



Planning Commission Agenda Item

Date: September 14, 2022
Item No: 16.

TO: Planning Commission

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

SUBJECT: FDP-13-2022 CRAIG & ALLEN APARTMENTS (Public Hearing).
Applicant: Morgan Stonehill, LLC. Request: A final development plan in a PUD / PID (Planned Unit Development / Planned Infill Development District), to allow a 159-unit, multi-family development. Location: Generally located east of the Southeast corner of Craig Road and Allen Lane. Location: Approximately located 540 feet east of the southeast corner of Craig Road and Allen Lane. Ward 4. (For Possible Action).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (139-05-301-009)

The applicant is requesting consideration of a final development plan to develop a 159-unit multi-family housing with an overall density of 23.6 dwelling units per acre. The subject property consists of one (1) parcel that is approximately 6.74 acres and located within a PUD / PID, Planned Unit Development / Planned Infill Development District. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial. The site is located approximately 540 feet east of the southeast corner of Craig Road and Allen Lane.

BACKGROUND INFORMATION:

Previous Action
City Council approved Ordinance No. 3117 (ZN-05-2022) on June 15, 2022 reclassifying the property from C-1, Neighborhood Commercial District to PUD/PID, Planned Unit Development/Planned Infill Development.

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	Single-Family Low	C-1, Neighborhood Commercial District and R-1, Single-Family Low Density Residential District	Existing Commercial, Undeveloped land and Single-Family Residential
South	Single-Family Low	R-1, Single-Family Low Density Residential District	Single-Family Residential
East	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Existing Commercial (Northern Vistas Commercial Center)
West	Mixed-Use Commercial	C-1, Neighborhood Commercial District and MUD MX-2, Community Center Mixed Use	Existing Commercial and Multi-Family Residential

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:	No Comment.

ANALYSIS:

The applicant is requesting consideration of a final development plan to develop a 159-unit multi-family housing with an overall density of 23.6 dwelling units per acre. The subject property consists of one (1) parcel that is approximately 6.74 acres and located within a PUD / PID, Planned Unit Development / Planned Infill Development District. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial. The site is located approximately 540 feet east of the southeast corner of Craig Road and Allen Lane. The site is an "L" shaped parcel that wraps around an existing CVS Pharmacy and an additional vacant commercial parcel.

The submitted final development plan including 159 multi-family dwelling units within four (4) buildings. Access to the subject site is located from Allen Lane and from Craig Road via the commercial drive. There is also one (1) emergency access gate one (1) near the rear of CVS building. The proposed multi-family residential development is locating within a Mixed-Use Commercial area and pedestrian connections should be added to enhance the connectivity to the adjacent uses. Pedestrian access gates should be added to provide direct access to Allen Lane, Craig Road and the commercial center.

The applicant is proposing 319 parking spaces where 311 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; three bedrooms or more requires 2.5 spaces per unit; and 0.25 per unit for guest parking. Additionally, each unit must have a minimum of one covered parking space. The final development plan includes 160 covered parking spaces. The applicant did not submit elevations for their carports. The carports are required to use the same color and materials as the main buildings which will be reviewed at the time of building permits. Multi-family residential developments are also required to provide 0.05 spaces per bedroom for bicycle parking. Bicycle parking facilities that accommodate a minimum of eight (8) bicycles should be added. Location of bicycle parking facilities should meet the standards established in Section 17.23.040.G Bicycle Facilities of the Municipal Code.

The applicant provided a landscape plan as a component of the final development plan. The applicant is required to provide twenty (20) feet of landscaping including the existing five-foot wide sidewalk next to Craig Road. The final development plan shows a thirty (30) foot planting area including the existing sidewalk provided adjacent to Craig Road. However, the landscape plan only shows ten (10) feet of landscaping within this area. The entire perimeter landscape area adjacent to Craig Road should be planted with 24"-box trees with twenty (20) feet on center spacing and 50% ground coverage (excluding trees). A similar condition is shown along the perimeter adjacent to Allen Lane where fifteen (15) feet of landscaping including a five-foot sidewalk is required and thirty (30) feet is provided. The sidewalk adjacent to Allen Lane is not existing therefore it needs to be detached and offset from the curb a minimum of five (5) feet. The entire perimeter landscape area adjacent to Allen Lane also should be planted with 24"-box trees with twenty (20) feet on center spacing and 50% ground coverage (excluding trees). The landscape plan also includes parking lot, buffer and common open space landscaping. The required twenty (20) foot landscape buffer along the southern property line is shown as 18.63 feet in width on the final development plan. This buffer should be increased to meet the required minimum dimension of twenty (20) feet. The necessary changes to the landscape plan will be reviewed as part of the building permit process for compliance with the design standards.

The applicant is required to provide 400 square feet per unit of open space which is a minimum of 63,600 square feet. The final development plan provides 66,160 square feet of open space. The amenities provided throughout the open space include a

clubhouse with an exercise room; a pool and spa; playground equipment suitable for ages 2 to 5 and 6 to 12 with EPDM safety surfacing; a game lawn; a dog park; three (3) shaded picnic ramadas and pet clean stations.

Architecturally, the proposed multi-family dwellings appear to be in compliance with the multi-family design standards. There are three (3) residential buildings with matching elevations consisting of a stucco exterior with concrete tile roof buildings that are earth tone in color. The buildings are three (3) stories have a maximum height of thirty (35) feet.

Combined the buildings contain 106 one (1) bedroom units; 43 two (2) bedroom units; and 12 three (3) bedroom units. Floor plans for all the units were provided. Each dwelling unit is required to provide a patio with a minimum of eighty (80) square foot for first floor units and balconies with a minimum of forty (40) square foot for all upper floor units to comply with the multi-family design standards. The one unit bedrooms located on the first floor only have forty (40) square foot patios and do not comply with the required eighty (80) square foot patios. Modifying the floor plans to accommodate the required patios is considered relatively minor and may be addressed during the building permit process.

The trash enclosures appear to be located within 300 feet of each unit. The applicant did not submit elevations of the trash enclosures. They are also required to use the same materials and colors of the principal buildings. The architectural review of the trash enclosures may be addressed during the building permit process.

The final development appears to generally be in compliance with ZN-22-2017 (Ordinance No. 3062). Staff recommends approval of the final development plan subject to conditions.

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 applicant shall comply with all applicable conditions of approval for ZN-05-2022 (Ordinance No. 3117).
3. Pedestrian access gates with five (5) foot wide sidewalk connections to Allen Lane, Craig Road and the commercial center shall be provided.

ATTACHMENTS:

Public Works Memorandum

Clark County Department of Aviation Memorandum

Letter of Intent

Site Plan

Landscape Plan

Building Elevations

Floor Plans

Clark County Assessor's Map

Location and Zoning Map