



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 14

TO: Planning Commission

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

SUBJECT: WAV-06-2024 CENTENNIAL CENTER (Public Hearing). Applicant: Raymond Kim. Request: A Waiver in a C-2, General Commercial District, to allow 26 Parking Spaces where 31 Parking Spaces are Required. Location: Approximately 447 Feet West of the Southwest Corner of Centennial Parkway and Donna Street. (APN 124-26-101-019). 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 31 required spaces to 26 parking spaces, a 16 percent reduction. The property is located on the south side of Centennial Parkway between North 5th Street and Donna Street.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

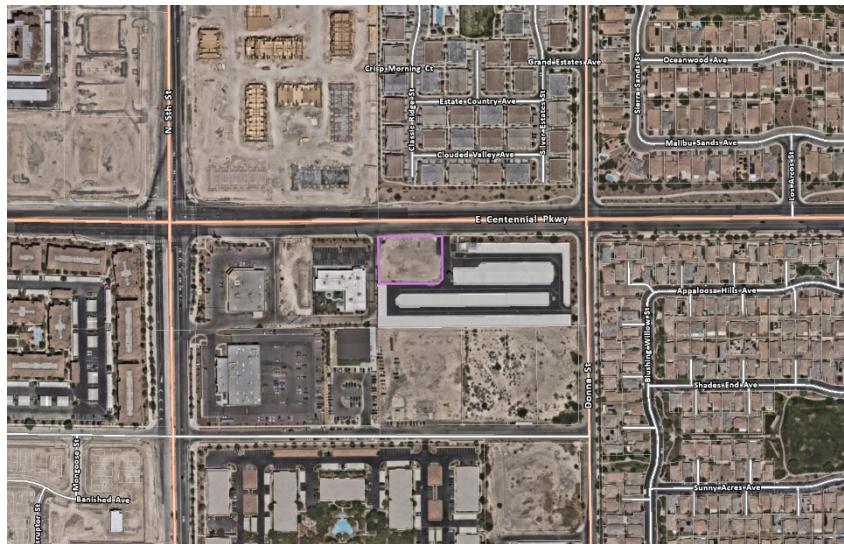
	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-2 General Commercial	Undeveloped
North	Mixed-Use Neighborhood	PUD Planned Unit Development	Multi-Family Residential
South	Mixed-Use Commercial	C-2 General Commercial	Existing Mini-Warehouse
East	Mixed-Use Commercial	C-2 General Commercial	Existing Mini-Warehouse
West	Mixed-Use Commercial	C-2 General Commercial	Existing Child Care Facility

DEPARTMENT COMMENTS:

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

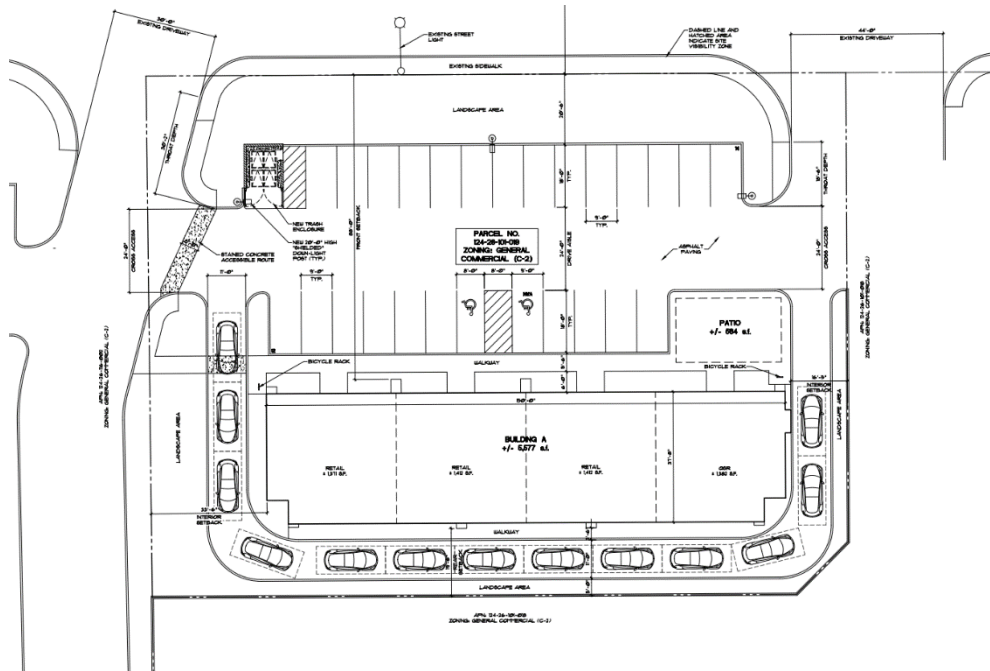
ANALYSIS:

The proposed site is located on the south side of Centennial Parkway between North 5th Street and Donna Street. This is an infill piece that is nestled between an existing child care facility and an existing mini-warehouse facility. There are two (2) proposed access points to this property, both from Centennial Parkway, a 100-foot right-of-way. Both access points are shared with its neighbors. The sidewalk adjacent to Centennial parkway is existing and adjacent



to the roadway.

The Applicant is proposing to provide twenty-six (26) parking spaces instead of the thirty-one (31) that are required, which is a sixteen (16) percent reduction in available parking spaces. As a justification for the waiver the applicant states that of the four (4) available



commercial units being proposed, that one (1) will be a quick serve restaurant and will focus on mainly drive-thru traffic. The other three (3) will be retail stores. This will decrease the onsite parking need being generated. The applicant has proposed to provide two (2)

additional bicycle parking spots to a total of four (4). Two (2) handicap spaces are being proposed, one (1) car and one (1) van accessible. The site will also be accessible by an ADA compliant walkway. The Department of Public Works has no comments on the proposed reduction in parking. As part of any waiver application, the developer is required to provide a compensating benefit to the City. In this instance, the applicant is proposing additional bike parking, as mentioned earlier, and is providing additional landscaping between the parking lot and Centennial Parkway. In addition, staff will require a denser coverage of landscaping for it to be considered a compensating benefit, and will be a condition of approval.

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 bicycle parking spaces and providing additional landscaping.
- (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 negative effect on this project, nor should it have any adverse effects on the surrounding neighborhoods or the community in general. Staff recommends to approve this application 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.
2. With the landscaping being used as a compensating benefit for the waiver, the landscaping will be required to be installed at 60% coverage instead of 50% coverage.

Public Works:

3. The Department of Public Works has no comment to the requested waiver for the amount of proposed parking by the proposed site located at the intersection of Centennial Parkway and Donna Street.

ATTACHMENTS:

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