



# Planning Commission Agenda Item

Date: July 12, 2023

Item No: 8

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Director of Land Development & Community Services  
Prepared By: Bryan Saylor, Planner

**SUBJECT: WAV-07-2023 PEARSON PINES SENIOR APARTMENTS (Public Hearing).** Applicant: HAND Property Holding Company. Request: A waiver in an R-4 (High Density Residential District) to allow 45 parking spaces where a minimum of 60 parking spaces are required. Location: Southwest corner of Martin L. King Boulevard and Helen Avenue. (APN 139-16-401-003) Ward 2. (For Possible Action)

**RECOMMENDATION: Approve with conditions**

## PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration to allow a waiver in a R-4 (High Density Residential District) to allow 45 parking spaces where a minimum of 60 parking spaces are required for a multi-family senior residential development at the southwest corner of Helen Avenue and Martin L. King Avenue.

## BACKGROUND INFORMATION:

### Previous Action

On May 11, 2023, there was a Task Force (TF-14-2023) meeting was held to discuss a possible 60-unit, multi-family senior residential development

## RELATED APPLICATIONS:

Application #	Application Request
SPR-04-2023	Site Plan Review to develop a sixty (60) unit multi-family residential development.

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Mixed Use Neighborhood	R-4 High Density Residential	Existing Residential
<b>North</b>	Mixed Use Commercial	PUD Planned Unit Development	Undeveloped
<b>South</b>	Mixed Use Neighborhood	C-1 Neighborhood Commercial	Existing Commercial
<b>East</b>	Single Family Low Residential	PUD Planned Unit Development	Existing Residential
<b>West</b>	Mixed Use Commercial	PUD Planned Unit Development	Undeveloped

**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:	Please see attached memorandum.

**ANALYSIS:**

The applicant is requesting a waiver to allow forty-five (45) parking spaces where sixty (60) spaces are required in a multi-family residential development. The subject site is located at the southwest corner of Helen Avenue and Martin L. King Avenue.

The subject site is an infill piece that has an existing affordable senior housing development on location. The proposed project will finish out the subject parcel and is compatible with the existing building. The proposed site is accessed by one (1) access point off of Morton Avenue, a fifty (50) foot right-of-way, and has one (1) Fire access point on Helen Avenue, also a fifty (50) foot right-of-way. Martin L. King Boulevard is a 100' right-of-way that borders the subject site to the east without vehicular access.

The applicant has filed an accompanying Site Plan Review (SPR-04-2023) for the proposed site to allow a sixty (60) unit affordable senior housing development. Normally the required parking for senior housing would be sixty (60) parking spaces, the applicant is requesting this waiver to provide 45 spaces. In their letter of intent, the applicant states

that they manage 4,898 lower income senior apartments and the parking ratio that is utilized, in their developments, ranges between 0.21 and 0.70 cars per unit. They are justifying the reduction in paved parking to further assist in lowering the heat island affect that uncovered paved surfaces generate. The applicant is proposing to further offset the reduced parking by providing additional transportation services for those who do not drive. The proposed services include private transportation as well as utilizing non-profit transportation services. The applicant provides a fleet of shuttles for its existing properties that takes residents to local grocery stores, retail shopping and pharmacies. Public works has reviewed this request and has no objection to this waiver.

The applicant is providing covered parking for all but two (2) of the proposed parking spaces. The covered parking will be required to match the existing covered parking already constructed on the subject site. Plans for these can be reviewed as part of the building permit process. The required open space for the development is 24,000 square feet (400 square feet per dwelling unit). However, private common open space can be reduced under certain circumstances, one of those is if the development is within 500 feet of an improved public park and connected with a sidewalk. Pearson Community Center is located south of the subject site and within the 500-foot distance requirement. Minimal landscaping is being provided, but will need to meet landscaping requirements. Another way to reduce the heat island affect is to provide a greater number of shade trees and would be a welcomed and valued compensating benefit.

The applicant's proposal is filling a need for affordable senior housing and expanding an existing affordable senior housing development on an infill piece. The proposed request is generally consistent with the requirements of the Multi-Family Design Standards. The reduced parking does not seem to be an issue when combined with the other transportation options being provided to the residents. Staff recommends approval with conditions.

## **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. Carports must match those existing on the subject site in design and painted to match the proposed primary building.

## **ATTACHMENTS:**

Public Works Memorandum  
Clark County Department of Aviation Memorandum  
Letter of Intent  
Site Plan

Conceptual Landscape Plan  
Building Elevations  
Floor Plans  
Clark County Assessor's Map  
Location and Zoning Map