



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS I, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAR-41197	Staff recommends APPROVAL, subject to conditions:	
SUP-41039	Staff recommends APPROVAL, subject to conditions:	VAR-41197
SDR-41043	Staff recommends APPROVAL, subject to conditions:	VAR-41197 SUP-41039

** CONDITIONS **

VAR-41197 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41039) and Site Development Plan Review (SDR-41043) 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 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, 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 Department of Building and Safety.
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.

SUP-41039 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41197) and Site Development Plan Review (SDR-41043) shall be required.
2. Conformance to the approved conditions for Special Use Permit (SUP-37601), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
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.

SDR-41043 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41197) and Special Use Permit (SUP-41039) shall be required, if approved.
2. Site Development Plan Review (SDR-37602) shall be expunged.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/15/11, except as amended by conditions herein.
5. A Waiver from 19.12.040(A) is hereby approved, to allow a zero-foot perimeter landscape buffer along portions of the east and south property lines where six feet is required.

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6. An Exception from Title 19.10.010(J.11) is hereby approved, to allow zero landscape islands and one tree within the parking area where one island and eight trees are required.
7. An Exception from Title 19.08.040(B) is hereby approved, to allow 13 trees within the perimeter buffer along the south property line where 17 trees are required.
8. An Exception from Title 19.08.040(B) is hereby approved, to allow trees within the west perimeter buffer to be aligned to the eastern edge of the buffer where they are required to be planted in the center of the buffer.
9. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 03/15/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
10. Prior to occupancy, 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 Department of Building and Safety.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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. Installed landscaping shall not impede visibility of any traffic control device.
13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.

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17. 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.
18. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
19. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
20. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
21. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

22. Grant a multi-use non equestrian trail easement for all portions of the required trail outside the Lone Mountain Road public right-of-way concurrent with development of this site.
23. Construct all incomplete half-street improvements on Lone Mountain Road and Rainbow Boulevard adjacent to this site and construct the multi-use non-equestrian trail west of the Lone Mountain Road driveway in accordance with Multi-Use Non-Equestrian Trail Standards and conditions as amended herein concurrent with development of this site. Extend widened pavement east to eliminate the potential for a "saw tooth" condition on Lone Mountain Road concurrent with the on site development activities.
24. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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25. The driveway to Lone Mountain Road shall be an exit only. The proposed exit gate shall be signed exit only to prevent vehicles from attempting to enter the site from Lone Mountain Road and shall be set back a sufficient distance so as not to impede any pedestrian access on Lone Mountain road. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way and non-equestrian trail easement.
26. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Gowan Outfall, Lone Mountain Branch project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. We note that the proposed driveway as shown on the site plan may conflict with the future storm drain drop inlet per CLV Gowan Outfall, Lone Mountain Capital Improvement Project.
27. 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.
28. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
29. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

A three-story, 75-unit Senior Citizen Apartment complex is proposed on 1.77 acres of undeveloped land at the southeast corner of Rainbow Boulevard and Lone Mountain Road. This project is being scaled back from the 152-unit Senior Citizen Apartment complex previously approved, which included this site and the parcel to the east of the subject site. Because the project is redesigned to function on a smaller, irregularly shaped site, a parking variance, a perimeter landscape buffer waiver and several exceptions have been requested, which staff can support. The complex as proposed is compatible with existing development in the area and remains aesthetically similar to what was previously approved. Staff therefore recommends approval of all requests with conditions. If denied, the approval for a 152-unit Senior Citizen Apartment will remain until its expiration.

ISSUES

- A Major Amendment of the previously approved Special Use Permit (SUP-37601) for a Senior Citizen Apartment complex is required, pursuant to Title 19.18.060. The number of units is proposed to be reduced by more than 50 percent, and the project is limited to only one of the two parcels for which it was approved. The original waivers approved as part of this action will be retained.
- If this request is approved, the previously approved Site Development Plan Review (SDR-37602) will be expunged, as the project is proposed to be limited to a smaller site than the one previously approved.
- A Waiver of Title 19.12.040(A) is required to allow a zero-foot wide landscape buffer at two points along the south and east perimeters where six feet is required. Staff can support this waiver, since additional buffer area is included along the southeast corner of the site adjacent to provided parking spaces.
- An Exception of Title 19.10.010(J.11) is required to allow no landscape islands and one tree within the parking area where one island and eight trees are required. Staff can support this request, as the spacing of the uncovered parking spaces does not warrant the practical placement of islands and trees, and additional trees would obstruct access to the trash enclosure.
- An Exception of Title 19.12 is required to allow 13 trees within the perimeter buffer along the south property line where spacing requires 17 trees. Staff supports this waiver, as the buffer area must narrow to allow for adequate driveway width and throat depth.
- An Exception of Title 19.12 is also required to allow trees within the west perimeter buffer to be aligned to the eastern edge of the buffer where they are required to be planted in the center of the buffer. Staff can support this exception, as an NV Energy easement disallows trees in the center of the proposed buffer area due to existing overhead power lines.

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- A multi-use non-equestrian trail is approved for the south side of Lone Mountain Road adjacent to the north side of the subject site. A bus turnout is also located adjacent to the site along Lone Mountain Road. The trail path and landscaping on the interior side of the path will be provided by the applicant; however, the landscaping on the street side of the path cannot be provided, due to the provision of the bus turnout. The Transportation Trails Element of the Las Vegas 2020 Master Plan allows for the path to encroach to the edge of the trail in this instance without the provision of landscaping.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/05/63	The Board of Commissioners approved a request for Annexation (A-0003-63) of approximately 150 acres of land generally located on the south side of Gowan Road, between Tonopah Highway (now Rancho Drive) and Decatur Boulevard. The Planning Commission and staff recommended approval. The annexation became effective on 06/14/63.
04/02/03	The City Council approved a General Plan Amendment (GPA-1363) to change portions of the Centennial Hills Sector Plan and the Southwest Sector Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural Density Residential) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval.
03/10/05	A Parcel Map (PMP-5221) for three residential lots on 20.39 acres located on the southeast corner of Rainbow Boulevard and Lone Mountain Road was recorded.
11/17/10	The City Council approved a General Plan Amendment (GPA-37599) to amend the land use designation from GC (General Commercial) to SC (Service Commercial) on 1.25 acres adjacent to the south side of Lone Mountain Road, approximately 120 feet east of Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-37600) from C-2 (General Commercial) to C-1 (Limited Commercial) on 3.02 acres at the southeast corner of Lone Mountain Road and Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-37601) for a Senior Citizen Apartment use with Waivers to allow apartments on the ground floor where none are permitted, a primary resident or guest entryway in conjunction with commercial uses and a front elevation that does not highlight the difference in uses at the southeast corner of Lone Mountain Road and Rainbow Boulevard. The Planning Commission and staff recommended approval.

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11/17/10	The City Council approved a Site Development Plan Review (SDR-37602) for a proposed three-story, 37-foot tall, 152-unit Senior Citizen Apartment complex on 3.02 acres at the southeast corner of Lone Mountain Road and Rainbow Boulevard. The Planning Commission and staff recommended approval.
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Most Recent Change of Ownership

09/03/04	A deed was recorded for a change in ownership on APN 138-02-101-015.
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Related Building Permits/Business Licenses

There are no building permits or business licenses pertaining to the subject site.
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Pre-Application Meeting

02/16/11	A pre-application meeting was held, where requirements for submittal of applications for a Special Use Permit and Site Development Plan Review were discussed. The key issues discussed included the following: • A major amendment of the previously approved Special Use Permit will be required, as the project will be limited to a smaller site and the number of units will be reduced beyond 50 percent of the approved units. • The previously approved Site Development Plan Review will be expunged. • A Waiver of the perimeter landscape buffer standards is required where parking spaces encroach into the required landscape buffer area. • Exceptions are required for missing parking lot landscape islands and trees, and also trees missing from the perimeter buffer areas due to utility installations. • Based on the plans shown at the meeting, vehicular access and onsite circulation may be difficult, especially for refuse and delivery vehicles; these vehicles cannot turn around on the site, while smaller vehicles would only be able to turn around only if there is at least one vacant space at the end of the parking row. Traffic Engineering requested that a turnaround be provided on the site or that access to Lone Mountain Road be designated as egress only. • Two of the parking spaces as shown on the plans are not functional. • Access to fire hydrants must be provided.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

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Field Check	
03/03/11	A field check was conducted on the site. The site is vacant and free of trash and debris. A chain link fence is located along the west property line and encloses a portion of the interior. A fire hydrant is located at the corner of the site near the street intersection.

Details of Application Request	
Site Area	
Net Acres	1.77

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Parking Lot (accessory to Hotel/Casino)	SC (Service Commercial)	C-2 (General Commercial)
South	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Government Facility (Fire Station)	PF (Public Facilities)	C-V (Civic)
	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails (Multi-Use Non-Equestrian Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	1.77 acres	N/A
Min. Lot Width	100 Feet	130 Feet	Y
Min. Setbacks • Front (Lone Mountain Road) • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 20 Feet	23 Feet 39 Feet 30 Feet 59 Feet	Y Y Y Y
Max. Lot Coverage	50 %	40 %	Y
Max. Building Height	N/A	35 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	By condition
Mech. Equipment	Screened	Screened	Y

Standard	Previously Approved (SUP-37601)	Proposed (SUP-41039)	Change
Building size	137,391 SF	74,259 SF	-46.0%
Number of units	152	75	-50.7%
Residential density	51 du/ac	42.4 du/ac	-16.9%
Building height	37 feet	35 feet	-5.4%

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	3 Trees	8 Trees	Y
• South	1 Tree / 20 Linear Feet	17 Trees	13 Trees	N
• East	1 Tree / 30 Linear Feet	12 Trees	19 Trees	Y
• West	1 Tree / 30 Linear Feet	9 Trees	10 Trees	Y
TOTAL PERIMETER TREES		41 Trees	50 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	1 Tree	N

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LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	10 Feet	10 Feet	Y
• South	6 Feet	0 Feet	N
• East	6 Feet	0 Feet	N
• West	10 Feet	25 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential	Existing 6-foot wall along south PL	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Lone Mountain Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Rainbow Boulevard	Secondary Collector	Master Plan of Streets and Highways	90	Y

Pursuant to Title 19.04 and 19.10, 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	
Senior Citizen Apartments	75 units	0.75 spaces per unit	57				
TOTAL SPACES REQUIRED			57		56		N
Regular and Handicap Spaces Required			54	3	53	3	N
Percentage Deviation					2%		N
Compact Spaces Allowed			17		17		Y

Waivers		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
<u>Title 19.12.040(A)</u> : A six-foot wide perimeter landscape buffer	To allow a zero-foot wide buffer along portions of the east and south property lines	Approval

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
<u>Title 19.12.040(B)</u> : Trees shall be spaced on center of landscape buffer	To allow trees within the west perimeter buffer to be aligned with the east edge of the buffer	Approval
<u>Title 19.12.040(B)</u> : Trees shall be spaced a min. 20 feet apart within south perimeter buffer area (17 trees)	To allow 13 trees within the south perimeter buffer	Approval
<u>Title 19.10.010(J.11)</u> : One landscape island and eight trees within the parking area	To allow zero islands and one tree	Approval

ANALYSIS

The proposed development is located within the Airport Overlay District with a 140-foot height restriction, with which the development is in conformance. No other special plan areas or overlay districts apply to this site.

It is noted that a multi-use transportation trail is required along the south side of Lone Mountain Road adjacent to this site. The site plan depicts the required 10-foot wide bi-directional concrete path, as well as five feet of landscaping on either side of the path except where adjacent to a required bus turnout lane. The Transportation Trails Element of the Las Vegas 2020 Master Plan states that when adjacent to a bus turnout lane, the 10-foot wide concrete path is allowed to abut the right-of-way without an intervening landscape buffer. A general plan amendment to amend the Transportation Trails Element is therefore not required. The Department of Public Works will require dedication of an easement for all portions of the trail outside of the right-of-way concurrent with site development.

Access to the site is provided by a driveway at Rainbow Boulevard with an exit only to Lone Mountain Road. The gate restricted entry previously approved has been removed from the site plan. Circulation continues around the perimeter of the site, with covered parking available to the north and west of the access drive. Six additional parking spaces are also available at the southeast corner of the site. The parking and circulation layout is adequate, given the irregular shape of the site.

In regards to the use of the property, despite the reduction in area, the building size and number of units have also reduced, allowing for a decrease in density from 51 dwelling units per acre to about 42 dwelling units per acre. The height of the apartment building also decreased slightly, from 37 feet to 35 feet. The use will still be exclusively residential and retain the previously approved waivers to eliminate the ground-level commercial component. The use will continue to be appropriate for this site and compatible with the adjacent land uses.

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There are several deficiencies in the development for which a variance, waiver and exceptions are required. The site can safely provide no more than 56 parking spaces as designed. A hardship has been demonstrated in that the additional space necessary to meet the required number would have been provided given a more rectilinear site. The landscape waiver stems from the necessary provision of parking at the southeast corner of the site. Staff supports this waiver, since additional buffer area is provided along the southeast corner of the site adjacent to the parking spaces. The landscape exceptions are necessary to honor an existing power line easement along Rainbow Boulevard and to allow for safer ingress to the site. Landscape islands, though required, are not practical, given the locations of parking canopies and the trash enclosure.

The proposed elevations for the Senior Citizen Apartments have changed slightly, but have retained the same color scheme and overall character established by the Site Development Plan Review (SDR-37602) approval. The exterior staircase shown on the previously approved east elevation has been enclosed on the proposed elevation. The same one and two bedroom floor plans as were previously approved are proposed.

FINDINGS (VAR-41197)

In accordance with the provisions of Title 19.18.070(B), 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 19.18.070(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.”

The proposed site is triangularly shaped, which only allows for a limited number of parking spaces to be provided along the perimeter of the building. The reduction of required parking by a single space represents only a two percent deviation from the requirement and will allow for the safest configuration of parking spaces at the southeast corner of the site. A hardship has therefore been demonstrated that is not preferential and is within the realm of NRS Chapter 278 for granting of Variances.

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FINDINGS (SUP-41039)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Senior Citizen Apartment use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses. The proposed use will be an appropriate buffer between the existing multi-family residences to the south and the commercial properties to the north and east.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The site is suitable for the reduced density Senior Citizen Apartment complex, as compared to the previously approved complex. Access and circulation have been altered to accommodate the shape of the site and to increase safety.

3.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Lone Mountain Road and Rainbow Boulevard are both built to capacity and are adequate in size to meet the requirements of the Senior Citizen Apartment use.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The site will be subject to permitting, inspections and licensing by the City of Las Vegas, and will not compromise the health, safety, and welfare, or the overall objectives of the General Plan.

5.The use meets all of the applicable conditions per Title 19.04.

The proposed Senior Citizen Apartment use is consistent with the requirements of LVMC Title 19.04, except for those requirements that were waived per the approval of SUP-37601, which included allowing apartments on the ground floor where none are permitted, a resident or guest entryway in conjunction with commercial uses, and a front elevation that does not highlight the difference between residential and commercial uses.

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FINDINGS (SDR-41043)

In order to approve a Site Development Plan application, per Title 19.18.050 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 development is compatible with adjacent development and development in the area. In particular, the development will provide a buffer between the existing residences to the south and the existing commercial development to the north.

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 development is consistent with the proposed SC (Service Commercial) General Plan designation. A Variance to allow a reduction in the amount of required parking, a minimal landscape waiver and several landscape exceptions are necessary for approval of this site, which staff supports. The proposed development is in conformance with all other Title 19 requirements.

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

Site access is provided by a driveway at Rainbow Boulevard with an exit only to Lone Mountain Road. The parking and circulation layout is adequate, given the irregular shape of the site, and will not negatively impact the adjacent roadways.

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

The building elevations and landscape materials are similar to those previously approved for this site and remain appropriate for this area of the city.

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 are not unsightly or obnoxious, and will be compatible with development in the area.

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

The site will be subject to permitting, inspections and licensing by the City of Las Vegas, and will not compromise the health, safety, and welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0