MULTI-FAMILY RESIDENTIAL BUILDING MARYLAND PKWY/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0640-17 – 5252 MARYLAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce setback from residential use for a proposed trash enclosure; 3) reduce driveway width; and 4) reduce throat depth.

WAIVER OF CONDITIONS of a zone change (ZC-1295-02) subject to landscaping as shown on plans.

DESIGN REVIEW for a proposed multi-family residential building on 1.2 acres in an R-5 (Apartment Residential) Zone.

Generally located on the east side of Maryland Parkway, 380 feet south of Reno Avenue within Paradise. JG/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-26-210-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 59 spaces where 67 spaces are required per Table 30.60-1 (a 12% reduction).
2. Reduce the setback for a proposed trash enclosure to a residential development to 11 feet where 50 feet is required per Section 30.56.120 (a 78% reduction).
3. a. Reduce the throat width for a proposed multi-family driveway along Maryland Parkway to 25 feet where 32 feet is the standard per Uniform Standard Drawing 222.1 (a 21.9% reduction).
   b. Reduce the throat width for a proposed multi-family driveway along Escondido Street to 25 feet where 32 feet is the standard per Uniform Standard Drawing 222.1 (a 21.9% reduction).
4. a. Reduce throat depth for a proposed multi-family driveway along Maryland Parkway to 20 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).
   b. Reduce throat depth for a proposed multi-family driveway along Escondido Street to 20 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE – RESIDENTIAL URBAN CENTER (18 DU/AC TO 32 DU/AC)
BACKGROUND:

Project Description

General Summary
- Site Address: N/A
- Site Acreage: 1.2
- Number of Lots/Units: 38
- Density (du/ac): 31.7
- Project Type: Multi-family residential building
- Number of Stories: 4
- Building Height: Up to 48 feet
- Square Feet: 45,596
- Open Space Required/Provided: 3,800/3,800
- Parking Required/Provided: 67/59

Site Plans & Request

A 54 multi-family residential building consisting of 61,960 square feet was previously approved by the Planning Commission in December 2016 by action of WS-0732-16. The previous approval featured a 54 unit multi-family building with a parking garage, which the applicant indicates is not economically feasible. The revised plans now depict a proposed multi-family residential (apartment) building consisting of 38 units on a 1.2 acre site. The parcel has a rectangular shape and was previously developed with a multi-family building that was demolished in 2006. The proposed building is centrally located on the site, and is bounded by Maryland Parkway to the west and Escondido Street to the east. The first level (ground level) of the building consists of a clubhouse, leasing office, and 8 multi-family units. Open space mainly consists of an entrance plaza, located to the west of the building’s entrance, and a clubhouse. The proposed building is set back 185 feet from the east and west property lines, and 8 feet from the north and south property lines. The multi-family building requires 67 parking spaces where 59 parking spaces are provided.

Landscaping

The plan shows landscape areas along the perimeter of the building and at the entrances of the project, along both public street frontages. A 20 foot wide landscape area with an attached, 5 foot wide sidewalk is shown along Maryland Parkway and Escondido Street. Eight interior parking lot trees are provided where 8 trees are required. A 3,684 square foot entrance plaza is located to the west of the proposed building. The plan depicts a total of 4,519 square feet of open space provided where 3,800 square feet of open space is required. The previously approved plans in December 2016 depicted 20 foot wide landscape areas along Maryland Parkway and Escondido Street.

Elevations

The plans depict a 4 story building with a height ranging from 40 feet to 48 feet at its highest point. The portions of the building extending up to 48 feet are to accommodate the elevator shafts. The building will be constructed of wood framing, and consists of a stucco exterior with multiple surface plane variations, consisting of walls that are off-set with varying color schemes. Accents consist of an aluminum and glass curtain wall system flanked by stone veneer panels and glass block. The proposed height and architectural materials of the building are identical to the previously approved multi-family building in December 2016.
Floor Plans
The plan depicts 16, one bedroom units and 22, two bedroom units. The typical 1 bedroom unit and 2 bedroom units consist of 660 square feet and 1,044 square feet, respectively. The clubhouse consists of 1,125 square feet and consists of a gym, sauna, kitchen, and restrooms.

Waiver of Conditions
The applicant is requesting to waive the condition imposed by ZC-1295-02 requiring landscaping as shown on plans. The previously approved plans depict a landscape area along the northeastern and southeastern property lines, with a landscape area along Escondido Street. The plans also depicted an existing multi-family residential building with a proposed expansion located on the western portion of the site, adjacent to Maryland Parkway.

Previous Conditions of Approval
Listed below are the approved conditions from ZC-1295-02:

Current Planning
• Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
• Landscaping as shown on plans;

Public Works
• Construct full off-sites;
• All new driveways to be commercial driveways;
• And all applicable standard conditions for this application type;
• This property is subject to potentially significant aircraft noise from McCarran International Airport;
• The Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998 and funds will not be available in the future should the owners wish to have their homes purchased or soundproofed.

Signage
Signage is not a part of this application.

Applicant’s Justification
The applicant indicates that the proposed project is consistent and compatible with the existing multiple family residential developments on the adjacent parcels to the north and south. In addition, the architectural design is compatible with the surrounding developments. There will be both indoor and outdoor amenities such as a sun deck, social gathering areas, gym, sauna, and kitchen. Since the property is only 83 feet wide and flanked by residential developments to the north and south, it would be impossible to maintain a trash enclosure setback of 50 feet from both property lines.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS-0732-16</td>
<td>Reduced parking with a design review for a multi-family residential building</td>
<td>Approved by PC</td>
<td>December 2016</td>
</tr>
</tbody>
</table>
Application Number | Request | Action | Date
--- | --- | --- | ---
WS-0614-05 | An 18% reduction in parking with a design review for a 4 story, 60 unit apartment building – expired | Approved by PC | June 2005
ZC-1295-02 | Reclassified this site to R-5 zoning with a waiver for a 16% reduction in required parking in conjunction with an addition to an existing apartment complex | Approved by BCC | November 2002

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td>North &amp; South</td>
<td>Residential Urban Center (up to 18 du/ac to 32 du/ac)</td>
<td>R-4</td>
</tr>
<tr>
<td>East</td>
<td>Residential High (up to 8 du/ac to 18 du/ac)</td>
<td>R-3</td>
</tr>
<tr>
<td>West</td>
<td>Residential High (up to 8 du/ac to 18 du/ac)</td>
<td>R-3</td>
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**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Based on the plans submitted with this request, the entire site will be 8 parking spaces short of the required parking. The waiver to reduce parking is 12%, which is less than what was previously granted in 2016 (a 16% reduction). Staff finds that the proposed project complies with Multiple Family Residential Policy 57 of the Comprehensive Master Plan, which encourages multiple family developments to locate near transit along with pedestrian and road networks that can accommodate higher residential districts. Staff finds that the availability of public transportation within the immediate area, specifically along Maryland Parkway, will alleviate the reduction in the number of required parking spaces. Therefore, staff can support this request.

Waiver of Development Standards #2

The intent of the trash enclosure setback requirement from the adjacent residential developments is to provide an appropriate buffer between residential uses to mitigate any impacts the enclosure may have on the adjacent use. Based on measurements taken from current aerial photographs, staff finds there is a minimum separation of 55 feet between the proposed trash enclosure and the multi-family building to the north of the project site. Due to the existing width of the lot and site, staff finds that the request is necessary to allow the development of the site. A proposed 5
foot wide landscape area along the northern property line will provide an additional buffer between the trash enclosure and the residential development to the north. Therefore, staff can support this request.

**Waiver of Conditions**
The proposed landscape plans offer more accessible open space than the previously approved landscape plans in 2016 and 2002. The street landscape plans along Maryland Parkway and Escondido Street are an improvement over the previously approved landscape plans in 2002. Therefore, staff can support this request.

**Design Review**
Staff finds that by developing this site, the overall project will meet the intent of Urban Land Use Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots to develop at similar densities as the existing area; and Policy 9 to promote infill development to be integrated to the existing surrounding development and provide opportunity for linking sites to existing transit systems. Staff also finds that the common area, located to the west of the entrance to the building, complies with Multiple Family Residential Policy 50 that encourages multiple family projects to locate common areas, circulation paths, and building entry porches where they are most visible from the street. The proposed development also complies with Multiple Family Residential Policy 53, which encourages multiple family developments that are compatible with adjoining land uses and densities through site planning and building design. The proposed development is compatible and appropriate for the area and will not have a negative or adverse impact on the surrounding land uses or properties. Therefore, staff can support this request.

**Public Works – Development Review**
Waiver of Development Standards #3
Staff cannot support the reduced driveway width since the site can be designed to meet the minimum standards. The reduced width may cause vehicular conflicts during ingress and egress.

Waiver of Development Standards #4
Staff can support the request for reduced throat depth as the number of parking spaces accessed on each side of the site is minimal and there will be enough storage space for 1 vehicle on private property and outside of the right-of-way for ingress.

**Staff Recommendation**
Approval of waivers of development standards #1, #2, and #4, waiver of conditions, and the design review; and denial of waiver of development standards #3.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.
PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:
• Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
• Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• Drainage study and compliance;
• Traffic study and compliance;
• Full off-site improvements.

TAB/CAC: Paradise – approval.
APPROVALS:
PROTESTS:

APPLICANT: 5252 Maryland, LLC
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