



# Planning Commission Agenda Item

Date: December 09, 2020
Item No: 9.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Amy Michaels

**SUBJECT: WAV-03-2020 SCOTT ROBINSON APARTMENTS (Public Hearing).**  
Applicant: SRB Living, LLC. Request: A waiver in a R-3 (Multi-Family Residential District), to allow for 685 parking spaces where 803 parking spaces are required. Location: Northwest corner of Coralie Avenue and Scott Robinson Boulevard. (APN 139-04-418-001).

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:**

The applicant is requesting Planning Commission consideration to allow a waiver for parking requirements in a multi-family apartment complex located on the northwest corner of Coralie Avenue and Scott Robinson Boulevard. The applicant is proposing 685 parking spaces where 803 parking spaces are required for a 380 unit multi-family development on approximately 18.39 acres.

**BACKGROUND INFORMATION:**

Previous Actions
City Council approved Ordinance 3034 (ZN-05-2020) on September 16, 2020.
City Council approved ZN-05-2020 on September 16, 2020 to rezone the property from C-2, General Commercial District to R-3, Multi-Family Residential District.
City Council approved AMP-07-2020 on September 16, 2020 an amendment to the Comprehensive Master Plan Land Use Plan from Mixed-Use Neighborhood to Mixed-Use Commercial on 18.39 acres.

**RELATED APPLICATIONS:**

Application #	Application Request
<b>SPR-02-2020</b>	The applicant is requesting consideration of a major site plan review for a 380-unit multi-family development located on the northwest corner of Coralie Avenue and Scott Robinson Boulevard.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Mixed-Use Commercial	R-3, Multi-Family Residential District	Undeveloped
<b>North</b>	Mixed-Use Commercial and Mixed-Use Neighborhood	C-2, General Commercial District	Wal-mart
<b>South</b>	Mixed-Use Commercial	R-1, Single-Family Residential District	Existing Residential
<b>East</b>	Mixed-Use Commercial and Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
<b>West</b>	Mixed-Use Neighborhood and Single-Family Low	R-CL, Single-Family Compact Lot Residential District and R-1, Single-Family Residential District	Existing Undeveloped Residential

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County School District:	No comment.
Clark County Department of Aviation:	See Memorandum

**ANALYSIS:**

The applicant is requesting Planning Commission consideration to waive a portion of the Development Code for a proposed 380-unit multi-family development to allow a reduction of the parking requirements. The applicant has submitted a major site plan review (SPR-02-2020) with only 685 parking spaces where 803 parking spaces are required. The code requires parking for multi-family developments at the following: 1.5 parking spaces per one (1) bedroom; 2.0 parking spaces per two (2) bedroom; 2.5

parking spaces per three bedrooms or more; and .25 parking spaces per unit for guest parking. The applicant is proposing 1.80 parking spaces per unit.

The applicant is required to provide compensating benefits when requesting a waiver from code requirements. The applicant has provided two compensating benefits for this request. The applicant provided the 152,000 square feet of required open space and also that included additional open space areas not required by code. The additional open space area is approximately 5,595 square feet for the use of the residents of the development.

The applicant's letter of intent also states a second compensating benefit is that they provided more bicycle parking on the site. The development is required to provide thirty-three (33) bicycle spaces per code. The applicant has provided sixty-six bicycle parking spaces, an increase of one hundred percent.

The applicant has provided a parking study to support the requested reduction. Public Works Traffic has reviewed the submitted parking study and is in support of the proposed reduction in parking spaces.

The applicant has provided compensating benefits with the addition of the open space area and the increase of bicycle parking spaces. The increase of open space and bicycle parking will provide the residents of the development additional amenities. Staff recommends approval of the waiver request based on this compensating benefit.

## **CONDITIONS:**

### ***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Applicant is required to have sixty-six (66) bicycle racks as stated in the waiver request.

## **ATTACHMENTS:**

Letter of Intent  
Site Plan  
Revised Open Space Plan  
Bicycle Specification Documents  
Clark County Assessor's Map  
Location and Zoning Map