



March 11, 2014 (Revised)

Flinn Flagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Multi-family at Sandhill
Request: A GPA, Rezoning, Site Development Review, & a Variance
APN: 140-30-601-006

Dear Mr. Flagg:

Please accept this justification letter for a General Plan Amendment, a companion item for a Rezoning, a Site Development Review and a Variance to the 3:1. The proposed project is located on a 2.37 +/- acre parcel located near Sandhill Road and Washington Avenue, abutting the flood channel.

The request is to change the General Plan land use category from Medium-Low to Medium and the Zoning classification from R-2 Medium-Low Density Residential to R-3 Medium Density Residential, to allow for 40 units. These changes would improve this oddly shaped difficult to develop vacant unmaintained property and blend in with the surrounding residential and park areas with buffers, building design, landscaping and trail connections.

The purposes of the proposed GPA & ZON amendments are to improve vacant land into a nice multifamily project that is functionally and aesthetically compatible with the existing adjacent land uses and zoning. The intent is for two story buildings that provide open space and amenities for the residents and provide landscape buffers abutting the single family residential. The site is designed to minimize the impact on the single family by placing the buildings along the wash, providing a greater buffer from the single family homes than if similar two story small lot homes were built against their back wall.

The Southeast Future Land Use Plan currently depicts the property as Medium-Low, with up to 8.49 dwelling units per acre. The existing Zoning is Medium-Low Density Residential (R-2).

APPROVAL CRITERIA FOR A GPA LVMC 19.16.030.(I)

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;***

The proposed land use designation of Medium is compatible with existing land use designations with the proposed use being adjacent to a park and Medium low residential with the surrounding land uses. Given the irregularly shaped property and required legal access to an abutting lot a typical single family development is not feasible.

GPA-53037, ZON-53038, VAR-53197 & SDR-53040 [PRJ-52944]
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PRJ-52944

03/11/14

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;

The proposed R-3 zoning is consistent with the proposed Medium land use designation. The proposed project is adjacent to a wash and a developed park to the north and the west. The property to the south is zoned Medium Low density. The project is designed in such a way to minimize the impact on the developed residential and is an improvement to existing site.

The irregular parcel would not allow identical small lots. If identical homes could be built there would be less privacy and buffering.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and

This site has all necessary infrastructures to facilitate development under the Medium land use. There is a beautiful new park and trailhead (Doug A. Selby) adjacent to the site. The abutting roadways are a Primary Arterial and a Secondary Collector. The surrounding developments have brought in the necessary utilities sufficient to serve the property.

4. The proposed amendment conforms to other applicable adopted plans and policies.

The proposed Medium Land Use does not conflict with other plans and policies. The proposed GPA will be in conformance to the City's goals, objectives and policies.

APPROVAL CRITERIA FOR REZONING LVMC 19.16.090.(L)

1. The proposal conforms to the General Plan.

The proposed land use designation of Medium is compatible with proposed and existing land use designations with the proposed use being adjacent to a park and Medium low residential with the surrounding land uses. The resultant development will provide a better design given the irregularly shaped parcel.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The uses which would be allowed on the subject property by approving the rezoning are compatible with the surrounding land uses and zoning districts. The property to the north and west are a developed park and the wash. The property to the south is zoned Medium-low density, which would buffer this project from low-density. The project has been designed in such a way as to minimize the impact on any developed single family residential.

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

This zoning is appropriate as it provides a different housing type in this area. It is not imposing. It balances the difficulties of the site and respect the adjacent residential. The project is well designed and will be an improvement over the undeveloped parcel of land.

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03/11/14

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

This site has all necessary infrastructures to facilitate development under the Medium land use. Any required improvements will be provided as necessary. The abutting roadways are a Primary Arterial and a Secondary Collector.

APPROVAL CRITERIA FOR A SITE DEVELOPMENT REVIEW

The proposed design includes two, 2-story apartment buildings that abut the Las Vegas Wash. Each building is about 19,500 square feet. The unit mix is 8 - 1 bedroom; 28 - 2 bedroom and 4 - 3 bedroom. The required parking is met with 74 spaces. Density is 16.87.

A 2,200 square foot pool club house is provided as an amenity. A 15 foot landscape dense buffer is provided on the along the abutting homes. Additional landscaping and buffering is provided between the existing homes and the buildings as well.

The drive through the property is designed to allow legal access to the abutting legal parcel to the east.

All three buildings share the same integrated design to provide a cohesive appearance. The buildings include articulation in the roof line and building facades. Materials include stone, stucco, and copper looking metal seam roof. Colors are desert colors with some accents to add variety and interest.

The result is a plan and building design that promotes quality that is sensitive to the surrounding conditions and constraints.

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

The proposed development is compatible with the adjacent development and the development in the area. The scale of the project is two stories. The design provides a better buffer than similar abutting small lot homes would. The aesthetics of the site and building design are attractive with ample detailing and landscaping. The additional use adds to the mix of housing types in the neighborhood. The number of units is small. The design responds well to an irregularly shaped lot at an infill location with existing infrastructure and parks.

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

The proposed development is consistent with the General Plan as proposed. It will meet the City's design standards as well as other duly-adopted city plans, policies and standards. It meets the residential adjacency requirements.

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

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The site's public access is off of Sandhill Road one block north of Washington Avenue. It is within walking distance to schools, parks and commercial.

PRJ-52944
03/11/14

4. Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;

The building and landscape materials are appropriate for the area and for the City. They are consistent with the materials and textures of the other existing buildings within the surrounding area and will equal or exceed City Code.

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 consistent and compatible with existing commercial along the corridor;

The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearances. They are harmonious and compatible with the surrounding development in the area. They create an orderly, unified, and aesthetically pleasing environment to the surrounding area.

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

Approval Criteria for a Variance LVMC 19.16.140
L. Variance Determinations—Approval

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the 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 request is for a reduction from the 3:1 Residential Setback Requirement (LVMC 19.06.040 I) for a small piece of the property at the narrowing end of the triangular portion. The maximum reduction is from 81 feet to about 41 feet which then quickly decreases as the property widens (see attached Exhibit AS1.01).

The triangular shape of the property is small, irregular and narrow; coupled with the extraordinary and exceptional burden of serving a very tiny abutting triangular parcel, that has extremely minimal development opportunities, with a full access drive or street creates a peculiar and exceptionally difficult hardship that a strict application of the Residential Setback requirements will make a reasonable development proposal infeasible; whereas, relief from the strict application will allow a compatible project without substantial detriment to the public good and without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

PRJ-52944
03/11/14

SUMMARY JUSTIFICATION

In summary, we believe this overall development advances the overall objectives of the City's General Plan and Development Codes and will be an attractive and compatible addition to this neighborhood and provide for a mix of land uses that work together in an appropriate and compatible manner.

The design adapts well to the challenging size and shape of the property and need for access to an abutting sliver of land. It provides great privacy and buffering for the existing single family homes. It will be under property management to assure that the buildings, landscaping and amenities are maintained.

The architecture is highly articulated in the roof line and elevation of the buildings. The colors and materials are high quality and very attractive. The proximity to the public trail and parks will help make this a great place to live.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,


for George Garcia,
President

PRJ-52944
03/11/14