



# Planning Commission Agenda Item

Date: March 10, 2021

Item No: 4.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Robert Eastman

**SUBJECT: WAV-02-2021 THE CINE (Public Hearing).** Applicant: Scott Zell. Request: A waiver in an R-A / DC (Redevelopment Area / Downtown Core Subdistrict) to allow 400 parking spaces where 503 parking spaces are required. Location: Northwest corner of Las Vegas Boulevard North and Hamilton Street.

**RECOMMENDATION: APPROVAL**

**PROJECT DESCRIPTION:** APN 139-23-111-004

The applicant is requesting Planning Commission consideration to waive the Title 17 parking requirement to allow a reduction in parking. The project requires 503 parking spaces and the applicant is proposing 400 parking spaces in the R-A / DC, Redevelopment Area / Downtown Core Subdistrict.

## BACKGROUND INFORMATION:

Previous Action
The Redevelopment Agency approved SPR-01-17 on August 2, 2017 to allow a 165,000 square foot commercial center containing a movie theater, retail, and restaurant uses.
The Redevelopment Agency approved a waiver for this mixed-use development on December 2, 2020. The waiver is to allow flexibility on the requirement for commercial development on the first floor of the development.
On February 10, 2021, the Planning Commission Approved SPR-06-2020 to allow a 262-unit multi-family subdivision on a 7.11 net acre site for a proposed apartment complex.

## RELATED APPLICATIONS:

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Partially Developed Commercial Site
<b>North</b>	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Developing School Site
<b>South</b>	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Silver Nugget Casino
<b>East</b>	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Commercial Retail
<b>West</b>	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Partially Developed Commercial Site

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.

**ANALYSIS**

The applicant is requesting Planning Commission consideration to allow a reduction of the parking requirements for an approved multi-family development located at the northwest corner of Las Vegas Boulevard North and Hamilton Street. The applicant received approval of the multi-family complex (apartments) at the February 10, 2021 Planning Commission meeting.

The approved development requires 503 off-street parking spaces and the applicant is providing 400 off-street parking spaces. The applicant is requesting the waiver because of the close proximity to an existing bus rapid transit line. The City's parking requirements (17.24.040.1.2) allow a waiver of up to 25% of the number of parking spaces for multi-family developments within a mixed-use development if the development is within ¼ mile of a bus rapid transit stop. Las Vegas Boulevard contains a bus rapid line.

The applicant is also providing a compensating benefit is that they will provide bicycle parking at the site. Due to the location of the development within the downtown and the connectivity with the adjacent commercial development, the compensating benefit is appropriate. Public Works has reviewed the waiver request and is recommending approval based on the waiver provisions allowed in the parking requirements. Staff recommends approval of the waiver request.

**ATTACHMENTS:**

Letter of Intent

Site Plan

Clark County Assessor's Map

Location and Comprehensive Plan Map