



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 16, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-27965 - OWNER: CITY OF LAS VEGAS - APPLICANT:
ALPHA OMEGA STRATEGIES

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-28101), Special Use Permit (SUP-28102) and Variance (VAR-27964) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 05/27/08, landscape plan date stamped 05/19/08, and building elevations date stamped 04/29/08, except as amended by conditions herein.
4. A Waiver from Title 19.08.060(B) is hereby approved, to allow a residential adjacency setback of 183 feet where 405 feet would be required to meet the 3:1 Proximity Slope.
5. A Waiver from Title 19.12.040 is hereby approved to allow a six (6) foot landscape buffer depth along the south property line of the commercial lot, where eight (8) feet is required.
6. An Exception from Title 19.12.040 is hereby approved, to allow 99 parking lot trees, where 107 trees are required; and to allow the use of landscape diamonds as depicted on the landscape plan, date stamped 05/19/08.
7. The owners of the parcels execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking (off-site) arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.

8. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 1. The landscape plan shall reflect conformance with the number of trees and spacing of said trees as is defined by Title 19.12.040. 2. The landscape plan legend shall be revised to standardized symbols, indicate the number of trees utilized, as well as there type.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. 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.
16. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

17. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicants expense.
21. Dedicate a bus turnout per Uniform Standard Drawing #234.3 on the west side of Decatur Boulevard as shown on the submitted site plan. Construct bus turnout concurrent with development of this site.
22. Meet with the Collection System Planning Section of the Department of Public Works to determine acceptable points of connection for this site. Comply with Collection System Planning recommendations.
23. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to obtaining Certificate of Occupancy or in conjunction with recordation of a commercial subdivision map.
24. Meet with the Traffic Engineering Division of the Department of Public Works to discuss the proposed median island and driveway reconfiguration on Decatur Boulevard. Comply with Traffic Engineering recommendations.
25. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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

This request is for a Site Development Plan Review for a proposed 11-story, 416-unit senior citizen apartment development with 56,150 square feet of commercial, 47,700 square feet of government facilities (fire station) and a park with a waiver of the residential adjacency standard to allow approximately 183 feet where 405 feet is required and a waiver to allow a six-foot wide landscape buffer on the southern portion of the site where eight feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The commercial square-footage is divided into a 49,000 square-foot of market and retail shop building, as well as two (2) fast food restaurants, one at 4,000 square feet and the other at 3,150 square feet. The government facility (fire station) is to occupy half of the first floor and the entire tenth floor, totaling 47,700 square feet of gross floor area. The proposed 16,000 square feet of apartment open space and associated parking lot are to be located on the west side of Laurelhurst Drive and will be replacing the former Decatur Garden Unit #1 condos and a portion of the former Shalimar Gardens condos. No structures are proposed within the apartments open space and associated parking lot.

The applicant indicates that the proposed project is an opportunity to promote our City's long-range goals of becoming a world class senior housing center. The applicant is requesting a Waiver from the residential adjacency standards. While this type of deviation is usually a Variance, Title 19.08.060 allows multi-family developments that are intended to meet the objectives of the General Plan for increased affordable housing to waive this standard. Approval of this waiver request is recommended. The overall development will require a Variance (VAR-27964) to allow for an approximate 8% deviation from the current parking standards. Staff is in support of this deviation as it is minor in nature for the proposed use. Furthermore, staff is in support of this application as it will further the goals of the Las Vegas Master Plan 2020, in achieving attainable affordable senior citizen housing.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/24/61	The Board of City Commissioners approved a zoning reclassification (Z-0018 -61) from R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-3 (Medium Density Residential) for approximately 18.3 acres generally located at the southwest corner of Vegas Drive and Decatur Boulevard. The Planning Commission recommended approval.
07/30/70	The Final Map (Decatur Gardens Unit 1) for a proposed 16-unit condominium development located generally at the south west corner of Laurelhurst Drive and Vegas Drive recorded at the Clark County Records office.

11/17/82	The Board of City Commissioners approved a Tentative Map (Shalimar Gardens Condominiums) for a 64-unit condominium development located generally on the west side of Laurelhurst Drive and the south side of Westmoreland Drive, west of Decatur Boulevard. The City Planning Commission recommended approval.
06/12/08	The Planning Commission will consider an associated Special Use Permit (SUP-28101) for proposed Senior Citizen Apartments; a Special Use Permit (SUP-28102) to allow a 10-story 135-foot building where 105 feet is the maximum height allowed in the Airport Overlay District; and a Variance (VAR-27964) to allow 640 parking spaces where 696 spaces are required. Staff is recommending approval.
05/19/04	Code Enforcement Case # 15146 A black Acura abandoned on commercial property located at 1501 N Decatur Boulevard. Case closed on 06/03/04.
11/01/04	Code Enforcement Case # 23453 Graffiti on condo buildings; Refrigerators in the courtyard to deny access to minors at 1513 Laurelhurst Drive. Case closed 11/04/04.
06/19/05	Code enforcement Case # 31477 - An illegal vendor operating at 1501 N Decatur Boulevard. The Case was closed 06/25/05.
10/17/05	Code Enforcement Case # 35370 An illegal vehicle repair business was operating out of a home at 1513 Laurelhurst Drive. Case was closed 11/30/05.
12/10/05	Code enforcement Case # 36848 - An illegal car washes operating at 1501 N Decatur Boulevard. The Case was closed 12/11/05.
07/16/06	Code enforcement Case # 44540 - An illegal car washes operating at 1501 N Decatur Boulevard. The Case was closed 07/16/06.
03/20/07	Code Enforcement Case # 51401 An illegal carwash operation, homeless people and goose droppings on city lot at 1501 N Decatur Boulevard. The Case was closed on 04/03/07.
07/14/07	Code enforcement Case # 55717 - An illegal car washes operating at 1501 N Decatur Boulevard. The Case was closed 07/14/07.
04/12/08	Code enforcement Case # 64409 - An illegal car washes operating at 1401 and 1507 N Decatur Boulevard. The Case was closed 05/10/08.
05/19/08	Code enforcement Case # 65435 - An illegal car washes operating at 1401 and 1507 N Decatur Boulevard. The Case is still open.
06/12/08	The Planning Commission recommended approval of companion items VAR-27964, SUP-28101 and SUP-28102 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #24/pl).
<i>Related Building Permits/Business Licenses</i>	
02/07/01	A demolition permit (#01002063) was issued for the removal of Wonder World Shopping Center. The permit was finalized on 02/20/01.
07/26/04	A demolition permit (#04018530) was issued for the removal of a condominium building at 1501 Laurelhurst Drive. The permit was finalized on 08/17/04.

07/26/04	A demolition permit (#04018531) was issued for the removal of a condominium building at 1509 Laurelhurst Drive. The permit was finalized on 08/17/04.
<i>Pre-Application Meeting</i>	
04/25/08	An informal pre-application conference was held. The overall project was discussed. Follow up conversations were required to facilitate a complete submittal of all necessary applications.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required for this application nor was one held.	
<i>Field Check</i>	
05/22/08	The subject site was found to devoid of any structures. The parking lot and parking lot lighting remains from the previous use of the site. The area where the buildings used to exist is now a dirt area, which is fenced off by chain link fencing (no permits found for the fences).

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	13.36
Net Acres	11.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SC (Service Commercial) & M (Medium density Residential)	C-1 (Limited Commercial) & R-3 (Medium Density Residential)
North	Individual Commercial Establishments	SC (Service Commercial) & M (Medium Density Residential)	C-1 (Limited Commercial)
South	Commercial Shopping Center & Single Family Residences	SC (Service Commercial) & L (Low Density Residential)	C-1 (Limited Commercial) & R-1 (Single Family Residential)
East	Bureau of Land Management Offices & City Park (Ed Fountain Park)	PF (Public Facilities) & PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)
West	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		N*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y**

* The proposed height of the Senior Citizen Apartments, 135 feet, exceeds the height limitation of 105 feet for this area established by the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. A Special Use Permit (SUP-28102) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

** Pursuant to Ordinance No. 5227, the project under review outlines a project that meets the threshold that defines a Project of Significant Impact as outlined in the ordinance for a development that generates an Average Daily Traffic (ADT) over 6,250 daily trips and is located within a half mile of another jurisdiction (Clark County). The applicant has prepared and submitted, an impact report as required by the Ordinance for referral to affected agencies. As of 05/29/08, no comments have been received regarding this application.

DEVELOPMENT STANDARDS

Development Standards pursuant to Title 19.08.050

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	10 Acres	Y
Min. Lot Width	100 Feet	591 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	10 Feet	10.07 Feet	Y*
• Corner	N/A	N/A	N/A
• Rear	20 Feet	20.54 Feet	Y
Max. Lot Coverage	50%	21%	Y
Max. Building Height	61 Feet**	135 Feet	N***
		Internal to the Apartment Building***	
Trash Enclosure	Screened	*	Y
Mech. Equipment	Y	N	N*****

* The setback complies with C-1 (Limited Commercial) district standards, but does not comply with Residential Adjacency setbacks.

***While there is no maximum height limit specifically listed in Title 19.08.050 for property located in a C-1 Zone, residential adjacency standards listed in Title 19.08.060 dictate that the western edge of the building fall at or below 61 feet in height.*

**** The physical height of the building is 135 feet at its highest point, and is not in compliance with the residential adjacency standards. The applicant has provided a clock tower element to the top of the building, which brings the overall building height to 135 feet. The applicant has requested a Waiver of the residential adjacency standards, which is permissible by means of Title 19.08.060(B)5(a).*

***** The proposed site depicts two (2) trash enclosures and one (1) trash compactor adjacent to the proposed commercial buildings. In addition the senior apartment building, as well as the government facility portion of the building, will utilize trash chutes located on either side of the building. A condition of approval has been added to substantiate conformance with Title 19.08.050(E)4(b).*

****** The proposed building elevations and site plan do not depict the location of any mechanical equipment. Pursuant to Title 19.08.050(E)4(c) all mechanical equipment shall be concealed or screened from view of public rights-of-way. A condition has been added to this application to reflect the before mentioned standard.*

Pursuant to Title 19.08.060, the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	405 Feet	183 Feet	N*
Adjacent development matching setback	20 Feet	>20 Feet	Y
Trash Enclosure	50 Feet	630 Feet	Y

** A waiver has been requested as a part of this review that if approved it would allow a residential adjacency setback of 183 feet where 405 feet would be required to meet the 3:1 Proximity Slope. This would grant relief from the city standards.*

Pursuant to Title 19.12.040, the following perimeter and parking lot landscaping 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>		
Parking Area	1 Trees/ 6 Spaces	107 Trees	99 Trees	N*
Buffer: Min. Trees	1 Tree / 30 Linear Feet (Adjacent to Commercial on the North)	25 Trees	34 Trees	Y
	1 Tree / 30 Linear Feet (Adjacent to Commercial on the South)	23 Trees	17 Trees	N**
	1 Tree / 20 Feet (Adjacent to ROW Decatur Blvd)	27 Trees	22 Trees	N**
	1 Tree / 20 Feet (Adjacent to ROW Laurelhurst Drive)	27 Trees	22 Trees	N**
TOTAL		209 Trees	194 Trees	N**
Min. Zone Width	15 Feet ROW 8 Feet Interior Lot Lines		15 Feet 6 Feet*	Y N***

Wall Height	8 Feet	No walls Proposed	N/A
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**The applicant proposing an approximate 8% reduction in the required number of trees. As the applicant is providing additional trees (31+), as foundation landscaping which is adjacent to drive aisles, staff can support the requested exemption.*

*** Staff feels that the proposed 7% reduction of the perimeter landscaping can be adequately provided, therefore staff is not in support of the reduction required perimeter trees, as well as tree spacing. As such this application will be conditioned to conform to Title 19.12.040.*

****The applicant is proposing a six (6) foot buffer along the majority of the southern property line. This property line is shared by a large shopping center and its associated parking lot. Therefore the proposed reduction in perimeter buffer depth has been found to be acceptable.*

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Senior Citizen Apartments	416 Units	.75 :Unit	312		288	4	N*
Government Facility	47,700 SF	1 : 300	159		138	3	N*
Shopping Center	56,150 SF	1 : 250	225		196	11	N*
SubTotal	103,850 SF / 416 Units		682	14	622	18	N*
TOTAL (including handicap)			696		640		N*
Loading Spaces	56,150 SF	3 Spaces at 50,000 SF + 1 Space for each added 100,000 SF	4 Spaces		4 Spaces		Y

** The proposed total number of parking spaces constitutes an 8% reduction from the required number of parking. An associated parking Variance (VAR-27964) will be heard along with this application.*

The site plan depicts a total of 640 parking spaces, including 18 handicap parking spaces of which 11 are van accessible. Of the 640 parking spaces, 113 spaces are being provided on a lot adjacent to the western alignment of Laurelhurst Drive. As such, an off-site parking agreement will be required and in turn this application will be conditioned to reflect said requirement.

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as SC (Service Commercial) on the lot east of Laurelhurst Drive and M (Medium density Residential) on the lots on the west side of Laurelhurst Drive. The SC category allows for low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The SC (Service Commercial) category may also allow mixed-use development with a residential component where appropriate. The M category permits a maximum of 25 dwelling units per gross acre. The category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. The proposed use Senior Citizen Apartments, Government Facility and Shopping Center are in conformance with the SC (Service Commercial) land use designations. The associated apartment open space found on the remaining lots are in conformance with the M (Medium Density Residential) land use designation.

The general retail uses and restaurant uses are permissible in a C-1 (Limited Commercial) zoning district and the proposed Senior Citizen Apartments is permissible with the approval of the companion Special Use Permit (SUP-28101) and would then be consistent with the existing SC (Service Commercial) General Plan designation. Consequently, as a result of the square footage and number of units proposed there is an associated Variance (VAR-27964) to allow 640 parking spaces where 696 are required.

The subject site falls within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. The proposed height of the Senior Citizen Apartment building, 135 feet, exceeds the height limitation of 105 feet for this area. A Special Use Permit (SUP-28102) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

- **Site Plan**

The site plan is in compliance with the standards of the existing C-1 (Limited Commercial) zoning district, however, it does not meet the residential adjacency standards for a commercial development adjacent to single family residential property. However the proposed Senior Citizen Apartments, pursuant to Title 19.08.060(B)5(a) may request a Waiver of the residential adjacency standards as part of the Site Development Plan Review. This location will consist of a 135-foot high Senior Citizen Apartment building consisting of 416 units, as well as incorporates a Government Facility (Fire Station) use within a portion of the first floor and the entire 11th floor, a 40,000 square-foot market with two 4,500 square-foot attached retail buildings and two fast food restaurants with drive through (4,000 and 3,150 square feet, respectively).

The site plan indicates a total of 527 parking spaces, including 18 handicap parking spaces, to be located on the C-1 (Limited Commercial) zoned lot, and an additional 113 parking spaces to be located on the R-3 lots to the west.

It should be noted that the landscape plan depicts an outdoor pavilion on the landscape plan, but is not shown within the site plan. No elevations or floor plans have been submitted in relation to the pavilion. Any future development of the pavilion will require a Site Development Plan Review, so as to determine if the proposed development is compatible with the surrounding area.

- **Waivers**

The applicant is requesting a Waiver of the residential adjacency standards to allow a 183-foot setback from the single-family residences to the West, where 405 feet would be required. Pursuant to Title 19.308.060(B)5(a), for a multi-family residential project that is intended to meet the affordable housing objectives of the General Plan the City Council may grant the requested Waiver if it is found that the Waiver is critical to the viability of the project. Staff is in support of granting approval of this Waiver as the proposed project meets the affordable housing objectives of the General Plan.

The applicant is requesting a Waiver of the perimeter landscape buffer requirements. Specifically, the applicant is requesting that a six-foot landscape buffer be allowed where an eight-foot landscape buffer would be required. As the adjacent property to the South is a developed commercial Shopping Center in which its parking field abuts the subject sites property line, Staff is in support of granting this waiver.

The applicant is requesting an exemption from the number of trees to be provided, as well as the spacing by which the trees are to be planted within the parking field and the perimeter landscaping buffers. In regards to the 8% parking lot landscaping exemption, the applicant is providing additional trees (31+), as to foundation landscaping which is adjacent to drive aisles; therefore staff can support the requested exemption.

The applicant is also requesting an exemption from the number of trees, as well as the spacing of the trees within the perimeter landscape buffers. Staff feels that the proposed 7% reduction of the perimeter landscaping can be adequately provided. Therefore staff is not in support of the reduction in required perimeter trees, as well as the inadequate tree spacing. As such this application will be conditioned to conform to Title 19.12.040.

The applicant has illustrated the use of five (5) landscape diamonds within the parking field of both the commercial lot and the apartments open space and associated parking lot. Staff feels since the diamonds will include a tree, which in turn will create additional canopy and reduce ambient heat generated by the parking lot that the exemption from Title 19.10.010(J)11(a) is warranted.

- **Landscape Plan**

The landscape plan depicts adequate landscape buffer widths along the perimeter of this site, with the exception to the south property line of the commercial lot. A waiver had been requested as a part of this review to allow the southern perimeter landscape buffer to be reduced from eight feet to six feet. As the adjacent property to the South is a developed commercial Shopping Center in which its parking field abuts the subject sites property line, Staff is in support of granting this waiver.

The perimeter landscape buffers are depicted as having a minimum 24-inch box tree planted or 10-foot high palm trees. The northern property line of the commercial lot adjacent to the commercial properties depicts the placement of 24-inch box Mondel Pines spaced at approximately 20 feet on center. The southern property line abutting the existing commercial shopping center illustrates the grouping of four clusters of three 10-foot high Palms spaced at varying distances. The eastern property line of the commercial lot depicts the placement of 10-foot high palms at varying distances that are not in conformance to the Title 19.12.040. The western property line of the commercial lot depicts the placement of 24-inch box Mondel Pines within planter boxes space anywhere from 20 feet to 25 feet apart. The parking field utilizes landscape islands at the end of each parking aisle, in which are placed two 10-foot palm trees per island. The parking field includes no parking lot fingers. The landscape plan depicts the placement of five (5) landscape diamonds within the parking field of both the commercial lot and the apartments open space and associated parking lot.

The landscape plan reflects landscaping will be provided within the proposed apartments open space at the southern portion of the lots west of Laurelhurst Drive. This includes landscaping in various configurations surrounding the depicted outdoor pavilion. Landscaping is being provided along the perimeter of the off-site parking lot at a spacing of one 24-inch box tree placed 30 feet on center. No walls have been noted within the landscape plan.

- **Elevations/Floor Plan**

The elevations depict an 11-story, 135-foot tall Senior Citizen Apartment building. The building contains a clock tower, which rests in the center of the roof and that results in the building overall height being 135 feet in height. The ground level of the building is depicted to have awnings over the door ways on both the east and west elevations. In addition, an open porte cochere is being provided for a pick-up drop-off area at the main entrance to the building. Three (3) large rollup doors are depicted on the ground level as they will facilitate the Government Facility (fire station). The building façade consists of minor architectural embellishments and the use of varying colors to create limited visual interest. The north and south building elevations depict no windows and are simply painted various colors to continue the limited visual interest.

The floor plans depict each floor of the Senior Citizen Apartment building to be 35,914 square feet. Half of the ground level of the building will be occupied by a Government Facility (fire station). The fire station will include three (3) truck bays and associated fire station facilities. The other half of the ground floor is to be utilized as Senior Citizen Apartments. The 11th floor is proposed as being utilized as administrative offices for the Government Facility. Floors 2 through 10 will be Senior Citizen Apartments consisting of one and two bedroom units.

No building elevations or floor plans have been submitted for any of the commercial buildings located on site. Any future development of the proposed commercial elements will require a Site Development Plan Review to determine compatibility with the surrounding area.

This Site Development Plan Review has been submitted in conjunction with a Variance (VAR-27964) to allow 640 parking spaces where 696 are required, a Special Use Permit (SUP-28101) to allow Senior Citizen Apartments within a C-1 (Limited Commercial) zoning district and a Special Use Permit (SUP-28102) to allow an 11-story, 135-foot building where 105 feet is the maximum height allowed in the airport overlay district.

The proposed Site Development Plan Review is in conformance with the sites General Plan designation and is appropriate for the proposed zoning district. Staff is recommending approval this application as it would further the goals of the Las Vegas Master Plan 2020 Housing Element for affordable housing.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed Senior Citizen Apartments and associated commercial buildings are compatible with adjacent development and development in the area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed site plan is consistent with the existing General Plan designation of SC (Service Commercial) and M (Medium Density Residential) and the existing C-1 (Limited Commercial) and R-3 (Medium Density Residential) zoning districts. Staff is recommending approval of the requested waiver for the deviation from residential adjacency standard and the requested waiver of the landscape buffer depth along the southern property line of the commercial lot. Staff is in acceptance of the proposed exemptions for the number of and the spacing of trees, as well as the utilization of landscape diamonds within the parking field. Staff, however, is requesting that the perimeter landscaping meet the required number of trees, as well as the spacing requirements.

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

The subject site will receive vehicular access from Decatur Boulevard, a 100-foot primary arterial. The off-site parking lot and apartment open space will be accessed via Laurelhurst Drive, a 60-foot local street. Pedestrian access will be from both Laurelhurst Drive and Decatur Boulevard. The commercial lot is proposing cross access with the commercial site to the south and will require a cross access agreement.

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

The building materials are appropriate for the area of the City. A revised landscape plan will be required to insure an appropriate mix of drought resistant trees and shrubs are being utilized.

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 building elevations depict design and materials that will provide an aesthetically acceptable building and are in compatible with the neighboring commercial development.

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

The proposed development will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 379

APPROVALS 4

PROTESTS 1