



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 11.

TO: Planning Commission

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

SUBJECT: WAV-04-2020 ROME SOUTH (Public Hearing). Applicant: Hand Property Holding Company. Request: A waiver in an R-4 (High Density Residential District) and a C-1 (Neighborhood Commercial District), proposed property reclassification to R-4 (High Density Residential District), to allow 225 parking spaces where 440 parking spaces are required; to allow six (6) foot wide side and rear landscape buffers where a minimum of a ten (10) foot wide landscape buffer is required; and to provide trees at 40 foot on center where 20 foot on center is required. Location: South of Rome Boulevard and approximately 270 feet west of North 5th Street. (APNs 124-22-801-024 and 124-22-801-027).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

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.

BACKGROUND INFORMATION:

Previous Actions
City Council approved Ordinance No. 3042 (ZN-11-2020) on October 21, 2020 to rezone the property from C-1, (Neighborhood Commercial District) to R-4, High Density Residential District) on approximately 2.37 acres south of Rome Boulevard and approximately 270 feet west of North 5th Street.
Planning Commission forwarded to City Council with a recommendation of approval (ZN-11-2020) on September 9, 2020 to rezone the property from C-1, (Neighborhood Commercial District) to R-4, High Density Residential District) on approximately 2.37 acres south of Rome Boulevard and approximately 270 feet west of North 5th Street.

RELATED APPLICATIONS:

Application #	Application Request
SPR-05-2020	The applicant is requesting consideration of a major site plan review for a 225-unit senior apartment development located on the South of Rome Boulevard and approximately 270 feet west of North 5th Street.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	R-4, High Density Residential District and C-1, Neighborhood Commercial District (proposed R-4, High Density Residential District)	Undeveloped
North	Multi-Family Residential	R-4, High Density Residential District	Undeveloped
South	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
East	Mixed-Use Commercial	R-4, High Density Residential District and C-1, Neighborhood Commercial District (proposed C-2, General Commercial District)	Undeveloped
West	Mixed-Use Commercial	PUD, Planned Unit Development District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County School District:	No comment.
Clark County Department of Aviation:	No comment.

ANALYSIS:

The applicant is requesting Planning Commission consideration to waive a portion of the Development Code (17.24.040-4 Minimum Off-Street Parking Standards) for a proposed 225-unit senior apartment development to allow a reduction of the parking requirements. The applicant has submitted a major site plan review (SPR-05-2020) with only 225 parking spaces where 440 parking spaces are required. According to the site plan, there are ninety (90) one bedroom units and sixty (60) two-bedroom units. 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 0.25 parking spaces per unit for guest parking. The applicant is proposing one (1) parking space per unit. Title 17 parking requirements for senior apartments is in the process of being amended to allow for one (1) parking space per unit. This waiver would not be required in the future for senior apartments. The applicant will be conditioned that this development remain a senior apartment development due to the parking waiver request. If this development would change to a regular multi-family development, the parking would be inadequate for the number of units.

The applicant is required to provide compensating benefits when requesting a waiver from code requirements. The applicant has provided a compensating benefit for this request. The applicant provided a site plan that shows increased open space areas for the residents and amenities such as a barbeque area, picnic areas, dog park, gardens and seated gathering areas which the applicant states will be beneficial to the residents.

The applicant's letter of intent is also requesting to waive the Multi-Family Landscaping buffer requirement (17.04.060.E.2.b.ii) for the landscape buffers on the side and rear of the site to be reduced to six (6) feet where ten (10) feet is required and also increase the tree spacing from twenty (20) feet on center to forty (40) feet on center. The development does border a single-family development to the west; commercial to the south and east; and to the north of the site is developing multi-family. The applicant states that the compensating benefit for this request is increased landscaping planters in the front and back of the sidewalks and the applicant will provide more trees internally in the interior of the site and in the courtyard areas. Staff does not anticipate any negative impact with the reduction of the landscape buffers to the west of the property. The adjacent property to the east and south is commercial and the commercial developer will be required to plant a more intense buffer due to the more intense commercial uses. The applicant's letter of intent requests a six (6) foot landscape buffer, however the submitted site plan indicates a five (5) foot landscape buffer. The waiver is only being considered for a six (6) foot landscape buffer and the site plan will be amended with the building permit submittal.

The applicant has provided compensating benefits with the addition of the increased landscaped area internally to the development and the additional amenities being provided. Staff recommends approval of the waiver request based on this compensating benefits.

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. Occupancy of the dwelling units shall be restricted to Senior Citizens as defined in the Federal Fair Housing Act and amendments.

ATTACHMENTS:

Letter of intent
Site Plan
Clark County Assessor's Map
Location and Zoning Map