



Planning Commission Agenda Item

Date: June 08, 2022
Item No: 9.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: ZN-09-2022 ELYSIAN (Public Hearing). Applicant: The Calida Group.
Request: A property reclassification from a C-2 (General Commercial District) to a PUD (Planned Unit Development District), consisting of a 222-unit, multi-family development. Location: Located east of Clayton Street and approximately 292 feet north of Craig Road. Ward 4. (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-04-201-022)

The applicant is requesting consideration to reclassify the property from C-2, General Commercial District to a PUD, Planned Unit Development District on the subject property consisting of one (1) parcel that is approximately 8.42 acres to allow a 222-unit multi-family development with an overall density of 26.2 dwelling units per acre. The Comprehensive Master Plan land use designation is Mixed-Use Commercial. The site is located east of Clayton Street and approximately 292 feet north of Craig Road.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on April 11, 2022 at 5:30 p.m. at the Alexander Library located 1755 West Alexander Road, North Las Vegas, NV 89032. The meeting was attended by four neighbors who asked questions about the site, density, and traffic on the private street between Clayton Street and Scott Robinson Boulevard. One neighbor in attendance expressed opposition to the project.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
North	Mixed-Use Neighborhood	R-CL, Single-Family Compact Lots Residential District and PUD, Planned Unit Development District	Developing Single-Family Residential and Townhouses
South	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial Center (Restaurants and Convenience Store with gas)
East	Mixed-Use Commercial	C-2, General Commercial District	Developing Commercial
West	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Existing Commercial Retail Center (Sierra Town Center)

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting consideration to reclassify (rezone) the site from the C-2, General Commercial District to a PUD, Planned Unit Development District. The applicant's subject site consists of one (1) parcel that is approximately 8.2 gross acres. The proposed development is for a 222-unit multi-family complex with an overall density of 26.2 dwelling units per acre. The subject site is generally located east of Clayton Street and approximately 292 feet north of Craig Road. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial, which supports the requested zoning because of the subject site's location within an Activity Center.

The Activity Centers are intended to foster multimodal access and connectivity; a mix of

uses; a diversity of housing options; and a sense of place. Increasing density will allow greater flexibility and encourage a more diverse mix of housing options when Mixed Use Commercial is developed within an Activity Center.

The subject site is located within the North 5th Transit Corridor and Craig Ranch Activity Center. This area is planned for high capacity transit. East-west feeder connections such as Craig Road increase access to the transit corridor from other areas of the City. This Activity Center will be a central hub for transit and entertainment. Existing entertainment activities in the vicinity of the proposed project include Craig Ranch Regional Park, Las Vegas Wash Trail, retail shopping and about a dozen dining options.

The Mixed-Use Commercial land use designation allows for residential densities up to fifty dwelling units per acre when located in a designated Activity Center. In order to develop the property with a higher density level, the components of the overall development will be considered along with its integration with the surrounding uses. Criteria to be considered when an applicant is requesting a higher density level include the mix of housing types, building and site design and site amenities.

The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning; development approaches; and processes in a manner consistent with the purpose of the Nevada Revised Statutes (NRS) and the Comprehensive Master Plan. 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. It is not to be used as a way to circumvent our traditional regulations and cannot be used to reduce required open space. The applicant is requesting this zoning district to accommodate the higher density and design elements encouraged within commercial mixed-areas.

The applicant submitted a preliminary development plan proposing 222 multi-family dwelling units within two (2) three-story buildings. Resident access to the site is from Scott Robinson Boulevard with an emergency access from Clayton Street. The buildings contain studio units; one (1) bedroom units; two (2) bedroom units; and three (3) bedroom units. The residential buildings have a maximum building height of thirty-two (32) feet with a four (4) foot parapet. The clubhouse has multiple roof lines with a maximum height of approximately 20-feet including the parapet.

The individual dwelling units in each building are accessed from a single internal hallway. The Multi-Family Design Standards require 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. Both residential buildings include enclosed staircases to access each of the floors. Building 1000, as it is referred to on the floor plans submitted, also includes three (3) elevators spaced throughout the building to access the multiple floors. Building 2000, as it is referred to on the floor plans submitted, does not include an elevator. An elevator to access all floors in

Building 2000 should be added.

Architecturally, the submitted elevations contain four-sided architecture and appear to be in compliance with the Multi-Family Design Standards. The parapet provides a varying roofline. The applicant is proposing a smooth stucco finish with colors of various shades of grey and blue. The modern style uses color and wall variation to create shadows and visual interest. The clubhouse and garages have a similar design to the residential buildings with variation in the roofline and paint colors. However, the clubhouse and the garage buildings do not incorporate the color blue.

The floor plans provided show unit plans with balconies only. The floor plan also included a unit summary table identifying each dwelling unit on the second and third floors with a balcony exceeding the forty square foot minimum and all first floor units with patios meeting or exceeding the eighty (80) square feet minimum. All 222 dwelling units will either a balcony or patio meeting the minimum square footage to comply with the multi-family design standards.

The applicant is proposing 423 parking spaces where 424 parking spaces are required. The applicant will need to include the additional parking space as part of the final development plan. The required number of parking spaces is calculated based on the following: one bedroom requires 1.5 spaces per unit; two bedroom requires 2 parking spaces per unit; three bedrooms or more requires 2.5 spaces per unit; and 0.25 per unit for guest parking. Three (3) off-street parking spaces are shown outside the security gate along the entry drive. The preliminary development plan identifies these parking spaces for future residents. The Multi-Family Design Standards requires that each dwelling unit have a minimum of one (1) covered parking space. The preliminary development plan does include 222 covered parking spaces. The carports are required to use the same color and materials as the main buildings and will be reviewed with the building permit.

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 preliminary development plan only identifies possible locations for the trash enclosures. The trash enclosures final location for all required trash enclosures will be required on the final development plan.

The applicant is required to provide 88,800 square feet (400 square feet per unit) of open space for the development. Perimeter landscaping, parking areas, ornamental landscaped areas, any areas that are less than 20 feet in width and required balconies or patios cannot be counted toward the required open space. According to the site plan, the applicant is proposing approximately 80,540 square feet of open space, including a club house with a fitness center; pool; dog park; and two courtyards. The applicant has provided seventy-five (75) percent of the required open space within two main useable areas. The applicant will need to include the additional 8,260 square feet of open space plus a complete list of open space amenities including the components of

the two courtyards as part of the final development plan.

The perimeter landscape areas along Clayton Street and Scott Robinson Boulevard are required to be 15 feet in width (including the sidewalk). The site plan contains an attached sidewalk along Clayton Street offset from the street and centered in the landscaping. The landscape plan also includes the landscape buffer areas along the north and south property line, parking lot foundation and open space areas. The overall landscape plan does not provide the required 50% coverage of plants. The landscape areas may need to be adjusted with the additional open space and final locations for the trash enclosures. Any corrections to the landscape plan can be reviewed with the final development plan.

The North 5th Transit Corridor and Craig Ranch Activity Center is a mixture of single-family and multi-family developments, parks, trails, dining, retail and commercial uses. The proposed PUD, Planned Unit Development District is compatible with this Activity Center and staff has no objections to the proposed use but some minor modifications to the site plan are required.

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 following amenities shall be provided within the open space areas: age appropriate playground equipment with EPDM surfacing; turfed open play areas; shaded picnic areas; and dog stations.
3. Both 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:

4. 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.
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. 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.
7. 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.
8. 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. Clayton St. (sidewalk)
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. 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.
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.

ATTACHMENTS:

Public Works Memorandum
Clark County Aviation Memorandum
Letter of Intent
Site Plan
Floor Plans
Unit Plan
Building Elevations
Landscape Plan
Open Space Exhibit
Clark County School District Tracking Form
Neighborhood Meeting Summary
Clark County Assessor's Map
Location and Zoning Map