

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: OCTOBER 19, 2022****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: OVATION CONTRACTING, INC. - OWNER:
CITY OF LAS VEGAS****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0086-GPA1	Staff recommends APPROVAL.	
22-0086-ZON1	Staff recommends APPROVAL.	22-0086-GPA1
22-0086-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0086-GPA1 22-0086-ZON1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 25**NOTICES MAILED** 473 (by City Clerk)**PROTESTS** 15**APPROVALS** 0

**** CONDITIONS ****

22-0086-SDR1 CONDITIONS

Planning

1. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
2. Prior the issuance of a final certificate of occupancy for any structure upon the site, the property owner shall cause an amendment to occur to that certain Development and Disposition Agreement between the City of Las Vegas and Ovation Design and Development and Coordinated Living of Southern Nevada, Inc. ("DDA"), to conform the provisions of the DDA to the approval of this SDR (22-0086) and its conditions of approval.
3. Approval of General Plan Amendment (22-0086-GPA1) and Rezoning (22-0086-ZON1) shall be required, if approved.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan and landscape plan date stamped 09/01/22, building elevations date stamped 07/12/22, and building elevations for the tiny homes date stamped 05/19/22 (tiny homes), except as amended by conditions herein.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a

Conditions Page Two
October 19, 2022 - City Council Meeting

solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
10. Artificial turf shall be utilized in lieu of turf/sod in areas such as dog runs and play/active recreational areas.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures
12. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Conditions Page Three
October 19, 2022 - City Council Meeting

Public Works

15. Construct half-street improvements Decatur Boulevard and Rome Boulevard meeting current City standards with appropriate transition paving adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Grant a Pedestrian Access Easement if any public sidewalks are located outside of the public right-of-way.
16. Coordinate and connect to Public Sewer at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
17. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Submit a License Agreement for landscaping and private improvements in the public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary

Conditions Page Four
October 19, 2022 - City Council Meeting

sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage study must also receive concurrence from the City of North Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 276-unit Multi-Family development on the northwest corner of Rome Boulevard and Decatur Boulevard.

ISSUES

- The subject 9.45 acres was granted to the City of Las Vegas by the Federal Government through a Patent Easement with a Deed Restriction that is to be utilized for affordable housing only. If affordable housing is not developed on the subject site it shall be deeded back to the United States Government.
- The City of Las Vegas 2050 Master Plan emphasizes infill development, and prioritizes the construction of more affordable housing that is near public transit, commercial, and employment centers.

ANALYSIS

General Plan Amendment

A properties General Plan Designation determines the density allowed on a particular parcel. In this instance, the current designation of NMX-U would support mid-rise structures with varying densities with a commercial component on the ground floor. The applicant is requesting to amend the General Plan Designation from NMX-U (Neighborhood Mixed Use Center) to H (High Density Residential). The Neighborhood Mixed Use Center designation supports such uses as moderate intensity neighborhood oriented mixed use and town centers with variable densities. These type developments traditionally comprise of mid-rise structures (up to five-stories) that include ground floor retail and general personal services such as hair salons and dry cleaners with residential units on the upper floors.

Staff Report Page Two
October 19, 2022 - City Council Meeting

The proposed High Density Residential General Plan Designation supports developments that consist of multi-family housing such as apartments, condominiums and townhomes with similar densities as the existing NMX-U, minus the commercial component that are typically on the ground floor of Mixed-Use Developments. These structures can range from single and two-story townhomes to mid and high rise type structures. The density is typically 25 dwelling units per acre and higher.

The intersection of Rome Boulevard and Decatur Boulevard includes a condominium development on the northeast corner, a shopping center anchored by Walmart on the southeast corner and a second shopping center located on the southwest corner anchored by Costco. Staff finds the need for more commercial space to be minimal at this particular intersection and supports the General Plan Amendment request to a designation that would support a mid-rise multi-family development without a commercial component and recommends approval of the request.

Rezoning

As stated above, a parcels General Plan Designation determines the density as to which it will be developed to. The current and proposed General Plan Designation support zoning districts that allow densities in the 25 dwelling units per acre range. The existing zoning district, R-E (Residence Estates) is not in alignment with the properties existing NMX-U General Plan Designation as the R-E zoning district typically allows two dwelling units per acre, or a minimum size of 18,000 square-foot per lot. Additionally, within the City limits it is preferential that the zoning district is in alignment and supported by the General Plan Designation. In this instance, the R-E (Residence Estates) zoning district is not in alignment or conformance with neither the existing NMX-U or the proposed H (High Density Residential) General Plan Designation, as both designations support densities of 25 dwelling units per unit and higher.

In order to bring the zoning district into alignment with the General Plan Designation, the applicant is requesting to rezone the subject site from R-E to R-4 (High Density Residential). As the subject site was deeded to the City from the Federal Government for the sole purpose of affordable housing, staff finds the highest and best use for the subject site is to align it with the proposed General Plan Designation of High Density which will allow the construction of an affordable multifamily development as intended by the U.S. Government. Therefore, staff is recommending approval of the requested rezoning.

Staff Report Page Three
October 19, 2022 - City Council Meeting

Site Development Plan Review

The proposed multifamily development consists of 38 one-bedroom “tiny Homes along the western property line, two, three-story multifamily buildings adjacent to Decatur Boulevard that contain 18 and 24-units, and centralized to the site is a three and four-story building containing 196 multi-family units. The three and four-story buildings contain one to three bedroom units. The proposed development is proposing 419 covered and uncovered parking spaces where 489 are required. In addition, the site provides outdoor recreational areas for future residents.

Entrance to the development is from Rome Boulevard which is gated, and a secondary exit only is provided for Decatur Boulevard that is a right-turn only motion as all commercial services are located south of the development. The gated entry and exit on Rome Boulevard is aligned with the driveway to the south to avoid intersection offsets and traffic conflicts.

The building elevations depict articulated facades, featuring recesses and pop-outs with varying neutral colors contributing to the overall attractiveness of the area. In addition, the revisions received on 07/12/22 depict building elevations that “step back” starting with two stories, and gradually stepping back to the maximum four-story height in order to meet the Residential Adjacency Requirements to the west.

The applicant is proposing to install an abundance of trees both within the interior of the site and the perimeter landscape buffers to provide shade for both the residents and pedestrians along both Rome Boulevard and Decatur Boulevard. The overall site and building design incorporates patterns and materials that provide visual interest and the buildings along Rome Boulevard are oriented to the street frontage, and make a strong tie to the street.

City of Las Vegas 2050 Master Plan

The Las Vegas 2050 Master Plan identifies the vision and goals of the community and provides a “road map” identifying where land use changes may be anticipated or desired. The Plan provides guidance and recommendations on the forms and functions of these future land uses. Understanding how future demographic changes, such as increasing population or socio-economic shifts, affect land uses is essential for effective master planning. In Las Vegas, demographic projections anticipate upwards of 300,000 new residents within the city limits by 2050. We know that past development practices relied on a suburban expansion model, where undeveloped lands at edge of city are incorporated into the City proper and developed - primarily as single-family housing developments. This pattern of development may ultimately prove unsustainable should it continue, exacerbating a range of issues and associated mitigation costs. Single-family housing consumes the greatest amounts of water - are precious and tightly managed resources, especially if needing to accommodate 300,000 new residents.

Staff Report Page Four
October 19, 2022 - City Council Meeting

Further suburban expansion requires significant infrastructure investment to expand sewer and water service, while often leaving aging infrastructure in older parts of the city in poorer condition. Suburban expansion means ever increasing commute times for workers, while making it increasingly expensive to provide mass transit service to outlying areas.

At the same time, Las Vegas struggles with the same issues of equality that are common across urban environments in the US: gentrification, affordable housing, and fair access to schools, hospitals, and critical services. A number of alternative strategies and development practices are at the city's disposal, which have the ability to accommodate future population growth in a more resilient manner, leading to better outcomes for all of Las Vegas.

Key land use planning strategies include prioritizing and incentivizing construction of "Missing Middle" housing: low-rise (3-5 story) multi-family units in key areas that have the smallest water footprint per dwelling unit. For Las Vegas, increasing density and population in select areas is vital to help maximize the efficiency of existing city services and to accommodate an increasing population. It will also provide the population concentration needed to support more accessible and equitable mobility and transportation systems and nearby, walkable neighborhood stores and businesses. Density is frequently perceived as a "bad" word because it connotes a wide array of ill-conceived or poorly-designed buildings and developments. These include past attempts at public housing, overcrowded and out-of-scale apartment complexes, and the conversion of single-family homes into multi-unit boarding houses. Well-planned and designed medium- to higher-density housing strategies could help transform and re-energize certain areas.

Because there is such a high proportion of single-family residential and apartment-type multi-family units, the City must improve the diversity of housing types with TOD, infill, and diverse housing options identified for each area of the city:

- Through removal of zoning barriers and incentivizing and integrating affordable housing;
- By increasing affordable housing options and removing barriers to affordability; and
- By providing financial tools and strategies for developers, homeowners, and investors.

The proposed multifamily development supports the goals of the 2050 Master Plan by providing an affordable housing development, or "workforce housing," including a variety of housing option such as "Tiny Homes" with nearby public transportation, walkable neighborhood stores, and nearby employment opportunities. Therefore, staff recommends approval of the requested General Plan Amendment, Rezoning and Site Development Plan Review with conditions.

FINDINGS (22-0086-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The density and intensity of the proposed High Density Residential is compatible with adjacent commercial and multifamily (condominium) developments in the area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed R-4 (High Density Residential) zoning district is compatible with the adjacent civic, commercial and multifamily zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Decatur Boulevard is a 154-foot wide Primary Arterial, and Rome Boulevard is a 65-foot wide Collector Street as defined by the Master Plan of Streets and Highways and both are adequate in size to accommodate the use proposed. In addition, an existing RTC (Regional Transportation Commission) bus stop exists approximately 400 feet north of the subject site. Therefore, there are adequate facilities to accommodate the proposed amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment supports the City of Las Vegas 2050 Master Plan for affordable housing and infill development.

FINDINGS (22-0086-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

If approved, the proposed R-4 (High density Residential) conforms to the proposed High Density Residential General Plan Designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed R-4 zoning district allows multifamily developments that is compatible with the adjacent condominium and commercial shopping centers.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Growth and development factors in the community indicate the need for the rezoning to allow an infill development consisting of affordable housing.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Both Decatur Boulevard and Rome Boulevard are adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (22-0086-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed multifamily development is compatible with the adjacent shopping centers to the south and southeast, and the multifamily (condominium) development to the east. Staff finds the proposed development will also be compatible with the future development to the west as that parcel contains a General Plan Designation of NMX-U (Neighborhood Mixed Use Center) which supports zoning districts that allow mid-rise mixed-use developments.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development supports the goals of the Las Vegas 2050 Master plan and is consistent with those policies and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is designed to not negatively impact adjacent roadways as the Rome Boulevard entrance/exit is aligned with an existing driveway for the shopping center to the south, and an exit only driveway is provided for traffic intended for southbound traffic on Decatur Boulevard.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials are typical for a desert environment and are appropriate for the area and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations create an aesthetically pleasing environment, and are harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

If approved, the proposed development is subject to building permit reviews and regular inspections during construction to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/04/20	The Department of Planning, Code Enforcement Division processed a complaint (CE20-02542) for political signs posted within the median and on the northwest corner of Rome Boulevard and Decatur Boulevard. The case is open as of 06/13/22.
09/13/22	<p>The Planning Commission (7-0 vote) recommends approval on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project</p> <ul style="list-style-type: none"> • 22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL) • 22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL) • 22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT

<i>Related Building Permits/Business Licenses</i>
There are no building permits or business licenses related to the subject site.

Staff Report Page Nine
October 19, 2022 - City Council Meeting

Pre-Application Meeting	
02/09/22	Beginning on February 9, 2022, staff has conducted multiple pre-application meetings to discuss the proposed multi-family development.

Neighborhood Meeting	
07/06/22	A Neighborhood Meeting is scheduled for 5:30 p.m. at the Centennial Hills Community Center located at 6601 North Buffalo Drive, Las Vegas, NV. 89131.

Field Check	
06/30/22	Staff observed the undeveloped lot during a routine field check. The subject site is secured by a chain link fence. Besides the political ads posted on the fencing, staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Gross Acres	9.45
Net Acres	9.45

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-E (Residence Estates)
North	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
East	Multi-Family	MFR (Multi-Family Residential) North Las Vegas	MPC R-3 (Master Plan Community High Density Residential) North Las Vegas
West	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-E (Residence Estates)
			C-V (Civic)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-4 District:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 SF	411,642 SF	Y
Min. Setbacks			
• Front	10 Feet	89 Feet	Y
• Side	5 Feet	67 Feet	Y
• Corner	5 Feet	28 Feet	Y
• Rear	20 Feet	67 Feet	Y
Max. Building Height	Residential Adjacency Standards	50 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

Subject 9.45 acres or 411,642 Square Feet:

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	18,000 SF Lots	22 Lots
Proposed Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	Unlimited	>240 Units
Existing General Plan	Permitted Density	Units Allowed
NMX-U Neighborhood Mixed Use Center)	<25 du/ac	<236 Units
Proposed General Plan	Permitted Density	Units Allowed
H (High Density Residential)	>25.5 du/ac	>240 Units

Within the City of Las Vegas, the zoning district and the General Plan Designation must be conforming prior to development. In this instance, the existing R-E (Residence Estates) zoning district does not conform with the existing General Plan Designation of NMX-U (Neighborhood Mixed Use Center). The City is requesting a zoning district with similar residential density to the NMX-U General Plan Designation, minus the commercial component required by Mixed-Use Developments.

Pursuant to Title 19.06, the following standards apply for the R-4 District:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	42 Trees	42 Trees	Y
• South	1 Tree / 20 Linear Feet	27 Trees	27 Trees	Y
• East	1 Tree / 20 Linear Feet	29 Trees	29 Trees	Y
• West	1 Tree / 20 Linear Feet	41 Trees	41 Trees	Y
TOTAL PERIMETER TREES		139 Trees	139 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	79 Trees	79 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	10 Feet		15 Feet	Y
• East	10 Feet		15 Feet	Y
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6-Foot Tall Decorative Wall	Y

A total of 218 trees are required, and 332 are being planted supporting the City of Las Vegas 2050 master Plan to plant trees to combat the heat island effect.

Staff Report Page Thirteen
October 19, 2022 - City Council Meeting

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	146	N*
Rome Boulevard	Collector	Master Plan of Streets and Highways Map	65	N*

**Half street improvements including curb, gutter and sidewalk adjacent to the subject site will be required if approved.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	ADA	Regular	ADA	
One Bedroom Multi-Family Unit	114 Units	1.25 Per Unit	143				
Two Bedroom Multi-Family Unit	82 Units	1.75 Per Unit	144				
Three Bedroom Multi-Family Unit	42 Units	2.00 Per Unit	84				
Tiny Homes	38 1-Bedroom Units	1.25 Per Unit	48				
Visitor Parking	1 Per 6 Units	286 Units	46				
TOTAL SPACES REQUIRED			465		489		Y
Regular and Handicap Spaces Required			456	9	475	14	Y

Staff Report Page Fourteen
October 19, 2022 - City Council Meeting

Department of Public Works Traffic Study

Proposed 238-Unit Apartment Complex with 38 Single-Family Units				
First Proposed Use		#Unit	RATE/#UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	238	5.44	1,294
AM Peak Hour			0.36	86
PM Peak Hour			0.44	105
Second Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	38	9.44	359
AM Peak Hour			0.74	28
PM Peak Hour			0.99	37
Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL	276		1,653
AM Peak Hour				114
PM Peak Hour				142
Existing Traffic on Nearby Streets				
Rome Boulevard				
Average Daily Traffic (ADT)			5,109	
PM Peak Hour (Heaviest 60 Minutes)			409	
Decatur Boulevard				
Average Daily Traffic (ADT)			23,573	
PM Peak Hour (heaviest 60 minutes)			1,886	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Rome Boulevard			12,480	
Decatur Boulevard			50,900	
Summary				
This project will add approximately 1,653 trips per day on Rome Boulevard and Decatur Boulevard. Currently, Rome Boulevard is at about 41 percent of capacity and Decatur Boulevard is at about 46 percent of capacity. With this project, Rome Boulevard is expected to be at about 54 percent of capacity and Decatur Boulevard to be at about 50 percent of capacity.				
Based on Peak Hour use, this development will add about 142 vehicles in the peak hour, or about five every two minutes.				