



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 8.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SPR-02-2020 SCOTT ROBINSON APARTMENTS (Public Hearing).
Applicant: SRB Living, LLC. Request: A site plan review in a R-3 (Multi-Family Residential District), to allow a 380-unit multi-family development.
Location: Northwest corner of Coralie Avenue and Scott Robinson Boulevard. (APN 139-04-418-001).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration to allow a major site plan review for a multi-family apartment complex located on the northwest corner of Coralie Avenue and Scott Robinson Boulevard. The applicant is proposing to develop a 380 unit multi-family development on approximately 18.39 acres. The overall density of the proposed site plan is approximately 20.7 dwelling units per acre.

BACKGROUND INFORMATION:

Previous Actions
City Council approved Ordinance 3034 (ZN-05-2020) on September 16, 2020.
City Council approved ZN-05-2020 on September 16, 2020 to rezone the property from C-2, General Commercial District to R-3, Multi-Family Residential District.
City Council approved AMP-07-2020 on September 16, 2020 an amendment to the Comprehensive Master Plan Land Use Plan from Mixed-Use Neighborhood to Mixed-Use Commercial on 18.39 acres.

RELATED APPLICATIONS:

Application #	Application Request
WAV-03-2020	The applicant is requesting consideration to waive the parking requirements in Title 17 for a 380-unit multi-family development.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	R-3, Multi-Family Residential District	Undeveloped
North	Mixed-Use Commercial and Mixed-Use Neighborhood	C-2, General Commercial District	Wal-Mart
South	Mixed-Use Commercial	R-1, Single-Family Residential District	Existing Residential
East	Mixed-Use Commercial and Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
West	Mixed-Use Neighborhood and Single-Family Low	R-CL, Single-Family Compact Lot Residential District and R-1, Single-Family Residential District	Existing Undeveloped Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See the attached memorandum.
Police:	No Comment.
Fire:	See the attached memorandum.
Clark County School District:	See the attached memorandum.
Clark County Department of Aviation:	See the attached memorandum.

ANALYSIS:

The applicant is requesting approval of a major site plan with the intent to develop a 380-unit multi-family apartment complex on approximately 18.39 gross acres at a density of 20.7 dwelling units per acre. The subject site consists of one parcel that is located on the northwest corner of Coralie Avenue and Scott Robinson Boulevard.

The proposed development provides a transition between the commercial uses along Craig Road and the lower density residential to the south and the proposed residential to the west of the site.

According to the site plan, thirteen, two story buildings (not including the clubhouse and maintenance buildings) are proposed. According to the letter of intent the proposed buildings will contain a combination of 1, 2 and 3 bedroom units; the following unit mix is proposed: 132 one-bedroom units; 220 two-bedroom units; and 28 three-bedroom units. Architecturally, the submitted elevations contain four-sided architecture and comply with the multi-family design standards. Floor plans for the buildings were provided, all units have a minimum of 40 square foot balcony or an 80 square foot patio. The applicant provided colors and elevations for the buildings, clubhouse and maintenance building. The applicant is proposing natural tones for the colors and the materials being proposed are stucco with stone accents and cement tile roofs.

The main access to the site is from Scott Robinson Boulevard with a second gated access from Clayton Street. Perimeter landscaping is correctly demonstrated, with 15 feet (including the sidewalk) adjacent to Coralie Avenue and Scott Robinson Boulevard and 10 feet (including the sidewalk) along Clayton Street.

The applicant is proposing 685 parking spaces where 803 parking spaces are required. The code requires parking in multi-family as follows; one bedroom requires 1.5 spaces per unit; two bedroom requires 2 parking spaces per unit; three bedroom or more requires 2.5 spaces per unit; and 0.25 per unit for guest parking. The applicant is applying for a waiver (WAV-03-2020) to allow for the reduction in parking for the overall site. Staff is in support of the waiver request to reduce the required parking. Code requires that each unit have one covered parking space, the site plan contains 380 covered carport spaces. The carports are required to use the same color and materials as the main buildings and will be reviewed at the time of building permits. All trash enclosure must be within 300 feet of each unit and are also required to use the same materials and colors of the principal buildings. This can be reviewed at the time of building permits

The required open space for the development is 152,000 square feet (400 square feet per dwelling unit). Perimeter landscaping, parking areas, ornamental landscaped areas that are less than 20 feet in width and required balconies and patios cannot be counted toward the required open space. According to the site plan, the applicant is proposing approximately 156,000 square feet of open space, including a club house with fitness facility inside; two pools with cabanas; picnic and barbeque areas; a dog wash area; tot lot; and open space areas. The applicant has provided seventy-five (75) percent of the required open space within one useable area and is in compliance with the open space standards.

The Clark County Department of Aviation provided a memo that states that the applicant is advised to issue a noise disclosure statement to potential residents that they are located within a flight pattern. The applicant will need to comply with the

twenty-five (25) decibel noise level reduction standards as required by the Air Terminal Environs Overlay District.

The proposed request is generally consistent with the requirements of the Multi-Family Design Standards. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood, approval is warranted.

Approval Criteria:

In considering applications for site plan approval under this Code, the City staff in the case of a minor site plan, and the Planning Commission in the case of a major site plan, shall consider the following. Site plans shall only be approved if:

- (1) The site plan is consistent with the comprehensive master plan;
- (2) The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
- (3) The site plan complies with all applicable development and design standards set forth in the Code, including but not limited to the provisions in Chapter 17.16, Zoning Districts, Chapter 17.20, Use Regulations, and Chapter 17.24, Development Standards;
- (4) Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- (5) The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and
- (6) The development can be adequately served by City services including but not limited to roads, water, and wastewater

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Trash enclosure and carport covers are required to match the main building colors and materials.

Public Works:

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
7. The property owner is required to grant a roadway easement for commercial driveways.
8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Coralie Avenue
 - b. Scott Robinson Boulevard (sidewalk)
 - c. Clayton Street
9. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
10. A revocable encroachment permit for landscaping within the public right of way is required, where applicable.
11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

12. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

ATTACHMENTS:

Public Works Memorandum
Fire Safety Memorandum
Clark County School District Memorandum
Clark County Aviation Authority Memorandum
Letter of Intent
Site Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map