



# Planning Commission Agenda Item

Date: May 11, 2022

Item No: 13.

**TO:** Planning Commission

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

**SUBJECT: SPR-02-2022 PROSPER 207 (Public Hearing).** Applicant: Prosper 207, LLC. Request: A site plan review in an R-3 (Multi-Family Residential District), to allow a 207-unit, multi-family development. Location: Southeast corner of Lamb Boulevard and Tropical Parkway. Ward 1.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **PROJECT DESCRIPTION:** (APN #123-29-301-001)

The applicant is requesting Planning Commission consideration to approve a major site plan review for a multi-family apartment complex at the southeast corner of Lamb Boulevard and Tropical Parkway. The applicant is proposing to develop a 207-unit multi-family development on approximately 8.28 gross acres. The overall density of the proposed site plan is approximately 25 dwelling units per acre.

### **BACKGROUND INFORMATION:**

Previous Actions
A Task Force meeting was held on July 16, 2020 (TF-26-2020) to reclassify the property from a C-1, Neighborhood Commercial District to R-3, Multi-Family Residential District.
City Council approved Ordinance No. 3047 (ZN-16-2020) on October 21, 2020 to reclassify approximately 8.28 acres from C-1, Neighborhood Commercial District to R-3, Multi-Family Residential District.
AMP-11-2020 an amendment to the Comprehensive Master Plan Land Use Map from Community Commercial to Multi-Family was approved by the City Council on October 21, 2020.

### **RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Multi-Family Residential	R-3, Multi-Family Residential District	Undeveloped
<b>North</b>	Medium Density Residential	PUD, Planned Unit Development District	Single-Family Homes
<b>South</b>	Heavy Industrial	M-2, General Industrial District	UPRR Railroad and Warehouse/Distribution
<b>East</b>	Heavy Industrial	M-2, General Industrial District	UPRR and Warehouse/Distribution
<b>West</b>	Community Commercial and Single-Family Low	C-1, Neighborhood Commercial and PUD, Planned Unit Development District	Undeveloped and Single Family Homes

**DEPARTMENT COMMENTS:**

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

**ANALYSIS:**

The applicant is requesting approval of a major site plan review with the intent to develop a 207-unit multi-family apartment complex on approximately 8.28 gross acres at a density of 25 dwelling units per acre. The subject site consists of one (1) parcel that is located on the southeast corner of Lamb Boulevard and Tropical Parkway.

According to the site plan, the applicant is proposing four (4) three (3) story buildings with a total of 207 dwelling units. The proposed buildings will contain a combination of 1 and 2 bedroom units. There will be a total of 87 1-bedroom units and 120 2-bedroom units.

The residential buildings have a maximum building height of thirty-five (35) feet with a three (3) foot parapet. The clubhouse has multiple roof lines with a maximum height

approximately 22-feet including the parapet.

Architecturally, the submitted elevations contain four-sided architecture and appear to be in compliance with the Multi-Family Design Standards. The parapet provides a variation along the roofline. The elevations provided contains articulation such as pop-outs and brick veneer. The applicant provided colors and elevations for the buildings. The applicant is proposing a smooth stucco building five (5) colors of various shades of grey. The brick veneer is also varying shades of grey. The clubhouse is designed similar to the residential buildings with variation in the roofline and paint colors. The clubhouse does not have the brick veneer.

Floor plans for the buildings were provided, all units are required to have a minimum of 40 square foot balcony or an 80 square foot patio. The floor plans show all balconies and patios are 81 square feet in size. The individual dwelling units in each building are accessed from a single internal hallway. Each residential building includes an enclosed staircase to access each of the floors. No elevator is provided on the floor plan. The Multi-Family Design Standards requires that no more than four dwelling units may be entered from a single hall, landing area or walkway. Exceptions to limited entry areas may be made for elevator buildings, congregate care or other arrangements for residents with special needs requiring common entry. An elevator to access all floors in each of the four (4) residential buildings should be added.

The main access to the site is from Tropical Parkway. No secondary access point is provided. At this location, Lamb Boulevard is elevated as part of an overpass. The elevated portion of Lamb Boulevard includes an attached sidewalk. The landscape plans shows the applicant is providing landscaping between the fence and Lamb Boulevard. The subject site is located east of Lamb Boulevard. There is a proposed cul-de-sac at the terminus of the Tropical Parkway. The perimeter landscaping along Tropical Parkway is required to be 15 feet (including the sidewalk). The site plan contains an attached sidewalk along Tropical Parkway matching the existing conditions on the north side of the street. The sidewalk along Tropical Parkway should be centered in the landscaping. The overall landscape plan does not have the required planting coverage. Any corrections to the landscape plan can be reviewed during the building permit review process.

The applicant is proposing 423 parking spaces where 423 parking spaces are required. The municipal code requires parking in multi-family as follows; one bedroom requires 1.5 spaces per unit; two bedroom requires 2 parking spaces per unit; and 0.25 per unit for guest parking. Additionally, the municipal code requires that dwelling each unit have one covered parking space, the site plan contains 218 covered carport spaces and is in compliance with the parking requirements. The applicant did not submit elevations of the carports. 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 are also required to use the same materials and colors of the principal buildings. The trash enclosures appear to meet the maximum distance requirement. The applicant did not submit elevations of the trash enclosures.

Elevations for both the carports and the trash enclosures can be reviewed during the building permit process.

The required open space for the development is 82,800 square feet (400 square feet per dwelling unit). Perimeter landscaping, parking areas, ornamental landscaped areas, any 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 83,432 square feet of open space, including a club house with a fitness center; pool; picnic/barbeque areas; walking trail; and two children's play areas with EPDM surfacing. The applicant has provided seventy-five (75) percent of the required open space within two main useable areas and is generally 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. All four (4) residential buildings shall include an elevator to access all floors or the buildings shall be modified to comply with the Multi-Family Design Standards.

***Public Works:***

3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map 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.
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 Numbers 222.1
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. E. Tropical Pkwy.

10. The property owner is required to grant roadway easements where public and private streets intersect.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. 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).
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.

**ATTACHMENTS:**

Public Works Memorandum  
Clark County School District Memorandum  
Letter of Intent  
Site Plan  
Landscape Plan  
Building Elevations  
Floor Plan  
Clark County Assessor's Map  
Location and Zoning Map