



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 3.

TO: Planning Commission

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

SUBJECT: SPR-07-2021 THE CINE (Public Hearing). Applicant: Scott Zell. Request: A site plan review in an R-A/DC (Redevelopment Area / Downtown Core Subdistrict) to allow a 270-unit, multi-family development. Location: Northwest corner of Las Vegas Boulevard North and Hamilton Street. Ward 1.

RECOMMENDATION: Approval

PROJECT DESCRIPTION: (APN 139-23-111-004).

The applicant is requesting Planning Commission consideration to allow a major site plan review for a multi-family development located at the northwest corner of Las Vegas Boulevard North and Hamilton Street. The applicant is proposing to develop a 269-unit (originally proposed 270 units) multi-family development on approximately 7.11 net acres for a density of 37.8 dwelling units per net acre.

BACKGROUND INFORMATION:

Previous Actions
The Planning Commission approved SPR-06-2020 on February 10, 2021 to allow a 262-unit multi-family development containing 13,000 square feet of commercial retail uses.
The Planning Commission approved WAV-02-2021 on March 10, 2021 to allow a 25% reduction in the required parking from 503 to 400 parking spaces.
The Redevelopment Agency approved a waiver for this mixed-use development on December 2, 2020. The waiver is to allow flexibility on the requirement for commercial development on the first floor of the development.
The Redevelopment Agency approved SPR-01-17 on August 2, 2017 to allow a 165,000 square foot commercial center containing a movie theater, retail, and restaurant uses.

RELATED APPLICATIONS:

Application #	Application Request
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N / A	.
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GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Partially Developed Commercial Site
North	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	School
South	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Silver Nugget Casino
East	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Commercial Retail
West	Downtown Business District	RA/DC; Redevelopment Area / Downtown Core Subdistrict	Partially Developed Commercial Site

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see the attached memorandum
Police:	No Comment.
Fire:	No Comment.
Economic Development:	Please see the attached memorandum

ANALYSIS:

The applicant is requesting approval of a major site plan with the intent to develop a 269-unit multi-family apartment complex on approximately 7.11 net acres. The subject site consists of a portion of the partially developed Maya Cinema commercial site. The proposed development will be located at the northwest corner of Las Vegas Boulevard North and Hamilton Street. The proposed development is an expansion to the previously approved (SPR-06-2020) multi-family development. The Redevelopment / Economic Development Division allowed the removal of the commercial component of the development, which allows the developer to add seven multi-family units.

The current zoning designation for the site is RA / DC, Redevelopment Area / Downtown Core Subdistrict. With approval of this site plan the eastern portion of the

site and the entrance from Hamilton Street will be split from the Maya Cinema site. Vehicle access to the site will be from Hamilton Street, with an additional resident gate within the Maya Cinema parking lot on the south end of the development. Emergency access will also be provided from the Maya site along the northern portion of the development.

The site plan indicates that the development will consist of four multi-family apartment buildings, a club house building and a large pool / recreation complex. According to the applicant's letter of intent, the development consists of 270 dwelling units, however to provide additional recreation space, one unit has been converted into indoor recreation space for the residents in building "A" reducing the number to 269 units. The proposed buildings will contain a combination of 195 one-bedroom, 44 two-bedroom units, and 30 three-bedroom units.

The proposed development received a waiver (WAV-02-2021) of the required parking on March 10, 2021. Normally the development would need parking as follows; one bedroom requires 1.5 spaces per unit; two bedroom requires 2 parking spaces per unit, three bedroom requires 2.5 spaces per unit and 0.25 spaces guest parking spaces per unit. This would equal a total of 523 parking spaces. With the approval of the 25% reduction the required parking is 393 spaces. The site plan contains 400 parking spaces and is in compliance with the parking requirements. Code requires that each unit has one covered parking space, the site plan identifies 262 covered parking spaces, and the development will be required to add a carport for the additional seven 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.

The required open space for the development is 53,800 square feet (200 square feet per dwelling unit). The applicant has submitted a site plan outlining the open space provided for the development. The site plan provided contains approximately 53,852 square feet of open space and provides enough area to meet the open space requirements. According to the site plan, the applicant is proposing approximately 42,500 square feet of open space, including a club house with fitness facility inside, a pool with cabanas, picnic and barbeque areas, and bocce ball. The applicant has provided at least seventy-five (75) percent of the required open space within useable recreation areas. The additional open space areas include a small dog park, a plaza area at the southwest portion of the site, and a small indoor/outdoor facility located in Building "A".

According to the building elevations four, five-story buildings (not including the clubhouse and cabana buildings) are proposed. The height of the buildings is 54 to 59 feet to the deck with a 5 foot parapet. The maximum height allowed within the RA / DC Subdistrict is 60 feet. Architecturally, the submitted elevations contain four-sided architecture that is modern in design with flat roof and parapets. The buildings are smooth stucco with numerous modifications to the wall plane, and projections to help break up the mass of the buildings. The applicant is proposing natural earth tones from beige to reddish brown for the colors. The proposed buildings comply with the multi-

family design standards. Floor plans for the buildings were provided, most units have a minimum of 40 square foot balcony or an 80 square foot patio. The studio units identified as S1 (45 units) do not appear to provide balconies, and will need to be amended to provide the required balcony.

The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood staff has no objections to the proposed request.

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.

Public Works:

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
4. 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.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
8. 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.
9. A revocable encroachment permit for landscaping within the public right of way is required.
10. The property owner shall grant a 5' PUE along the property boundary adjacent to public right of way.
11. The property owner is required to grant a roadway easement for commercial driveway(s).
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. (Granted per separate document using a Sidewalk Easement).
13. 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.

ATTACHMENTS:

Public Works Memorandum
Economic Development Memorandum
Letter of Intent
Site Plans
Building Elevations
Clark County Assessor's Map
Location and Zoning Map