



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 01, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-29618 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: SDASHS APARTMENTS LTD LP

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

1. Conformance to all Conditions of Approval for Variance (V-0039-01).
2. No further review shall be required.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a required one year review of an approved Variance (V-0039-01) to allow 158 parking spaces where 444 are required for a 300 unit apartment development located at 811 East Bridger Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/28/01	The City Council approved a request for Rezoning (Z-0039-01) from: R-4 (High Density Residential) to: C-2 (General Commercial); a Variance (V-0038-01) to allow no rear yard setback where 20 feet is required, no side yard setback where 10 feet is required, and no corner side setback where 15 feet is required; a Variance (V-0039-01) to allow 158 parking spaces where 444 parking spaces are required; a Special Use Permit (U-0071-01) for a Multi-Family Residential Use; and a Site Development Plan Review [Z-0039-01(1)] for a proposed 300 unit Apartment building with 2,000 square feet of Retail space on 2.06 acres located along the west side of 8th Street between Carson Avenue and Bridger Avenue. The Planning Commission and Staff recommended approval on 06/28/01 for all related applications. NOTE: The requested Variance (V-0039-01) was approved, subject to a Required Two-Year Review to be heard at City Council.
09/02/08	The Department of Planning and Development issued a notice of the Required Review for the approved Variance (V-0039-01) to the applicant. The notice detailed the submittal requirements and application fees due prior to the 10/01/08 City Council. No fees have been paid to date.
<i>Related Building Permits</i>	
05/31/02	Building permit #02-009812 was issued for a four-story, 148,248 square foot Apartment building against plan check #C-0132-01. A Certificate of Occupancy was issued for the 300-Unit Apartment building located at 811 Bridger Avenue on 08/11/03.
<i>Related Business Licenses</i>	
07/24/03	Business license #A07-01605 issued for a 300-Unit Apartment Building.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

Field Check	
09/11/08	A field check was carried out by staff with the following observations: • There are parking spaces available on each level of the provided parking garage. • Access to the parking garage is restricted by electronic gate to Apartment tenants only. • There is on-street parking with restricted hours available on South Ninth Street that is being utilized.

Details of Application Request	
Site Area	
Gross Acres	1.29 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartment Building	MXU (Mixed-Use)	C-2 (General Commercial)
North	Parking/ Hotel Casino	C (Commercial)	C-2 (General Commercial)
South	Community Center	PF (Public Facilities)	C-V (Civic)
East	Single Family Dwellings/ Office	MXU (Mixed-Use)	R-4 (High Density Residential)
West	Motel/ Apartments/ Parking Garage	MXU (Mixed-Use)	C-2 (General Commercial)/ C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District 175 feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

This application follows from a required review for a Variance to allow 158 parking spaces where 444 parking spaces are the minimum allowed for a 300-unit apartment project. Staff recommended approval of this request for a Variance from parking standards as the site is near the border of the Downtown Centennial Plan area and is within an area intended to support a pedestrian-oriented district. The individual units of the Apartment building average in size from 319 square feet to 510 square feet. These studios house mostly single-person households with lower incomes which correlate with lower rates of automobile ownership. In addition, the proposed project has upheld the objectives and policies of the Las Vegas 2020 Master Plan by adding low-cost residential units to the Downtown area.

Conditions of Approval for Variance V-0039-01:

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. The City Council shall approve a Rezoning (Z-0039-01) to a C-2 (General Commercial) Zoning District.
3. Conformance to the Conditions of Approval for Rezoning Z-0039-01, Special Use Permit U-0071-00, Site Development Plan Review Z003901(1) and any other site-related actions.
4. This Variance shall be reviewed by the City Council one year after occupancy of the building.

FINDINGS

Since the initial approval the applicant has met the conditions of approval and has not had any problems regarding an on-site parking deficiency such as an overflow of off-site parking or Code Enforcement complaints. A field check performed by staff on 09/12/08 found that there were on average five to seven parking spaces available on each level of the three-level parking garage with multiple spaces available on the top level. Therefore, staff recommends approval of this review with no further review required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

<u>NOTICES MAILED</u>	126
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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