



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 10.

TO: Planning Commission

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

SUBJECT: SPR-05-2020 ROME SOUTH (Public Hearing). Applicant: Hand Property Holding Company. Request: A site plan review in an R-4 (High Density Residential District) and a C-1 (Neighborhood Commercial District), proposed property reclassification to R-4 (High Density Residential District), to allow a 225-unit, multi-family development. Location: South of Rome Boulevard and approximately 270 feet west of North 5th Street. (APNs 124-22-801-024 and 124-22-801-027).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration to allow a major site plan review for a senior apartment complex South of Rome Boulevard and approximately 270 feet west of North 5th Street on approximately 7.13 acres. The overall density of the proposed site plan is approximately 31.6 dwelling units per acre.

BACKGROUND INFORMATION:

| Previous Actions |
|---|
| City Council approved Ordinance No. 3042 (ZN-11-2020) on October 21, 2020 to rezone the property from C-1, (Neighborhood Commercial District) to R-4, High Density Residential District) on approximately 2.37 acres south of Rome Boulevard and approximately 270 feet west of North 5th Street. |
| Planning Commission forwarded to City Council with a recommendation of approval (ZN-11-2020) on September 9, 2020 to rezone the property from C-1, (Neighborhood Commercial District) to R-4, High Density Residential District) on approximately 2.37 acres south of Rome Boulevard and approximately 270 feet west of North 5th Street. |

RELATED APPLICATIONS:

| Application # | Application Request |
|----------------------|---|
| WAV-04-2020 | The applicant is proposing 225 parking spaces where 440 parking spaces are required and to allow six (6) foot wide side and rear landscape buffers where a minimum of a ten (10) foot wide landscape buffer is required; and to provide trees at 40 foot on center where 20 foot on center is required. |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|----------------------|--|---------------------|
| Subject Property | Mixed-Use Commercial | R-4, High Density Residential District and C-1, Neighborhood Commercial District (proposed R-4, High Density Residential District) | Undeveloped |
| North | Mixed-Use Commercial | R-4, High Density Residential District | Undeveloped |
| South | Mixed-Use Commercial | C-1, Neighborhood Commercial District | Undeveloped |
| East | Mixed-Use Commercial | R-4, High Density Residential District and C-1, Neighborhood Commercial District (proposed C-2, General Commercial District) | Undeveloped |
| West | Mixed-Use Commercial | PUD, Planned Unit Development District | Undeveloped |

DEPARTMENT COMMENTS:

| Department | Comments |
|--------------------------------------|--------------------------|
| Public Works: | See attached memorandum. |
| Police: | No comments. |
| Fire: | No comments. |
| Clark County School District: | See attached memorandum. |
| Clark County Department of Aviation: | No comments. |

ANALYSIS:

The applicant is requesting approval of a major site plan with the intent to develop a 225 unit senior apartment complex on approximately 7.13 gross acres at a density of approximately 31.6 dwelling units per acre. The subject site consists of two parcels that are located south of Rome Boulevard and approximately 270 feet west of North 5th Street.

According to the site plan, two (2) three story buildings are proposed. According to the letter of intent the proposed buildings will contain a combination of 1 and 2 bedroom units; the following unit mix is proposed: building one 90 one-bedroom units and 60 two-bedroom units; building two 45 one-bedroom units and 30 two-bedroom units. Architecturally, the submitted elevations contain four-sided architecture however do not comply with the multi-family design standards. The applicant will need to comply with the design standards by providing more articulation to the elevations such as pop-outs, stone, brick, etc. Floor plans for the buildings were provided, all units must have a minimum of 40 square foot balcony or an 80 square foot patio. The applicant provided colors and elevations for the buildings. The applicant is proposing a mostly white building for the color, the buildings should use more earth tone colors with accent colors. The materials being proposed are stucco and cement tile roofs. These modifications are minor and can be reviewed at the time of building permits.

The main access to the site is from Rome Boulevard with secondary emergency access through the proposed commercial to the east. Perimeter landscaping is correctly demonstrated, with 15 feet (including the sidewalk) adjacent to Rome Boulevard. The landscape buffer area adjacent to the west, south and east is required to be ten (10) feet. The applicant is requesting a waiver (WAV-04-2020) to reduce the buffer to six (6) feet and only plant trees 40-feet on center.

The applicant is proposing 225 units and the site has 225 parking spaces where 440 parking spaces are required. The applicant has requested a waiver for parking (WAV-04-2020). The applicant is requesting one (1) parking space per unit. In an upcoming Title 17 update; senior apartment parking requirements will be one (1) space to one (1) dwelling unit however until the update is approved the applicant will need a waiver. Code requires that each unit has one covered parking space, the site plan contains 225 covered carport spaces. Staff is currently reviewing reducing the parking requirement for senior apartments and is in support of the requested waiver for the parking reduction. 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 enclosures must be within 300 feet of each unit and use the same colors and materials of the main buildings. This can be reviewed at the time of building permits.

The required open space for the development is 90,000 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 95,463 square feet of open space, including a pool; picnic and barbeque

areas; open turf area; rose garden area; and a dog park area. 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 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. Occupancy of the dwelling units shall be restricted to Senior Citizens as defined in the Federal Fair Housing Act and amendments.

3. The buildings, trash enclosures and carports shall comply with the Multi-Family Design Standards.

Public Works:

4. All known geologic hazards shall be shown on preliminary development plans and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan and require the submission of revised plans which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. Appropriate cross access and reciprocal easement agreements are required.
7. 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.
8. 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.
9. The property owner is required to grant a roadway easement for commercial driveways.
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
11. 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. Rome Boulevard
12. 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.
13. Building numbering shall be in accordance with the North Las Vegas Street

Naming and Address Assignment Standards.

14. 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.
15. 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
Clark County School District Memorandum
Letter of Intent
Site Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map