



**AGENDA MEMO - PLANNING**

**PLANNING COMMISSION MEETING DATE: DECEMBER 11, 2018**

**DEPARTMENT: PLANNING**

**ITEM DESCRIPTION: APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL**

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**\*\* STAFF RECOMMENDATION(S) \*\***

| <b>CASE NUMBER</b> | <b>RECOMMENDATION</b>                                       | <b>REQUIRED FOR APPROVAL</b>        |
|--------------------|---|-------------------------------------|
| <b>GPA-74312</b>   | Staff recommends APPROVAL.                                  | N/A                                 |
| <b>ZON-74313</b>   | Staff recommends APPROVAL.                                  | GPA-74312                           |
| <b>VAR-74314</b>   | Staff recommends DENIAL, if approved subject to conditions: | GPA-74312<br>ZON-74313              |
| <b>SDR-74315</b>   | Staff recommends DENIAL, if approved subject to conditions: | GPA-74312<br>ZON-74313<br>VAR-74314 |

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 18

**NOTICES MAILED** 352 - GPA-74312 and ZON-74313  
352 - VAR-74314 and SDR-74315

**PROTESTS** 4 - GPA-74312 and ZON-74313  
4 - VAR-74314 and SDR-74315

**APPROVALS** 1 - GPA-74312 and ZON-74313  
1 - VAR-74314 and SDR-74315

**\*\* CONDITIONS \*\***

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## **VAR-74314 CONDITIONS**

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**Planning**

1. Conformance to the approved conditions for Site Development Plan Review (SDR-74315).
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 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.

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## **SDR-74315 CONDITIONS**

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**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-74315) 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, date stamped 09/24/18; and landscape plan, and building elevations, date stamped 08/23/18, except as amended by conditions herein.

**Conditions Page Two**

**December 11, 2018 - Planning Commission Meeting**

4. A Waiver from Title 19.06.110 is hereby approved, to allow a five-foot perimeter landscape buffer where six feet is required.
5. An Exception from Title 19.06.040 (C)(8) is hereby approved, to allow zero trees; where 30, 24-inch box trees are required.
6. The Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate 40-feet of right-of-way adjacent to this site for Lindell Road and dedicate a 25-foot radius on the southeast corner of Charleston Boulevard and Lindell Road prior to the issuance of any permits. Additionally grant a 5-foot Pedestrian Access Easement adjacent to Charleston Boulevard prior to the issuance of building permits for this site.
15. Construct all half-street improvements meeting Current City Standards on Lindell Road including the possible reconstruction of the curb return at the southeast corner of Lindell Road and Charleston Boulevard adjacent to this site including appropriate transition paving, concurrent with the development of this site. Correct all American's with Disabilities Act (ADA) deficiencies and remove all unused driveway cuts, if any, on the sidewalk along Charleston Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. 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.
16. Concurrent with development of this site, connect to the public sewer line in Charleston Boulevard at a location acceptable to the Sanitary Sewer Section of the Department of Public Works.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
18. 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.
19. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "West Charleston Bus Turnouts" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

20. A Traffic Impact Analysis 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 recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
  
21. 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 drainage ways 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**

The applicant is requesting a 106-unit apartment complex consisting of three-story buildings on 4.62 acre, consisting of two vacant parcels at the southeast corner of Charleston Boulevard and Lindell Road.

**ISSUES**

- A General Plan Amendment (GPA-74312) is requested to amend a portion of the Southeast Sector Plan from SC (Service Commercial) to M (Medium Density Residential). Staff supports this request.
- A companion Rezoning (ZON-74313) is requested to rezone the subject site from C-1 (Limited Commercial) to R-3 (Medium Density Residential). Staff supports this request.
- A Variance (VAR-74314) is requested to allow 172 parking spaces where 189 spaces are required. Staff does not support this request.
- A Site Development Plan Review (SDR-74315) for a 106-unit multi-family residential development with a Waiver to allow a five-foot wide perimeter landscape buffer along the east property line, where six feet is required. Staff does not support this request.

**ANALYSIS**

The applicant is requesting to amend the Southeast Sector Plan from SC (Service Commercial) to M (Medium Density Residential) and to rezone the property from C-1 (Limited Commercial) to R-3 (Medium Density Residential) on two parcels, a total of 4.62 acres located at the southeast corner of Charleston Boulevard and Lindell Road. The proposed Rezoning (ZON-74341) from C-1 (Limited Commercial) to R-3 (Medium Density Residential) is consistent with the proposed M (Medium Density Residential) General Plan Land Use Designation. The adjacent properties to the west are designated MXU (Mixed Use) and SC (Service Commercial). The land to the north of Charleston Boulevard and east of the property are designated MXU (Mixed Use). Land is designed L (Low Density Residential) to the south. The requested M (Medium Density Residential) is compatible with the land use designations of the properties to the north, south, west and the east. Staff therefore recommends approval of the General Plan Amendment.

**Staff Report Page Two**

**December 11, 2018 - Planning Commission Meeting**

Properties to the west are zoned R-E (Residence Estates) and C-2 (General Commercial); to the north and east are C-1 (Limited Commercial); and the south is zoned R-1 (Single Family Residential). The proposed R-3 (Medium Density Residential) zoning district conforms to the proposed M (Medium Density Residential) General Plan designation. The current proposal is for three-story, apartment buildings containing 106 units and has a proposed density of 22.94 dwelling units per acre, which is allowed under the proposed M General Plan designation.

Access to the site is proposed from Lindell Road, with a 43-foot wide driveway with gates proposed. There are six parking spaces located outside of the gate area along the entrance of the development. There are shade structures provided for most of the parking spaces on the development. The proposed development does not meet Title 19 requirement for parking; therefore, the applicant has requested Variance (VAR-74314) to allow 172 parking spaces where the proposed development requires 189 parking spaces. The applicant has requested as part of Site Development Plan Review (SDR-74315) a Waiver to allow a five-foot perimeter landscape buffer, where six feet is required along the east property line. The development is required to provide a 24-inch box trees along the east property line with spacing at one tree per 20 feet, when it is adjacent to a commercial property. In addition to the Waiver request, the applicant has requested an exception to allow zero, 24-inch box trees within the landscape buffer along the east property line.

The submitted elevations indicated four building types, all three stories in height. All elevations have similar aesthetic features, with pitched rooflines, stucco exteriors and concrete tile roofing. One of the buildings adjacent to the entrance to the development houses a clubhouse located on the ground floor with less than 3,000 square feet dedicated to the use; the remaining floors house the apartments.

Perimeter landscaping generally consists of alternating Flowering Plum, Willow Acacia, Shoestring Acacia, Holly Oak, and Mondel Pine spaced 20 feet apart with a variety of shrubs. The landscape buffer meets the Title 19 width standards with the exception along the east property line. Landscape materials are drought tolerant and appropriate for this area of the city.

The Clark County School District projects that approximately 27 primary and secondary school students would be generated by the proposed development on this site. Of the three schools serving the area (Doris Hancock Elementary School, Hyde Park Middle School and Bonanza High School), the District notes that Doris Hancock Elementary School and Hyde Park Middle School are over capacity for the 2018-19 school year, and no new schools are planned in this area at this time.

Staff Report Page Three

December 11, 2018 - Planning Commission Meeting

Department of Public Works has indicated the Average Daily Traffic (ADT), that this project will add approximately 577 trips per day on Charleston Boulevard and Lindell Road. Currently, Charleston Boulevard is at about 75 percent of capacity and Lindell Road is at about 28 percent of capacity. With this proposed development, Charleston Boulevard is expected to be at about 76 percent of capacity, and Lindell Road is expected to be about 31 percent of capacity. Based on the Peak Hour use, this development will add to the area roughly 47 additional cars per hour or about three every four minutes.

The parcels are not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow prevention. Proof of parcel lot consolidation will be required prior to civil plan approval by LVVWD. SNWA Regional Connection Charges will be assessed on a per unit basis and all fees are due prior to civil plan approval or building permit issuance.

In summary staff supports the requested General Plan Amendment and Rezoning. However, with the requested Variance for reduction of the required number of parking spaces for the multi-family development and a Waiver to reduce the perimeter landscape buffer along the east property line, the proposed development is not compatible with the surrounding area; staff recommends denial of the Variance and Site Development Plan Review. If this request is approved, it is subject to conditions.

### **FINDINGS (GPA-74312)**

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

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

The proposed M (Medium Density Residential) designation is compatible with the existing adjacent land use designations. The proposed amendment would allow for a multi-family residential to be developed at this location.

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

The proposed amendment would allow for the R-3 (Medium Density Residential), which would be compatible with the commercial properties fronting Charleston Boulevard.

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

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

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

There are no other applicable plans for this particular area. The proposal conforms to the Neighborhood Revitalization strategy area (Southeast Sector) policies for development outlined in the Las Vegas 2020 Master Plan.

**FINDINGS (ZON-74313)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

**1. The proposal conforms to the General Plan.**

The proposed Rezoning to R-3 (Medium Density Residential) would conform to the M (Medium Density Residential) General Plan designation if approved.

**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 proposed R-3 (Medium Density Residential) zoning district would allow for the proposed multi-family development. This is compatible with the surrounding uses within the subject site.

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

The subject parcel was originally intended to serve as a corner lot commercial hub for this neighborhood. As the area developed with almost exclusively residential and supporting uses, the market for low intensity commercial services greatly decreased. The pattern of development in this area supports rezoning to R-3 (Medium Density Residential) rather than remaining C-1 (Service Commercial).

**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.**

The subject parcel has access to Charleston Boulevard, a 100-foot primary arterial and Lindell Road, an 80-foot Collector as designated on the city's Master Plan of Streets and Highways. These roads are adequate in size to accommodate development in an R-3 zoning district.

**FINDINGS (VAR-74314)**

In accordance with the provisions of Title 19.16.140(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 19.16.140(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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by over building the subject site by having a higher number units and bedrooms which require more parking spaces. An alternative is provide 189 parking spaces or more or reduce the amount of units and bedrooms would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

**FINDINGS (SDR-74315)**

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 three-story multi-family development is not compatible with adjacent and development in the area as a Waiver has been requested for the perimeter landscape buffer width reduction along the east property line. The proposed development is deficient in the required parking spaces resulting in a Variance request.

**2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development is not consistent with Title 19, as the proposed site needs Waivers for the reduced landscape buffer along the east property line and a Variance request to allow 172 parking spaces where 189 is required.

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

Access to the site is provided via Charleston Boulevard and Lindell Road. Circulation around the site is acceptable.

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

Building materials are compatible with those used for the adjacent multi-family buildings. Perimeter landscaping consists of drought-tolerant trees and plants that are compatible with other landscaping in this area.

**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 proposed three-story multi-family building elevations are not unsightly in appearance.

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

Development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |   |
|--|---|
| 12/15/04   | The City Council approved a request for a General Plan Amendment (GPA-5120) to amend a portion of the southwest sector plan of the General Plan from GC (General Commercial) to ML (Medium-Low Density Residential) on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial. |
|  | The City Council approved a request for a Rezoning (ZON-5121) from C -2 (General Commercial) to R-PD8 (Residential Planned Development – 8 Units Per Acre) on 5 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.  |
| 12/15/04   | The City Council approved a request for a Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.  |
|  | The City Council approved a request for a Variance (VAR-5124) to allow 0.44 acres of open space where 0.66 acres is the minimum required for a 40-lot single-family residential development on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.                         |
| 02/07/07   | The City Council approved a request for an Extension of Time (EOT-18785) of an approved Rezoning (ZON-5121) from C-2 (General Commercial) to R-PD8 (Residential Planned Development – 8 Units Per Acre) on 5 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road. Staff recommended approval.   |
| 03/07/07   | The City Council approved a request for an Extension of Time (EOT-19548) of an approved Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development on 5 acres at the southwest corner of Charleston Boulevard and Lindell Road. Staff recommended approval.   |

| <b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</b> |   |
|--|---|
| 03/07/07   | The City Council approved a request for an Extension of Time (EOT-19549) of an approved Variance (VAR-5124) to allow 0.44 acres of open space where 0.66 acres is the minimum required for a proposed 40-lot single-family residential development on 5 acres at the southwest corner of Charleston Boulevard and Lindell Road. Staff recommended approval. |
| 10/08/13   | A request for a General Plan Amendment (GPA-50835) from ML (Medium Low Density Residential) to GC (General Commercial) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission and staff recommended approval.  |
| 10/08/13   | A request for a Rezoning (ZON-50839) from U (Undeveloped) to C-2 (General Commercial) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission and staff recommended approval.   |
| 10/09/18   | The Planning Commission voted (7-0) to hold in ABEYANCE GPA-74312, ZON-74313, VAR-74314 and SDR-74315 [PRJ-74089] to the December 11, 2018 Planning Commission meeting.   |

| <b>Most Recent Change of Ownership</b> |  |
|--|--|
| 08/30/17                               | A deed was recorded for a change in ownership. |

| <b>Related Building Permits/Business Licenses</b>                              |  |
|--|--|
| No building permits or business licenses have been issued at the subject site. |  |

| <b>Pre-Application Meeting</b> |   |
|--------------------------------|---|
| 07/31/18                       | Staff conducted a pre-application meeting to discuss the submittal requirements for the General Plan Amendment, Rezoning, Variance and Site Development Plan Review applications. |

| <b>Neighborhood Meeting</b> |  |
|-----------------------------|--|
| 09/19/18                    | A neighborhood meeting was held at Elks Lodge – Meeting Room located at 4100 West Charleston Boulevard.<br><br><b>Meeting Start Time: 6:00 PM</b><br><b>Meeting End Time: 7:00 PM</b><br>• |

| <b><i>Neighborhood Meeting</i></b> |   |
|------------------------------------|---|
| 09/19/18                           | <p><b><u>Attendance</u></b></p> <ul style="list-style-type: none"> <li>• Four (4) representative from the developer</li> <li>• Two (2) representatives present from the Office of the City Council</li> <li>• One (1) member of the Planning Department in attendance.</li> </ul> <p>Thirty-one (31) members of the public were in attendance_</p> <p><b><u>Issues</u></b></p> <ul style="list-style-type: none"> <li>• The public expressed concern about increase in crimes associated with a multi-family residential development. An individual pointed out the Condominium development located around Charleston Boulevard and Jones Boulevard, where it became an apartment instead of a condo and has increased crime in the area.</li> <li>• One member of the public discussed that the additional number of students to be added to the nearby schools that are already crowded. Questioned where the pupils living to the proposed apartment will be attending schools. The developer has acknowledged that classroom size is an issue.</li> <li>• Other concern is the additional traffic that will be added on Lindell Road. The intersection is already difficult to get onto Charleston Boulevard. Is there going to be controlled traffic light to be installed. The neighbors would like to see the copy of the traffic study or traffic impact analysis for this area. The developer states that they are still working on the traffic study.</li> <li>• Questions about entire Lindell Road alignment between Charleston Boulevard and Sahara Avenue is going to be improved as complete street. The developer states that the portion of his parcel which has not been dedicated yet will be dedicated to the City and has to develop his portion of the street.</li> <li>• The developer was asked if this development will be offered as a low income rental and what is the price for rent. The developer states that the rental will start as low as \$1400 per month.</li> <li>• The public states that they prefer either a commercial development or a single family residential subdivision, with a single story, ranch-style only homes and not a multi-family residential development.</li> </ul> |

| <b>Neighborhood Meeting</b> |   |
|-----------------------------|---|
|                             | <ul style="list-style-type: none"> <li>The public has issues about the parking Variance and questioned as to where the other remaining vehicles would park if the site has 17 less parking spaces to the required 189 parking spaces. The surround neighbor's does not want cars to be parked on Lindell Road.</li> </ul> |

| <b>Field Check</b> |   |
|--------------------|---|
| 08/30/18           | A routine field check was conducted by staff of the subject site and noted that the property is surrounded by chain link fence, with natural vegetation throughout the site and trash debris within the property. |

| <b>Details of Application Request</b> |      |
|---------------------------------------|------|
| <b>Site Area</b>                      |      |
| Net Acres                             | 4.62 |

| <b>Surrounding Property</b> | <b>Existing Land Use Per Title 19.12</b> | <b>Planned or Special Land Use Designation</b> | <b>Existing Zoning District</b> |
|-----------------------------|--|--|---------------------------------|
| Subject Property            | Undeveloped                              | SC (Service Commercial)                        | C-1 (Limited Commercial)        |
| North                       | Car Wash, Full Service                   | MXU (Mixed Use)                                | C-1 (Limited Commercial)        |
|                             | Financial Institution, General           |  |                                 |
|                             | General Retail Store, Other Than Listed  |  |                                 |
| South                       | Single Family, Detached                  | L (Low Density Residential)                    | R-1 (Single Family Residential) |
| East                        | General Retail Store, Other Than Listed  | MXU (Mixed Use)                                | C-1 (Limited Commercial)        |
| West                        | Motor Vehicle Sales (Used)               | MXU (Mixed Use)                                | C-2 (General Commercial)        |
|                             | Single Family, Detached                  | SC (Service Commercial)                        | R-E (Residence Estates)         |

|  |                   |
|--|-------------------|
| <b>Master and Neighborhood Plan Areas</b>                                  | <b>Compliance</b> |
| No Applicable Master Plan Area   | N/A               |
| <b>Special Area and Overlay Districts</b>                                  | <b>Compliance</b> |
| A-O (Airport Overlay) District – 200 Feet                                  | Y                 |
| <b>Other Plans or Special Requirements</b>                                 | <b>Compliance</b> |
| Trails   | N/A               |
| Las Vegas Redevelopment Plan Area  | Y                 |
| Interlocal Agreement   | N/A               |
| Project of Significant Impact (Development Impact Notification Assessment) | Y                 |
| Project of Regional Significance   | Y                 |

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.06, the following standards apply:*

| <b>Standard</b>                 | <b>Required/Allowed</b>               | <b>Provided</b>         | <b>Compliance</b> |
|---------------------------------|---------------------------------------|-------------------------|-------------------|
| Min. Lot Size                   | 7,000 SF                              | 201,247 SF              | Y                 |
| Min. Setbacks                   |                                       |                         |                   |
| • Front                         | 10 Feet                               | 20 Feet                 | Y                 |
| • Side                          | 5 Feet                                | 75 Feet                 | Y                 |
| • Corner                        | 5 Feet                                | 20 Feet                 | Y                 |
| • Rear                          | 20 Feet                               | 84 Feet                 | Y                 |
| Min. Distance Between Buildings | 10 Feet                               | 10 Feet                 | Y                 |
| Trash Enclosure                 | Screened, Gated, w/ a Roof or Trellis | Screen, Gated, w/a Roof | Y                 |
| Mech. Equipment                 | Screened                              | Not Shown               | As Conditioned    |

*Review the following from Title 19.08.040 for compliance*

| <b>Residential Adjacency Standards</b> | <b>Required/Allowed</b> | <b>Provided</b> | <b>Compliance</b> |
|--|-------------------------|-----------------|-------------------|
| 3:1 proximity slope                    | 15 Feet                 | 84 Feet         | Y                 |
| Trash Enclosure                        | 50 Feet                 | 70 Feet         | Y                 |

| <b>General Plan</b>     | <b>Permitted Density</b> | <b>Units Allowed</b> |
|-------------------------|--------------------------|----------------------|
| SC (Service Commercial) | N/A                      | N/A                  |

| <b>Proposed General Plan</b>     | <b>Permitted Density</b> | <b>Units Allowed</b> |
|----------------------------------|--------------------------|----------------------|
| M (Medium Density Residential)   | 25.49 du/ac              | 117                  |
| <b>Existing Zoning</b>           | <b>Permitted Density</b> | <b>Units Allowed</b> |
| C-1 (Limited Commercial)         | N/A                      | N/A                  |
| <b>Proposed Zoning</b>           | <b>Permitted Density</b> | <b>Units Allowed</b> |
| R-3 (Medium Density Residential) | 13-50 du/ac              | 60-231               |

**Pursuant to Title 19.06, the following standards apply:**

| <b>Landscaping and Open Space Standards</b> |   |                 |                 |                   |
|---|---|-----------------|-----------------|-------------------|
| <b>Standards</b>                            | <b>Required</b>   |                 | <b>Provided</b> | <b>Compliance</b> |
|   | <b>Ratio</b>  | <b>Trees</b>    |                 |                   |
| Buffer Trees:                               |   |                 |                 |                   |
| • North                                     | 1 Tree / 20 Linear Feet   | 14 Trees        | 14 Trees        | Y                 |
| • South                                     | 1 Tree / 20 Linear Feet   | 14 Trees        | 14 Trees        | Y                 |
| • East                                      | 1 Tree / 20 Linear Feet   | 30 Trees        | 0 Trees         | N*                |
| • West                                      | 1 Tree / 20 Linear Feet   | 24 Trees        | 24 Trees        | Y                 |
| <b>TOTAL PERIMETER TREES</b>                |   | <b>85 Trees</b> | <b>52 Trees</b> | <b>N</b>          |
| Parking Area Trees                          | 1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces | 30 Trees        | 30 Trees        | Y                 |
| <b>LANDSCAPE BUFFER WIDTHS</b>              |   |                 |                 |                   |
| Min. Zone Width                             |   |                 |                 |                   |
| • North                                     |   | 10 Feet         | 10 Feet         | Y                 |
| • South                                     |   | 6 Feet          | 10 Feet         | Y                 |
| • East                                      |   | 6 Feet          | 5 Feet          | N*                |
| • West                                      |   | 10 Feet         | 10 Feet         | Y                 |
| Wall Height                                 | 6 to 8 Feet Adjacent to Residential                                       |                 | 6 Feet          | Y                 |

\*A Waiver has been requested as part of Site Development Plan Review (SDR-74315).

| <b>Street Name</b>   | <b>Functional Classification of Street(s)</b> | <b>Governing Document</b>        | <b>Actual Street Width (Feet)</b> | <b>Compliance with Street Section</b> |
|----------------------|---|----------------------------------|-----------------------------------|---------------------------------------|
| Charleston Boulevard | Primary Arterial                              | Planned Streets and Highways Map | 90                                | Y                                     |
| Lindell Road         | Collector                                     | Planned Streets and Highways Map | 27                                | N                                     |

| <b>Parking Requirement</b>                  |  |                               |                 |              |                 |              |                   |
|---|--|-------------------------------|-----------------|--------------|-----------------|--------------|-------------------|
| <b>Use</b>                                  | <b>Gross Floor Area or Number of Units</b> | <b>Required Parking Ratio</b> | <b>Required</b> |              | <b>Provided</b> |              | <b>Compliance</b> |
|   |  |                               | <b>Parking</b>  |              | <b>Parking</b>  |              |                   |
|   |  |                               | Regular         | Handi-capped | Regular         | Handi-capped |                   |
| 1 Bedroom                                   | 36 Units                                   | 1.25/unit                     | 45              |              |                 |              |                   |
| 2 Bedroom                                   | 58 Units                                   | 1.75/unit                     | 102             |              |                 |              |                   |
| 3 Bedroom                                   | 12 Units                                   | 2/unit                        | 24              |              |                 |              |                   |
| Guest Parking                               | 106 Units                                  | 6/6 units                     | 18              |              |                 |              |                   |
| <b>TOTAL SPACES REQUIRED</b>                |  |                               | 189             |              | 172             |              | N*                |
| <b>Regular and Handicap Spaces Required</b> |  |                               | 183             | 6            | 166             | 6            | N*                |
| Percent Deviation                           |  |                               | 4%              |              |                 |              |                   |

\*A Variance (VAR-74314) application has been requested to allow 172 spaces where 189 parking spaces are required.

| <b>Waivers</b>   |   |                             |
|--|---|-----------------------------|
| <b>Requirement</b>   | <b>Request</b>  | <b>Staff Recommendation</b> |
| A six-foot perimeter landscape buffer within the interior lot lines. | To allow a five-foot perimeter landscape buffer along the east property line. | Denial                      |

| <b>Exceptions</b>  |   |                             |
|--|---|-----------------------------|
| <b>Requirement</b>   | <b>Request</b>                                    | <b>Staff Recommendation</b> |
| One 24-inch box trees per every space at 20 feet interval. | To allow zero trees along the east property line. | Denial                      |