



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: OVATION DEVELOPMENT - OWNER: DAVID AND JESSICA LIVINGSTON, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-54788	Staff recommends APPROVAL, subject to conditions:	
SDR-54789	Staff recommends APPROVAL, subject to conditions:	SUP-54788

** CONDITIONS **

SUP-54788 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Senior Citizen Apartments use.
2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
3. Approval of and conformance to the Conditions of Approval of Site Development Plan Review (SDR-54789) shall be required.
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. A Waiver from Title 19.12 is hereby approved, to allow apartments on the ground floor where none are permitted.
6. A Waiver from Title 19.12 is hereby approved, to allow a primary resident or guest entryway in conjunction with commercial uses.

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- 7.A Waiver from Title 19.12 is hereby approved, to allow a front elevation that does not highlight the difference in uses.
- 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 Department of Building and Safety.
- 9.These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-54789 CONDITIONS

Planning

- 1.Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-54788) 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 19.16. 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, landscape plan, and building elevations, date stamped 06/26/14, except as amended by conditions herein.
- 4.A Waiver from Title 19.08.070 is hereby approved, allow a zero-foot wide landscape buffer along the west perimeter and a four-foot wide buffer along a portion of the south perimeter, where eight feet is required.
- 5.A Waiver from Title 19.08.070 is hereby approved, to allow a four-foot wide landscape buffer along the north perimeter, where fifteen feet is required.

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6. An Exception from Title 19.08 is hereby approved, to allow five trees within the perimeter buffer along the west property line where spacing requires 24 trees.
7. All trash enclosures for this project shall be built per code requirements to include a gate and roof or trellis.
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 Department of Building and Safety.
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.
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, 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.
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 or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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- c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
- 14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
 - 15. 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.
 - 16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

- 17. Dedicate the appropriate right-of-way for completion of the proposed bus turnout on Lone Mountain Road adjacent to this site and construct the bus turnout on Lone Mountain Road as directed by the City Traffic Engineer concurrent with onsite development activities. Additionally, grant a Multi-Use Non-Equestrian Trail Easement for all portions of the required trail that are outside the Lone Mountain Road public right-of-way concurrent with development of this site.
- 18. In accordance with code requirements of Title 13.56, construct all incomplete half-street improvements including the bus turn out on Lone Mountain Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.
- 19. A joint access agreement shall be recorded with adjacent parcel #138-02-101-015 that provides a perpetual irrevocable access easement for this site to Rainbow Boulevard prior to the issuance of permits unless a mapping action records that provides perpetual irrevocable access to this site with access to Rainbow Boulevard.
- 20. This site shall have its own connection to the City of Las Vegas sewer system in Lone Mountain Road unless an acceptable mapping action combines this site with parcel #138-02-101-015.

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21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
22. All landscaping and private improvements, if any, 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.
23. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a second phase to the Senior Citizen Apartment complex located on the parcel adjacent to the west. This project will be integrated into the existing complex and share amenities, parking and cross access. The parcel is zoned C-1 (Limited Commercial), which allows such development with conditions. Few of the conditions are being met with this project and therefore, several Waivers and Exceptions are required. The lot is challenging to development, since there is really no access to the lot except from the adjacent lot due to a bus turnout located on Lone Mountain Road. Staff supports these applications. If denied, a Senior Citizen Apartment use could not be development on this site.

ISSUES

- A Waiver of Title 19.08.070 is required to allow a zero-foot wide landscape buffer along the west perimeter and a four-foot wide buffer along a portion of the south perimeter, where eight feet is required. Staff supports this request.
- A Waiver of Title 19.08.070 is required to allow a four-foot wide landscape buffer along the north perimeter, where fifteen feet is required. Staff supports this request.
- A Waiver of Title 19.12 is required to allow apartments on the ground level, where they are not allowed. Staff supports this request.
- A Waiver of Title 19.12 is required to allow the front entrance to not be oriented to the street. Staff supports this request.
- A Waiver of Title 19.12 is required to allow the front elevations to not highlight the difference in uses. Staff supports this request.
- An Exception of Title 19.08 is required to allow 5 trees within the perimeter buffer along the west property line where spacing requires 24 trees. Staff supports this request.

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.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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 Density Residential) to GC (General Commercial), O (Office), PF (Public Facilities), 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.
	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.
04/12/11	The Planning Commission approved Special Use Permit (SUP-41039) for a Major Amendment of a previously approved Special Use Permit (SUP-37601) for a 75-unit senior citizen apartment complex, where a 152-unit senior citizen apartment complex was approved at the southeast corner of Rainbow Boulevard and Lone Mountain Road. Staff recommended approval.
	The Planning Commission approved a Variance (VAR-41197) to allow 56 parking spaces where 57 are required on 1.77 acres at the southeast corner of Rainbow Boulevard and Lone Mountain Road. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
	The Planning Commission approved a Site Development Plan Review (SDR-41043) for a proposed three-story, 75-unit senior citizen apartment complex with Waivers to allow a zero-foot wide landscape buffer along portions of the south and east perimeters where six feet is required on 1.77 acres at the southeast corner of Rainbow Boulevard and Lone Mountain Road. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
12/07/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related permits on this site.	

<i>Pre-Application Meeting</i>	
06/10/14	Staff met with the applicant and reviewed the proposed senior citizen apartment project. It was noted that this project will compliment and be operated in conjunction with the existing senior citizen apartment project adjacent on the west. A cross access and parking agreement will be recorded to allow the proposed apartment building to utilize the existing driveways off Lone Mountain Road and Rainbow Boulevard. Several Waivers and Exceptions were pointed out and the applicant was asked to minimize these as best as possible given the unique location and shape of the parcel.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
07/03/14	Staff visited the site and found an undeveloped parcel of land. There were some weeds located throughout the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.03

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
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	Senior Citizen Apartments	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District 175 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.25 acres	N/A
Min. Lot Width	100 Feet	128 Feet	Y
Min. Setbacks			
• Front (Lone Mountain Road)	20 Feet	50 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	44.8 %	Y
Max. Building Height	N/A	35 Feet	Y

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<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	By condition
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12, 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	1 Tree / 20 Linear Feet	9 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• East	1 Tree / 20 Linear Feet	19 Trees	19 Trees	Y
• West	1 Tree / 20 Linear Feet	24 Trees	5 Trees	N
TOTAL PERIMETER TREES		59 Trees	41 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
• North	15 Feet		4 Feet	N
• South	8 Feet		4 Feet	N
• East	8 Feet		10 Feet	Y
• West	8 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

<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>
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

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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	
Senior Citizen Apartments	60 units	0.75 spaces per unit	45				
TOTAL SPACES REQUIRED			45		49		Y
Regular and Handicap Spaces Required			43	2	47	2	Y

Waivers		
Requirement	Request	Staff Recommendation
To provide an eight-foot wide landscape buffer along the south and west perimeters.	To provide a four-foot wide landscape buffer along a portion of the south perimeter and a zero-foot buffer along the west perimeter.	Approval
To provide a fifteen-foot wide landscape buffer along the north perimeter.	To provide a four-foot wide landscape buffer along the north perimeter.	Approval
To not allow apartments on the ground level.	To allow apartments on the ground level.	Approval
To orient the front entrance toward the street.	To allow a front entrance to not be oriented to the street.	Approval
To highlight the differences in use on the front elevations.	To allow the front elevations to not highlight the difference in uses.	Approval

Exceptions		
Requirement	Request	Staff Recommendation
To install 24 trees in the west perimeter landscape buffer.	To only install five trees in the west perimeter landscape buffer.	Approval

ANALYSIS

The Senior Citizen Apartment use is defined as “An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older.

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This use includes an apartment house or other multi-family dwelling that qualifies as “housing for older persons” under the provisions of Federal law, including without limitation housing developments that: 1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and 2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law..”

The proposed use meets the definition as indicated by the applicant’s justification letter.

The Minimum Special Use Permit Requirements for this use include:

1. For any development that is over three stories in height: a .The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development. b. Rooflines and façade elements shall be articulated in order to break down the apparent massing of the structures.
This condition does not apply as the building is only three stories in height.
2. The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor. (C-1 only)
The proposed use does not meet this requirement. The applicant has requested a Waiver to allow a 100 percent residential building with no ground floor commercial uses.
3. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street. (C-1 only)
The proposed use does not meet this requirement. The applicant has requested a Waiver to allow a 100 percent residential building with no ground floor commercial uses.
4. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors. (C-1 only)
The proposed use does not meet this requirement. The applicant has requested a Waiver to allow a 100 percent residential building with no ground floor commercial uses.
5. For any development that, in accordance with LVMC 19.08.050, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements, and all minimum setback requirements for the C-1 District, shall be met. (C-1 only)
This condition does not apply as the building does not exceed lot coverage.

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The proposed development is located within the Airport Overlay District with a 175-foot height restriction, with which the development is in conformance. No other special plan areas or overlay districts apply to this site.

Comments received from the Clark County Department of Aviation included the following:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

A condition of approval has been added to address this issue.

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. The Regional Transportation Commission is requiring a modified bus turnout be completed as a condition of approval.

Access to the site is provided by a driveway on the adjacent west parcel at Rainbow Boulevard with an exit only to Lone Mountain Road. Seventeen of the parking spaces are accessed directly from the drive aisle and the remainders are off two new drive aisles. The parking and circulation layout is adequate, given the irregular shape of the site. A recorded cross access agreement is required.

This project will add approximately 209 trips per day on Lone Mountain Road, Rancho Drive and Rainbow Boulevard. Lone Mountain Road is currently at 45 percent of capacity; Rancho Drive is at 49 percent of capacity; and Rainbow Boulevard is at 23 percent capacity. The existing streets are designed to handle the traffic generated by this project.

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The building will have a similar architecture style as the existing apartment building to the west creating a seamless aesthetic for the joined projects. The three-story building has balconies and several architectural pop-outs creating a lively and interesting façade. Since no commercial or retail space is on the ground floor as normally required for a Senior Citizen Apartment building in a C-1 (Limited Commercial) zone, several Waivers have been requested. Staff supports these Waivers due to the unique shape and location of the parcel and the fact that the project is being developed as a second phase of the adjacent project to the west.

The impact of the requested Exception for a reduced number of perimeter landscape trees will be minimal since the project is being developed as a second phase of the apartments to the west. As such, the parking lot and drive aisle cross the parcel line along the west and therefore, the need for the Exception. A condition has been added that remapping may be required.

Given the infill nature and shape of the parcel, this project is ideal for the location. Although several Waivers and Exceptions are required, staff recommends approval for both applications.

FINDINGS (SUP-54788)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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 a Senior Citizen Apartment complex. Access and circulation have been designed 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.

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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 19.12.

The proposed Senior Citizen Apartment use is consistent with the requirements of LVMC Title 19.04, except for those requirements that are Waived per the approval of this application, 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.

FINDINGS (SDR-54789)

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 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 SC (Service Commercial) General Plan designation. Minimal landscape Waivers and a landscape Exception 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;

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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 on the adjacent 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. The building is designed to match the existing building adjacent on the west to create a uniformed campus appearance.

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 22

NOTICES MAILED 77

APPROVALS 0

PROTESTS 0