

February 14, 2024

**VIA ELECTRONIC UPLOAD**

CITY OF LAS VEGAS PLANNING & ZONING  
495 S. Main Street  
Las Vegas, NV 89101

***Re: Justification Letter – General Plan Amendment, Zone Change, Site Plan  
Review for Multifamily Development, Variances  
APN: 139-36-302-005***

To Whom It May Concern:

Please be advised this office represents Michaels Development Company I, L.P. (the Applicant”) in the above-referenced matter. The Applicant is proposing a multifamily development on the northwest corner of Sunrise Avenue and 28<sup>th</sup> Street, more particularly described as APN: 139-36-302-005 (the “Site). The Site is currently zoned Civic (C-V) within the Public Facility (PF) general plan designation. With the proposed multifamily development, the Applicant is requesting a General Plan Amendment, zone change, site plan review, and related variances and waivers.

**General Plan Amendment**

The subject Site is planned Public Facility. The Applicant requests a General Plan Amendment from Public Facility to Medium Density Residential (M), which includes a variety of multifamily units. The proposed plan designation would allow up to 25.49 units per acre. This request for a General Plan Amendment is appropriate for the proposed multifamily development, which proposes a density of 19.83 units per acre. This is below the threshold for a general plan designation of M. This general plan amendment is appropriate and compatible with the existing uses in the area.

**Zone Change**

The subject Site is zoned C-V and planned PF. The Applicant is requesting a zone change to Medium Density Residential (R-3) to accommodate the proposed multifamily residential development. The purpose of the R-3 zoning district is to provide for the development of medium density, multifamily units such as proposed here. The Site is generally located on the northwest corner of Sunrise Avenue and 28<sup>th</sup> Street. To the north of the Site is Sunrise Acres Elementary school, also zoned C-V and planned PF. To the east is Roy Martin Jr. High School, also zoned C-V and planned PF.

24-0087  
2/16/24

February 14, 2024

Page 2

V and planned PF. To the east is a Clark County School District (CCSD) bus parking lot, zoned C-V and planned PF. To the south, across Sunrise Avenue, are single family homes within Clark County, zoned Residential Multi-Family (RM18) and planned Compact Neighborhood (CN).

Multifamily can coexist with the surrounding public school facilities and single family residential to the south. The proposed multifamily development is compatible with the surrounding area and is appropriate for the Site. Therefore, the requested zone change to R-3 should be permitted.

### **Site Development Plan Review**

The Applicant proposed a multifamily development on approximately 5.96 acres, located north of Sunrise Avenue Drive, and west of 28th Street. The Site is currently vacant, and is surrounded by CCSD property on the North, East and West sides. The single-family residential to the south and across Sunrise Avenue is within Clark County. The proposed multifamily development qualifies as an affordable housing development, pursuant to the City of Las Vegas Municipal Code Title 19.17.

The Applicant proposed 121 total units at the Site. The proposed development consists of 34 one-bedroom, 70 two-bedroom, 13 three-bedroom units, and 4 four-bedroom units. Upon completion of the construction, 54 units, or 45 percent of the total, will be designated as Low/Very Low Income defined by U.S. Department of Housing and Urban Development (“HUD”) guidelines as 50 percent of median income for the area, as adjusted. The 54 affordable housing units shall be comprised of 14 one-bedroom units, 27 two-bedroom units 9 three-bedroom units, and 4 four-bedroom units.

The Applicant proposes 121 total units across 6 buildings on the Site, at a proposed density of 19.83 units per acre. The proposed buildings are 3 stories, for a total maximum building height of 39 feet, where 55 feet is allowed in R-3. In addition to the 6 residential buildings, the proposed Site will include a clubhouse with a maximum height of 24 feet, 6 inches. The Applicant proposes a variety of living spaces, including flats and lofts in either one or two-bedroom configurations. The two-bedroom lofts will be offered in “small” or “large” options. Additional housing options include units that are three or four-bedroom. The Site will provide a clubhouse with a fitness center, and sufficient open spaces, including a park area, dog run, half basketball court and playground for children. Further, there will be adequate screening from the Sunrise Acre Elementary School to the north and the CCSD parking lot to the west by an 8-foot fluted CMU block wall. The Applicant will further provide 5-foot wrought iron view fencing at the eastern and southern property lines.

The proposed Site provides a total of 203 parking spaces where 221 spaces are required. *See below* for parking variance. Further, 121 of the proposed 203 spaces are covered surface parking. The Applicant provides 11 ADA parking spaces where 7 are required. The Applicant proposes 36 bicycle parking spaces where 30 spaces are required. The main ingress and egress

24-0087  
2/14/2024

February 14, 2024

Page 3

point is located along Sunrise Avenue. There is an additional exit-only crash gate on the southwest corner of the Site. Adequate landscaping is also proposed along the perimeter of the Site, including the addition of wrought iron fencing along the eastern and southern property lines. The internal walkways within the Site will be adequately lit from both wall pack lighting on the buildings and lighting from the carport.

The Applicant meets the standards for multifamily development, with the exception of the variance and waiver discussed below.

### **Variances**

#### **Parking Reduction**

The Applicant further requests a variance from the required parking on Site. For the proposed multifamily development in a proposed R-3 zoning district, 221 parking spaces are required based on the number and size of units. Instead, the Applicant is requesting to provide 203 total parking spaces, comprised of 121 resident parking spaces calculated at 1.5 spaces per unit and 21 guest parking spaces calculated at 1 space per 6 units. Moreover, 43 of the total proposed parking spaces (21.2% of total provided spaces) are compact spaces. As stated above, 121 of the 203 provided spaces will be covered surface parking and 11 of the 203 parking spaces are ADA complaint where 7 ADA spaces are required by Code.

The reduced parking is appropriate for the proposed multifamily project developed for the Southern Nevada Regional Housing Authority, which, as you know, provides subsidized housing for low-income individuals. In turn, the proposed development accounts for the likelihood that a portion of the residents will utilize public transportation as opposed to their own vehicles. As such, a parking reduction of 25% for this demographic is nationally recognized. Additionally, the Institute of Transportation Engineers' *Parking Generation Manual (6th Edition)* states that the average parking demand rate for the affordable housing land use is 0.99 spaces per dwelling unit. Based on that guidance, the Applicant would only need to provide 121 total spaces for the 121 units. Therefore, the requested variance to reduce the required 220 parking spaces to 203 is justified.

### **Waiver**

#### **Reduced Landscape Buffer along 28th Street**

The City of Las Vegas Unified Development Code ("Code") for the proposed R-3 zoning requires a 10-foot landscape buffer abutting the public right-of-way. The Site currently proposes a 5-foot landscape buffer along 28<sup>th</sup> Street. The Site proposes a 5-foot landscape buffer, and like the southern boundary line, it is essentially a 10-foot landscape buffer with a wrought iron fence placed at the midway point of 5 feet. Thus, there is adequate buffering from the public right-of-way as proposed. The proposed 5-foot landscape buffer along the eastern property line (which is

24-0087  
02/14/2024

February 14, 2024

Page 4

more like 10 feet) will be planted in accordance with City of Las Vegas standards and will provide sufficient landscaping buffering given the existing offsets. *See* A1.70.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

24-0087  
02/14/2024