL BUILDING AND SITE IMPROVEMENTS TO AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING FOUR-UNIT AND NINE-UNIT BUILDINGS</p>

Most Recent Change of Ownership	
05/13/16	A deed was recorded for a change in ownership on APN 139-19-802-005.
07/13/18	A deed was recorded for a change in ownership on APN 139-19-802-002.

Related Building Permits/Business Licenses	
1961	Nine multi-family residential apartments located at 624 (later addressed as 1774) Willow Trail were constructed.
07/08/69	A building permit (#48451) was issued for a four-unit apartment building at 628 (later addressed as 1768) Willow Trail. A final inspection was approved 02/03/70.
11/07/73	A building permit (#13818) was issued for an 884 square-foot single-family dwelling at 3900 Melody Lane. A final inspection was approved 08/06/74.

<i>Related Building Permits/Business Licenses</i>	
08/22/16	Application (C-324340) was made for onsite improvements to an existing multi-family residential development at 3900 Melody Lane. A permit was not issued.
07/17/19	A building permit (C18-02889) was issued for an addition to an existing multi-family residential building at 3900 Melody Lane. The address was changed to 1774 Willow Trail. A final inspection was approved 02/11/20. A Certificate of Occupancy for a 1,962 square-foot addition was issued.

<i>Related Building Permits/Business Licenses</i>	
07/17/19	A building permit (C18-02890) was issued for onsite improvements to an existing multi-family residential building at 3900 Melody Lane. The address was changed to 1774 Willow Trail. A final inspection was not approved and the permit expired 03/01/20. (Most inspections were completed.) The permit has been opened back up to obtain a final inspection.

<i>Pre-Application Meeting</i>	
03/13/23	A pre-application meeting was held with the applicant to discuss submittal requirements for Vacation and Site Development Plan Review applications. The design of the parking areas and landscaping was discussed in light of conformance with code requirements. The applicant confirmed that none of the units would be age-restricted and all units would be market rate.

<i>Neighborhood Meeting</i>	
05/03/23	A neighborhood meeting was not required. However, the applicant planned to hold a voluntary neighborhood meeting at the West Las Vegas Library Conference Room, 951 West Lake Mead Boulevard in Las Vegas to discuss the proposed development.

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Field Check	
04/05/23	The site contains two multi-family residential buildings, the smaller of which is located along Willow Trail. The site also contains a one-story single-family dwelling. Currently, fences are separating the single-family and multi-family portions of the site. It was confirmed that both trees and an existing wrought iron fence are located within the Willow Trail public-right-of-way. A canopy cover appears to be tethered to a structure on the roof of the small multi-family building and used as a carport behind the front line of the building. Above-ground power lines run north and south along the rear of the subject property. No trash enclosures are on site, but trash dumpsters are located at two locations along Willow Trail.

Details of Application Request	
Site Area	
Net Acres	0.97

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Single Family, Detached		
North	Two-Family Dwelling	GC (General Commercial)	C-2 (General Commercial)
South	Church/House of Worship	Ranch Estate Neighborhood - Clark County Designation	H-2 (General Highway Frontage) – Clark County Designation
		Ranch Estate Neighborhood - Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
	Single Family, Detached	Ranch Estate Neighborhood - Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
East	Multi-Family Residential [within detached single-unit buildings]	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Single Family, Detached	M (Medium Density Residential)	R-E (Residence Estates)
	Single Family, Attached [Duplex]		R-3 (Medium Density Residential)

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Twin Lakes	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (70 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	44,020 SF*	Y
Min. Lot Width	N/A	159 Feet	N/A
Min. Setbacks			
• Front (Melody Ln)	10 Feet	23 Feet	Y
• Side	5 Feet	6 Feet	Y
• Corner (Willow Trl)	5 Feet	19 Feet	Y
• Rear	20 Feet	17 Feet	N*
Min. Distance Between Buildings	10 Feet	13 Feet	Y
Max. Lot Coverage	N/A	32 %	N/A
Max. Building Height	5 Stories/55 Feet	2 Stories/25 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Existing not screened	N*

*Assumes addition of 1,765 square feet of area from proposed vacation of a portion of Willow Trail. The existing multi-family residential dwelling is nonconforming with respect to the rear yard setback. An existing above-ground utility installation is not screened to allow for access.

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Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	75 Feet	107 Feet	Y
Adjacent development matching setback	50 Feet	52 Feet	Y*
Trash Enclosure	50 Feet	52 Feet	Y

*The nearest existing multi-family residential building to a protected property is nonconforming with respect to the matching setback.

Pursuant to Title 19.06, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	N/A	5 exist. Trees	5 Trees	N/A
• South	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• East	1 Tree / 20 Linear Feet	11 Trees	0 Trees	N*
• West	N/A	6 exist. Trees	6 Trees	N/A
TOTAL PERIMETER TREES		28 Trees	11 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	13 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		16 Feet	Y
• South	15 Feet		16 Feet	Y
• East	6 Feet		6 Feet	Y
• West	15 Feet		19 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6' CMU wall along east and north PLs	Y

*An Exception is requested. See Exception table below.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Willow Trail	Local Street	Title 13	37	Y
Melody Lane	Local Street	Title 13	37	Y

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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	16	1.25 spaces per unit	20				
2 BR	9	1.75 spaces per unit	15.75				
Guest spaces	25	1 space per 6 units	4.17				
TOTAL SPACES REQUIRED			40		37		N*
Regular and Handicap Spaces Required			39	1	36	1	N*

*A Variance is requested to allow fewer parking spaces than required.

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

Exceptions		
Requirement	Request	Staff Recommendation
One 24-inch box size shade tree for every six uncovered parking spaces, plus one tree at the ends of each parking row within planters	To allow 6 parking lot trees where 13 trees are required	Denial
One 24-inch box size deciduous or evergreen tree per 20 feet on center within perimeter buffers	To allow no trees along the east property line where 11 trees are required	Approval