

AGENDA

1. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF MARCH 10, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; ITEM NO. 13, ZN-01-2021 TO BE HEARD BEFORE ITEM NO. 12, SUP-04-2021

MOTION: Commissioner Calhoun

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF FEBRUARY 10, 2021. (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: None

BUSINESS

3. 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. (APN 139-06-301-005) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented the item and stated that the applicant requested reclassification of the subject property from C-1 Neighborhood Commercial District to 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 which is located west of Valley Drive,

approximately 270 feet south of Craig Road. He noted that a Planned Infill Development was intended for smaller, harder to develop infill sites surrounded by existing development, was less than ten acres in size and compatible with the surrounding neighborhood. He stated that the applicant was proposing a three-story building for an age-restricted, multi-family development. He noted that the buildings were approximately 33 feet in height and consisted of three buildings; two resident buildings and one open space clubhouse. The development provided the required open space and included a pool area, clubhouse, exercise room, bocce ball court, community garden, dog park and additional open space for picnics. He stated that the site met the parking requirements and included a minimum of one covered parking space per unit. He noted that the site would provide a double row of trees between the multi-family and single-family developments and staff recommended that the applicant install evergreen trees to provide additional buffering. He noted that to the west and south were single-story homes on 6,000 square foot lots and three commercial sites to the north. He noted that the proposed development was larger than a single-family home but the building height was allowed in the current C-1 zoning as well as the R-1 Single Family Low Density District and meets the compatibility requirements for both of the neighboring uses. Staff recommended approval of the application.

Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and provided information regarding the 55+ age-restricted multi-family development. She noted that additional care was considered to provide adequate buffering for the homes to the west and south of the project. Residential building number one was set back a distance of 58 feet from the south property line and was the side of the building with no units facing to the south. The distance from the west side was 157 feet from the homes and building number two was set back 114 feet from the homes to the south. She noted that a 35-foot building would be allowed in the C-1 zone and the proposed development, although three stories was 33 feet in height and compatible to the existing zoning. Gated access to the property would be from Valley Drive with an exit-only access through the commercial development onto Craig Road. Ms. Lazovich described the open-air amenities that would be part of the development. She noted that the development would be for residents 55 years of age and older and included 23 one-bedroom units and 36 two-bedroom units which can be accessed by interior hallways. She addressed resident concerns regarding crime, noise and traffic.

Chairman Kraft opened the public hearing.

The following residents expressed their opposition to the development citing concerns regarding obstructed view of the mountains due to the height of the development, constant influx of traffic from Valley Drive, reduction in privacy due to units facing residential homes, increased noise levels from first responders to a senior living development and overall residents' quality of life.

Michael Sweet, 4310 Valley Sage Drive, North Las Vegas
Courtney Bruner, 4286 Valley Spruce Way, North Las Vegas
Robert Rasmussen, 4411 Valley Regal Way, North Las Vegas

Having no additional requests to speak and no callers, Chairman Kraft closed the public hearing.

Ms. Lazovich noted that any development on the site would have a driveway on Valley Drive. The proposed development would have less parking than any commercial development and would be less intense. She stated that the applicant would agree to build a secondary eight-foot block wall which was a concern made at the neighborhood meeting.

In response to a question from Commissioner Berrett, Planning and Zoning Manager Eastman stated some examples of C-1 commercial developments included professional offices, commercial retail stores, convenience stores, fast food restaurants, laundromat, and equipment rentals.

Responding to a question regarding balconies or other plans for the south side of the building, Ms. Lazovich noted there were no plans for balconies on the south side of the building but per the Municipal Code, balconies are required. Planning and Zoning Manager Eastman stated that the Multi-Family Design Standards require a patio or balcony for every unit to have private outdoor space.

Commissioner Berrett stated he understood the residents' concerns and felt that knowing what other types of developments would be allowed on the site, the proposed development had the least impact on the adjacent residential homes. He questioned whether the balconies and/or patios could be removed from the south side of the building.

Planning and Zoning Manager Eastman reiterated that balconies and/or patios are a requirement of the Multi-Family Design Standards since 1999 and noted that the PUD zoning was not intended to allow an applicant to circumvent the existing codes and ordinances. He was not in favor of removing the balconies on the south side and not allowing one building to have a lesser dwelling unit than the other.

Ms. Lazovich confirmed that the project consisted of a three-story building but the height was in compliance with the requirements.

Responding to a question from Commissioner Greer regarding storage facilities in a C-1 zone, Planning and Zoning Manager Eastman stated that a mini-storage facility would be allowed with a special use permit.

In response to a question from Commissioner Calhoun, Planning and Zoning Manager Eastman noted that balconies on the south side could impact the adjacent residential homes but the south side of the building would have windows which was the reason for requesting the double row of evergreen trees to provide all-year screening between the two uses.

Commissioner Riley asked Mr. Sweet what type of development he would like to see on the site. Mr. Sweet felt the property should have single-family homes compatible to the surrounding area at the same height.

Chairman Kraft noted there were no good options for an infill development. Responding to a question from Chairman Kraft, Planning and Zoning Manager Eastman noted that the setback from a commercial development to residential was 30 feet and the setback in an R-CL zone could be as little as 15 feet.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS;
CONDITION NO. 3 CHANGED FROM SHALL TO SHOULD; CONDITION
NO. 11 DELETED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

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 SHOULD 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. LIGHT POLES USED AROUND THE RECREATION AREAS SHALL BE LIMITED TO 12 FEET IN HEIGHT.
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.

MOTION: Commissioner Calhoun

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer and Guymon

NAYS: Commissioner Riley

ABSTAIN: None

ABSENT: None

4. **WAV-02-2021 THE CINE (PUBLIC HEARING). APPLICANT: SCOTT ZELL. REQUEST: A WAIVER IN AN R-A / DC (REDEVELOPMENT AREA / DOWNTOWN CORE SUBDISTRICT) TO ALLOW 400 PARKING SPACES WHERE 503 PARKING SPACES ARE REQUIRED. LOCATION: NORTHWEST CORNER OF LAS VEGAS BOULEVARD NORTH AND HAMILTON STREET. (APN 139-23-111-004) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated that the applicant requested a waiver of the parking requirement to reduce the required 503 parking spaces to 400 parking spaces on the northwest corner of Las Vegas Boulevard North and Hamilton Street. He noted the item was related to SPR-06-2020, a multi-family development approved at the February 10, 2021 Planning Commission Meeting. He stated that the waiver was supported by the Zoning Ordinance because the applicant was allowed to request up to a 25% reduction of the parking requirement for any multi-family development within one-quarter mile of a bus rapid transit stop. Staff recommended approval of the waiver.

Mike Ballard, 2831 St. Rose Parkway, Henderson, thanked staff for their support and was available for questions.

Bill Fisher, Sonoma Housing Advisors, 16182 Dallas Parkway, Dallas, Texas, represented the applicant and provided information regarding the development, which he felt would complement the downtown area and provide affordable rental units for working families.