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May 18, 2022

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, NV 89101

**Re: Justification Letter – Ovation Contracting, Inc.
General Plan Amendment, Zone Change, Site Development Plan Review,
and Waiver of Development Standards to Reduce Landscape Buffer
APN: 125-24-701-041 (Rome/Decatur)**

To Whom It May Concern:

Our Firm represents Ovation Contracting, Inc. (the “Applicant”) with respect to a request for a general plan amendment, zone change, and site development plan review for property located at the northwest corner of Rome Boulevard and Decatur Boulevard, more particularly described as APN: 125-24-701-041 (the “Site”). The Site is approximately 9.45 acres. The Applicant is proposing to develop 276 units comprised of a mixture of tiny homes and apartments.

By way of background, the City is the owner of the Site and the Applicant was recently awarded an RFP, *styled as RFP No. 210092-SK*, by the City to develop an Affordable Housing project on the Site. The project will include affordable multi-family units and stand-alone tiny homes. As part of the award to develop the Affordable Housing project, the Applicant is responsible for entitling the Site. As such, the Applicant is requesting the general plan amendment, the corresponding zone change, and site development plan review.

GENERAL PLAN AMENDMENT & ZONE CHANGE

The Applicant is seeking to change the general plan from Neighborhood Mixed Commercial (NMX-U) to High Density (H). The Applicant is requesting to rezone the Site from R-E to R-4. An R-4 zoning designation is an allowed zoning designation under H. The general plan to H and the zone change to R-4 will allow the Applicant to develop the Affordable Housing project (multi-family development and stand-alone tiny homes) consistent with the RFP requirements.

A change to the general plan to (H) and a zone change to R-4 are appropriate for the following reasons:

- (1) Immediately to the north of Site is a developed R-3 zoned multi-family development and to the east across Decatur Boulevard in the City of North Las Vegas is a developed multi-family development. Therefore, a general plan to (H) and a zone change to R-4 is compatible.

- (2) This Site is on Decatur Boulevard and Rome Boulevard. Both streets are designed to accommodate increased traffic patterns, including Rome Boulevard when fully constructed.
- (3) The proposed project will provide the ideal buffer between the more intense commercial uses and Decatur Boulevard and the single-family residential uses to the west.
- (4) The proposed project will also provide a good transition from the large scale commercial shopping centers located at the northwest and northeast corners of Decatur Boulevard and the 215 to less intense multi-family and other residential uses to the north.

SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing to develop an Affordable Housing development consisting of a 238-unit multi-family development and 38-tiny homes for a total unit count of 276-units. Access to the Site will be from a gated entry off of Rome Boulevard as well as a gated exit only onto southbound Decatur Boulevard. There will be a drive aisle around the entire Site providing for ideal on-site circulation. There are 3-multi-family buildings. Buildings 1 and 3 will be located along the Rome Boulevard frontage and each building will be three stories and approximately 39-feet in height. Building 2 is an “E” shaped building located in the middle of the Site ranging between three and four stories with heights of approximately 39-feet and 50-feet. Along the northern third of the Site, the Applicant is proposing 38-tiny homes.

With respect to the multi-family buildings, the elevations will be enhanced by a spectrum of colors. Likewise, the elevations show enhanced articulation to break up a monolithic look as well as providing enhanced finishes such as stucco trim, concrete roof tile, pop outs, and varying rooflines. Each apartment unit will have the following amenities: open floor plans, chef-inspired kitchens, granite countertops, hard surface flooring, full kitchen appliance package, and luxurious bathrooms and showers. Also, the Site will provide outdoor amenities such as a centralized pool/spa area as well as a playground and park area with benches, picnic tables, and barbecues. The indoor amenities will include: a business center with classroom and facilities for meetings and social gatherings, reading/media room, a fitness center, food pantry, and game area.

There will be one and two-story tiny home options. The one-story tiny home is a little over 12-feet in height and the two-story tiny home is a little of 17-feet in height. Each tiny home will consist of a bedroom, living area, kitchen, and outdoor patio area. The tiny home will incorporate skylights and sliding doors that access private backyard porches. The square footage of the tiny home is 400 square feet excluding the loft area. The tiny homes are built on permanent foundation with fire sprinklers. Like the multi-family buildings, the tiny home’s elevation will be enhanced by a spectrum of colors as well as providing enhanced finishes. There is also a separate single-story clubhouse with laundry facilities available to the residents. The Site will be LEED-Gold certified and built to Universal Design Standards to promote accessibility. The Applicant will work with the RTC to provide a bus stop at the Site.

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Other favorable factors as to why the proposed development is compatible to the area includes the surrounding commercial, office, and restaurant amenities within one-half of the Site which are: Costco, Walgreens, Walmart Supercenter, Griddlecakes, Café Rio, Panda Express, Bath & Body Works, Dental Office, Wells Fargo Bank, and Best Buy to name just a few. Another favorable factor is the Applicant's long and extensive history in developing and operating Senior Affordable Apartments in the Las Vegas area including the following locations:

- Acapella - 5025 E. Mohave Avenue, Las Vegas, NV 89104
- Acapella Duet – 2192 S. Nellis Blvd., Las Vegas, NV 89104
- Crescendo – 9550 W. Russell Road, Las Vegas, NV 89148
- Ensemble I & II – 2675 & 2775 W. Agate Avenue, Las Vegas, NV 89123
- Harmony – 4200 N. Tenaya Way, Las Vegas, NV 89129
- Minuet I & II – 4652 & 4654 N. Rainbow Blvd., Las Vegas, NV 89108
- Tempo I, II, & III – 5625 & 5665 S. Hollywood Blvd. and 6500 E. Russell Road, Las Vegas, NV 89122
- Melody – 8680 W. Oquendo Road, Las Vegas, NV 89148
- Arioso – 9270 S. Quarterhorse Lane, Las Vegas, NV 89178

WAIVER OF DEVELOPMENT STANDARDS

The Applicant is requesting to reduce a portion of the landscape buffer from 15-feet in width to 5-feet in width. The reduction in landscape width will along the eastern property line of the Site to allow for possible right turn pocket into the Site.

For the reasons listed above, the location of the Site is compatible and appropriate and the Applicant is more than qualified to develop and operate the development. We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd