



# Planning Commission Agenda Item

Date: November 08, 2017  
Item No: 3.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Robert Eastman

**SUBJECT:** **WAV-06-17 (60243) NORTH 5<sup>TH</sup> (Public Hearing).** Applicant: Sergio Arcieri, Nevada H.A.N.D., Inc. Request: A waiver in an R-4 (High Density Residential District) to reduce the required number of parking spaces. Location: The northwest corner of North 5th Street and Rome Boulevard. (APN 124-22-701-009). (For possible action)

**RECOMMENDATION:**

The Land Development and Community Services Department recommends that WAV-06-17 be approved and forwarded to the City Council for final action with the recommended conditions.

**GENERAL INFORMATION:**

Comprehensive Plan:	Multi-Family
Existing land use and zoning:	Undeveloped; R-4, High Density Residential District
Surrounding land use and zoning:	<u>North:</u> Undeveloped; R-3, Multi-Family Residential and C-2, General Commercial Districts <u>East:</u> Commercial Retail Center; C-2, General Commercial District <u>South:</u> Undeveloped; R-3, Multi-Family Residential and C-1, Neighborhood Commercial Districts <u>West:</u> School; PSP, Public / Semi-Public District

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission consideration to waive the Development Standards within the proposed multi-family development to allow a reduction in the required number of off-street parking spaces. Specifically, the applicant is proposing to provide 345 parking spaces where 410 parking spaces are required. The reduction is 15.8% so one compensating benefit is required.

According to the site plan, 345 parking spaces area proposed within this development. The required parking based upon the number of one-bedroom, two-bedroom, three or more-bedroom units, and guest parking is 410 parking spaces. The site plan does not comply with the parking requirements. As part of the applicant’s letter of intent, the applicant is required to provide a compensating benefit. The applicant has proposed to add to the open space for the required apartment complex.

An associated Site Plan Review (SPR-03-17) has been filed with the City, and is on this agenda for Planning Commission consideration.

**DEPARTMENT COMMENTS:**

Public Works:	Please see attached letters & memorandums
Police:	No comments
Fire:	No comments.

**ANALYSIS**

The applicant has met with staff of several occasions, including a formal task force meeting (TF-30-17) and we have worked with the applicant and the site plan to ensure compliance with all code requirements. City staff never supported the reduction in parking. As part of the application, the applicant is required to submit a parking study that supports the reduction in parking. The applicant submitted a justification letter that did not meet the requirements for a parking study (see Public Works memorandum). The applicant submitted a study on October 6, 2017 that was conditionally approved by the Department of Public Works (see Public Works Letter). The applicant has submitted an addendum to the parking study to address the comments from letter. Public Works has reviewed the addendum and is recommending approval of the waiver to allow a reduction in parking to 345 parking spaces.

The applicant's compensating benefit is additional open space, the applicant does not indicate how much additional open space is provided. Title 17.12.070, describes compensating benefits for a reduction in parking. The listed benefits are: a 25% increase in parking lot landscaping area; a 25% increase in street trees; a 100% increase in the number of bicycle spaces; a 25% increase in trees within the parking area; and an increase in the number of pedestrian amenities.

The required open space for the development is 70,400 square feet (400 square feet per dwelling unit). At least 75 percent (52,800 square feet) of the required open space shall be usable for recreation. Perimeter landscaping, parking areas, and ornamental landscaped areas less than 20 feet in width cannot be counted toward the required open space. According to the site plan, the applicant is proposing to exceed the required open space and is providing approximately 134,982 square feet. Therefore, the applicant is providing an additional 64,582 square feet of open space as their compensating benefit. The proposed amount of open space appears to be a reasonable compensating benefit and can provide many of the benefits listed in Title 17. However, as the additional open space is a compensating benefit for the reduction in the parking requirements, it should not be used to help satisfy the open space requirements for any future phase of the multi-family complex.

The site plan demonstrates two pools, a picnic area, and a recreation building. Complete details of the recreational amenities of the site are not provided and additional amenities should be provided. At a minimum age appropriate children's play structures, containing shade canopies and EPDM resilient fall protection should be provided. Additional amenities could include, BBQs, additional benches, exercise room, weight room, and open play areas.

**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. The site plan shall provide a minimum of 134,982 square feet of open space. A minimum of 70% of the open space shall be for recreation purposes.
3. The open space provided for the apartments shall contain at a minimum two age appropriate play structures; two pools; 6 picnic tables (three must be covered by a shade ramada or gazebo); six BBQs; and turfed open play areas (minimum of ½ acre).

***Public Works***

4. The waiver is only for Phase One of the proposed development, any future phase is required to comply with all ordinance requirements. If the developer requests a parking reduction waiver for any future construction phase then the project in its entirety must be analyzed as part of the justifying study.

**ATTACHMENTS:**

Public Works Letters and Memorandums  
Parking Study Addendum Letter  
Parking Study Letter  
Letter of Intent  
Site Plan  
Clark County Assessor's Map  
Location and Zoning Map