



Date: May 17, 2023

To: City of Las Vegas Department of Planning

Re: Project No. 23-0135: Justification Letter for parking variance request

Attn: **Steve Swanton, AICP**

Senior Planner

Department of Community Development | Planning Division | Case Planning Section

Voice: (702) 229-4714

495 S. Main St. | Las Vegas, NV 89101

Dear Mr. Steve Swanton and the Department of Planning,

We respectfully submit this justification letter in further support of the project at 3900 Melody Lane, Las Vegas, NV. The original justification letter was submitted on March 16, 2023, and that letter is incorporated herein by reference.

We presented the project to the Planning Commission on May 9, 2023. We believe that the project was well received. Commissioner Williams stated that he was very familiar with the area. He also requested an on-site visit and suggested an abeyance of one month which we agreed to.

The planning commission also made some recommendations to further improve the project. It was suggested to add more landscaping, even if it means a moderate reduction in parking spaces. It was specifically suggested to remove the 2 parallel parking spaces along Melody Lane. We've updated our site and landscape plan to accommodate suggestions made by the planning commission at that hearing.

To address the planning commission's requests, we've provided for more than 20 feet of a landscape buffer from the street front on Melody Lane by removing the 2 parallel-parking spaces along Melody Lane. We've also included a large shade tree in the center of the parking accessible from Willow Trail, with additional bicycle parking. This provides for even greener landscaping and helps counteract any urban heat island effects that parking lots create. We've added some additional landscaping along the property. As you'll see in the drawings, we already have a lot of landscaping throughout the property, including a beautiful internal courtyard; this helps add to the abundant landscaping.

To accommodate the planning commission's request, we are seeking a waiver for 3 parking spaces. We will be providing 37 parking spaces.

We've analyzed the historical utilization of our current parking, and have found that at peak utilization only 75% of the required parking spaces are being used. We serve an 'underserved' community as

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mentioned in our prior letter in support dated May 5, 2023, 75% of our tenants are minorities. Some of them do not have cars, and instead use public transportation or bicycles. Our statistics over the last 2 decades show that only about 75% of the required number of parking spaces are typically utilized. We expect the same utilization for the property after the proposed new building is put into service. Therefore, we expect no more than 30 parking spaces to be used at any given time. By providing 37 parking spaces, we are providing 7 more parking spaces than our historical data would necessitate.

Given the constraints with existing buildings on the property, we have some challenges that a new construction on an empty lot would not face. While we might not meet every letter of the code, we are proposing other alternatives to meet the City's goals. The trade-off between landscaping and parking was discussed with the commission, and we agree that their recommendation creates a more attractive look, while still satisfying the practical needs of the property.

This modified proposal has multiple benefits for both tenants and the surrounding community, including:

1. provides a 20+ feet landscape buffer (where only 15 feet are required) along Melody Lane in front of the proposed new building where previously a waiver would have been needed,
2. includes a landscape island for a large canopy tree and bicycle parking in the main parking area,
3. incorporates more trees and plants,
4. improves tenants' enjoyment of the property,
5. results in a more aesthetically pleasing street front,
6. reduces paved surface areas,
7. increases landscaped areas,
8. reduces urban heat island effect,
9. encourages tenant to own and use bicycles, and
10. will result in more environmentally friendly housing.

We are eager to get started on this project, and kindly request that you grant the entitlement, approve the project and the exceptions and variance requested, and vacate the right-of-way.

Regards,

Andrew Frank

Managing Member, The Residences at Melody, LLC.

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