



Planning Commission Agenda Item

Date: March 10, 2021

Item No: 3.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-34-2020 DIAMOND VALLEY ACTIVE ADULT COMMUNITY (Public Hearing). Applicant: Life Residential LLC. Request: A property reclassification from C-1 (Neighborhood Commercial District) to a PUD / PID (Planned Unit Development District / Planned Infill Development District), consisting of a 59-unit, multi-family development. Location: West of Valley Drive, approximately 270 feet south of Craig Road.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-06-301-005).

The applicant is requesting consideration to reclassify (rezone) the subject property from the C-1, Neighborhood Commercial District to a PUD / PID, Planned Unit Development District / Planned Infill Development District) to allow a 59-unit, multi-family development on 2.55 gross acres with a density of 23.14 dwelling units per acre. The site is located west of Valley Drive, approximately 270 feet south of Craig Road. The Comprehensive Master Plan is Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
A virtual meeting neighborhood meeting was held on December 16, 2020 at 5:30 p.m. The meeting summary from the applicant stated there were 12 neighbors in attendance. According to the summary provided by the applicant, the neighbors were in opposition of the project and concerns were noise of outdoor activities, traffic, building height, property values, view into yards/ homes and light pollution.
A Task Force meeting was held on November 12, 2020 re reclassify the property from a C-1, Neighborhood Commercial District to a PUD / PID, Planned Unit Development District / Planned Infill Development District for a senior living facility.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Existing Commercial
South	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
East	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
West	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting consideration to amend the zoning classification of the subject site from C-1, Neighborhood Commercial District to a PUD / PID, Planned Unit Development / Planned Infill Development District. The applicant's subject site consists of one parcel that is approximately 2.37 net acres (2.55 gross acres). The subject site is located west of Valley Drive approximately 270 feet south of Craig Road. The site currently has a commercial zoning designation, however, because of the piecemeal development along Craig Road, this site is no longer a viable commercial parcel.

Therefore, the applicant is requesting to rezone the property to the PUD / PID District to allow an age-restricted (55+) multi-family development. The development contains 59 units and has a density of 24.9 dwelling units per net acre or 23.14 per gross acre.

The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes. The use of a PUD is to encourage innovations in residential, commercial and industrial development and to encourage a more creative approach in the utilization of land. However, the PUD Districts is not to be used as way to circumvent our traditional regulations and open space requirements. A PUD / PID is further defined as a tailored to the unique situation of infill development in the more mature neighborhoods to help facilitate new development on unused land and to encourage the development within the context of the character of the existing neighborhood.

The primary concern about the proposed development is the compatibility with the surrounding neighborhood. The parcel is surrounded by developments. To the west and south single-story homes on 6,000 square foot lots were developed in the early to mid-1990s. To the north are three commercial pad sites that contain an auto service facility; a tavern; a car wash; a convenience store with gas pumps; and a cellular communications tower. The proposed development's scale and mass is a concern with the nearby single-story homes. The building height is 33 feet with 35 feet at the peak of the roof, this is the same height allowed in the R-1, Single Family Low Density District. The remaining concern is the mass of the building, which is substantially larger than a typical single-family home. However, the applicant has placed the buildings to the north of the site to help minimize the impact. Additionally, the applicant is proposing additional trees and landscaping along the western and southern property lines to help mitigate the impact on the residential to the south and west.

The proposed development consists of three buildings each three stories in height. The total height of the development is approximately 33 feet. The three buildings are connected by walkways on the second and third stories. The dwellings are located in buildings one and two with building three containing the proposed activity center. The development contains a total of 59 dwelling units (23 one-bedroom & 36 two-bedroom). Architecturally, the proposed development appears to be in compliance with the multi-family design standards. The buildings consists of stucco exteriors with concrete tile roofs. The colors have not been identified but can be reviewed with the Final Development Plan.

In an effort to reduce potential conflict with the residential to the south, the applicant does not provide balconies on the southern side of the building. However, the multi-family design standards require a 40 square foot balcony or 80 square foot patio for private open space. The future residents of this development should have this space as

required. The landscaping along the southern property line should be sufficient with the use of evergreen plan material.

The development requires 74 off-street parking spaces, and the development is provided 77 parking spaces. Additionally, the one covered parking space is required and the development is providing 60 covered parking spaces. The parking requirements for the development have been met.

The preliminary development plan provides 24 feet of perimeter landscaping including a 5 foot sidewalk adjacent to Valley Drive. To the south and west the applicant has proposed 10 feet of landscaping with extra landscaped diamonds in the parking area. This will provide a double row of trees between the multi-family and single-family developments. The primary tree proposed for screening is an ash tree. This tree is deciduous and does not provide year round screening, therefore the site should use evergreen trees to provide a better screen between the multi-family and single-family developments. A review of the landscaping will be required with the final development plan.

The applicant is required to provide 23,600 square feet (400 square feet per dwelling unit) of open space. The preliminary development plan provides 23,600 square feet of open space within the development. The development plan includes a community garden area, pool, club house, bocce ball court, dog park, and the three story activity building. Complete details of the amenities and amenity building have not been provided but will be required with the final development plan.

The surrounding area is a mixture of single-family and multi-family uses. The proposed PUD / PID, Planned Unit Development / Planned Infill Development District is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;

- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

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. The residences shall be limited to persons 55 years of age and older.
- 3. Hours of operation for all outdoor recreation activities shall be limited to the hours of 8:00 am to 10:00 pm.
- 4. The trees used for screening the development shall be an evergreen variety.
- 5. Lights poles used around the recreation areas shall be limited to 12 feet in height.

Public Works:

- 6. 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.

7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1.
10. 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.
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ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Proposed Elevations
Proposed Sight Line Exhibit
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Comprehensive Plan Map