

CITY OF NORTH LAS VEGAS MEETING AGENDA ITEM

NUMBER: 20.

SUBJECT:

Approve WAV-04-2020 (Rome South) for Applicant: Hand Property Holding Company to Request a Waiver in an R-4 High Density Residential District and a C-1 Neighborhood Commercial District, Proposed Property Reclassification to an R-4 High Density Residential District, to Allow 225 Parking Spaces Where 440 Parking Spaces are Required; to Allow Six Foot Wide Side and Rear Landscape Buffers Where a Minimum of a Ten Foot Wide Landscape Buffer is Required; and to Provide Trees at 40 Foot on Center Where 20 Foot on Center is Required, Located South of Rome Boulevard and Approximately 270 Feet West of North 5th Street. (Ward 4-Cherchio) (For Possible Action)

REQUESTED BY:

Marc Jordan, Director, Land Development and Community Services

WARD:

4 - Councilman Cherchio

RECOMMENDATION OR RECOMMEND MOTION:

Following the public hearing, it is recommended that City Council approve WAV-04-2020.

FISCAL IMPACT:

AMOUNT: None

EXPLANATION: N/A

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of December 9, 2020, the Planning Commission unanimously (7-0 vote) recommended to approve WAV-04-2020. Vice-Chairman George Warner made the motion to approve.

The applicant is requesting Planning Commission consideration to allow a waiver for parking requirements and perimeter landscaping in a proposed senior apartment complex located south of Rome Boulevard and approximately 270 feet west of North 5th Street. The applicant is proposing 225 parking spaces where 440 parking spaces are required. The applicant is proposing six (6) foot wide side and rear landscape buffers where a minimum of a ten (10) foot wide landscape buffer is required; the applicant is also proposing to provide trees at 40 foot on center where 20 foot on center is required.

On January 6, 2021, a public hearing date for WAV-04-2020 was set for January 20, 2021.

Attachments:

Planning Commission Minutes

Staff Report with Attachments

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Quality Municipal Services		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Marc Jordan	Ryann Juden	1/20/2021
Land Development and Community Services Director	City Manager	