



# Planning Commission Agenda Item

Date: May 11, 2022

Item No: 11.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Amy Michaels

**SUBJECT: ZN-05-2022 CRAIG & ALLEN APARTMENTS (Public Hearing).**  
Applicant: Morgan Stonehill, LLC. Request: A property reclassification from a C-1 (Neighborhood Commercial District) to a PUD / PID (Planned Unit Development District / Planned Infill Development District), consisting of a 161-unit, multi-family development. 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 to reclassify the property from C-1, Neighborhood Commercial District to a PUD / PID, Planned Unit Development / Planned Infill Development District on the subject property consisting of one (1) parcel that is approximately 6.7 acres to allow a 161-unit multi-family development with an overall density of 23.3 dwelling units per acre. The site is located approximately 540 feet east of the Southeast corner of Craig Road and Allen Lane on the northeast corner of Allen Lane and west of Craig Road.

### **BACKGROUND INFORMATION:**

Previous Action
A neighborhood meeting was held on February 28, 2022 at 5:30 p.m. at the Aliante Station Camelback Room located at 7300 North Aliante Parkway, North Las Vegas, NV 89084. The meeting was attended by two neighbors that had concerns about increased traffic, increased crime, the height of the proposed buildings and concerns about the landscape buffer to the south.

### **RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
<b>North</b>	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
<b>South</b>	Single-Family Low	R-1, Single-Family Low Density Residential District	Single-Family Residential
<b>East</b>	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Existing Commercial (Office Buildings)
<b>West</b>	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:	See attached Memorandum.

**ANALYSIS**

The applicant is requesting consideration to reclassify (rezone) the site from the C-1, Neighborhood Commercial District to a PUD / PID, Planned Unit Development / Planned Infill Development District. The applicant's subject site consists of one (1) parcel that is approximately 6.7 gross acres. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial, which supports the requested zoning. The subject site is generally located on 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 purpose of the PUD / PID, Planned Unit Development / Planned Infill Development District is to serve as an alternative to conventional zoning and development approaches and processes in a manner consistent with the purpose of the Nevada Revised Statutes (NRS) and the Comprehensive Land Use Plan. The use of a PUD /

PID 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 way to circumvent our traditional regulations.

The applicant did not provide a landscape plan. The applicant will be required to provide twenty (20) feet of landscaping, which includes a five-foot wide sidewalk next to Craig Road and fifteen (15) feet of landscaping which includes a five-foot sidewalk along Allen Lane.

The applicant submitted a preliminary development plan proposing 161 multi-family dwellings within four (4) buildings. Access to the site is located from Allen Lane with an emergency access from Craig Road. The buildings contain one (1) bedroom units; two (2) bedroom units; and three (3) bedroom units.

The applicant submitted one elevation for the multi-family. The model consists of stucco exterior with concrete shingle buildings that are earth tone in color. Architecturally, the proposed multi-family dwellings appear to be in compliance with code. Floor plans were not provided, however, each unit will be required to provide an eighty (80) square foot patio area or a forty (40) square foot balcony to comply with the multi-family design standards.

The applicant is proposing 319 parking spaces where 317 parking spaces are required. The 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. Code requires that each unit have one covered parking space, the preliminary development plan does not show the required 161 covered carport 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. 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 does not show the location of the required trash enclosures. The trash enclosures will be required on the final development plan.

The applicant is required to provide 64,400 square feet (400 square feet per unit) of open space for the development. The preliminary development plan provides 64,400 square feet of open space per code requirements. The useable open space is located within one central area as required. The applicant's letter of intent does not list what amenities will be located in the open space area. The applicant should provide a tot-lot with EPDM surfacing; barbeque area; a shaded ramada or splash pad; picnic areas; and dog station areas. The final amenity list will be reviewed with the final development plan.

The surrounding area is a mixture of single-family, multi-family and commercial uses. The proposed PUD / PID, Planned Unit Development / Planned Infill Development District is compatible with the surrounding neighborhood and staff has no objections to

the proposed request.

### **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; turf open play areas; shaded picnic areas; and dog stations.

**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 (including emergency access 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, width of overpave 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. Allen Lane
10. A revocable encroachment permit for landscaping within the public right of way is required.
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

Clark County Aviation Memorandum

Letter of Intent

Site Plan

Elevations

Landscape Plan

Clark County School District Tracking Form

Clark County Assessor's Map

Location and Comprehensive Plan Map