



Planning Commission Agenda Item

Date: August 14, 2024

Item No: 6

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: WAV-05-2024 PECOS & ROME APARTMENTS (Public Hearing).
Applicant: The NRP Group, LLC. Request: A Waiver in an R-3 (Multi-Family Residential District) to allow 225 Parking Spaces where 269 Parking Spaces are Required. Location: Generally Located on the Southwest Corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration for a Waiver to allow a parking reduction from 269 required spaces to 225 parking spaces. The property is located at the southeast corner of Rome Boulevard and Pecos Road.

BACKGROUND INFORMATION: .

Previous Action
A Task Force meeting was held on June 20, 2024 to review a 105 multi-family development with a proposed parking waiver and over height building.
On April 10, 2024, the Planning Commission approved an extension of time for a Site Plan Review (SPR-01-2022) to allow a 100-unit multi-family development.
On April 20, 2022, the City Council approved the property reclassification (ZN-02-2022) Ordinance No. 3112 to reclassify / rezone the subject property from M-1, Business Park Industrial District to R-3, Multi-family Residential District
On March 9, 2022, the Planning Commission approved a waiver (WAV-01-2022) to allow 196 parking spaces where 198 parking spaces are required.
On March 9, 2022, the Planning Commission approved a site plan review (SPR-01-2022) to allow a 100-unit multi-family development.

RELATED APPLICATIONS:

Application #	Application Request
VN-06-2024	To allow a fifty-eight (58) foot overall building height where thirty-five (35) feet is the maximum building height allowed.
SPR-06-2024	To allow a Site Plan Review within an R-3 multi-family residential district to allow a 105 unit multi-family development.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Multi-Family Residential	R-3 Multi-Family Residential	Undeveloped
North	Community Commercial	C-2 General Commercial	Undeveloped
South	Community Commercial	C-1 Neighborhood Commercial	Undeveloped
East	Single-Family Medium	O-L Open Land	Existing Flood Detention Facility
West	Multi-Family Residential	R-3 Multi-Family Residential	Existing Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	Please see attached memorandum.
Clark County Department of Aviation:	No Comment.

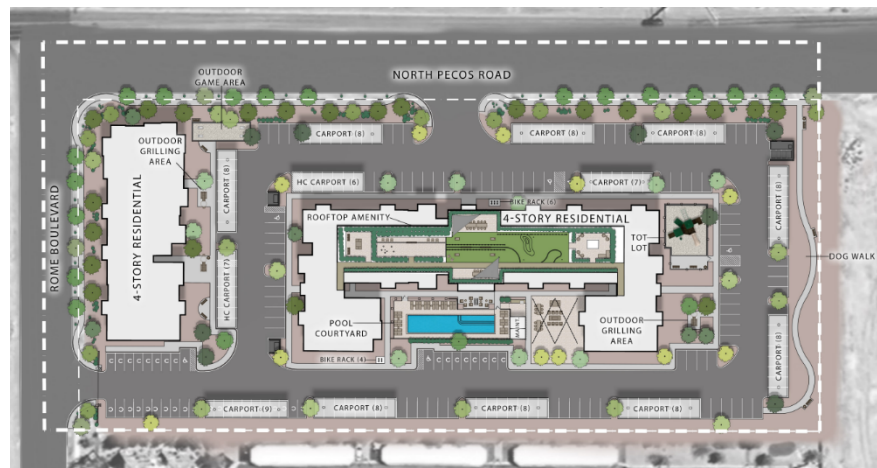
ANALYSIS:

The proposed site is located on the west side of Pecos Road between Centennial Parkway and the Clark County 215 Beltway, south of the existing Department of Veterans Affairs North Las Vegas Medical Center and the future job creation zone. This site was

previously zoned as M-1 Business Park Industrial, but was reclassified (rezoned) to R-3 multi-family residential in 2022. The area to the north generally consists of medical offices and support businesses. To the east is an existing flood control basin, to the south is existing and future commercial and to the west is residential with a planned community park at Palmer Street. The main access to the site is from Pecos Road with a secondary access point from Rome Boulevard. The plans submitted do not show any type of wall or fencing being provided around the development.



The applicant is proposing to provide 225 spaces instead of the required 269 parking spaces. As a justification for the waiver the applicant states that they operate thousands of multi-family units and find that a parking ratio of 2.1 spaces per unit is sufficient for the needs



of their residents and visitors. The development is also near public transportation stops and new methods of transportation such as ride-sharing platforms have become increasingly popular helping reduce the need for the required parking spaces. The applicant has submitted a parking study in support of their waiver request. The Department of Public Works has reviewed the submitted study and has issued a memo stating that they have no objection the reduction in parking spaces. As part of any waiver application, the developer is required to provide compensating benefit to the City. In this instance, the reduction request is 44 spaces or 16.3% of the required amount of parking spaces. Therefore, the applicant is required to provide one (1) compensating benefit to the City. The applicant is also proposing additional bike parking with ten (10) spaces instead of the required six (6) spaces. The applicant is proposing to provide additional landscaping, 42,811 square feet where 42,000 square feet is required. Additionally, with the reduced parking area the development is providing more useable open space, 37,640 square feet where 31,500 square feet is required.

Approval Criteria:

In order for a waiver request to be approved, the application must meet all of the following criteria:

- (1) *The applicant has provided compensating public benefits in accordance with the request in Table 17.12-3 of the Municipal Code, and;***
 - a. The applicant is providing an increase to the number of pedestrian amenities, increasing the landscaping and increasing the number of bicycle parking spaces.
- (2) *That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to the property or improvements of the neighborhood;***
 - a. The granting of this waiver should not pose any negative effects on this neighborhood or the surrounding area.

The approval of the proposed waiver should not have any effect on this project, nor should it have any adverse effects on the surrounding neighborhoods or the community in general. As the Department of Public Works is in agreement with the submitted parking study and the proposed compensating benefits increase the livability of this development. Staff recommends approval of this request subject to the conditions listed.

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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Elevations
Assessor's Parcel Map
Location & Zoning Map