



# Planning Commission Agenda Item

Date: <MEETING\_DATE>

Item No: <#>

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP  
Director Land Development & Community Services  
Prepared By: Bryan Saylor, Planner

**SUBJECT: FDP-06-2024 OLD ROSE GARDEN.** Applicant: Southern Nevada Regional Housing Authority. Request: A final development plan in a PUD (Planned Unit Development District), currently zoned R-A/R-2 (Medium Density Residential Subdistrict), to develop a 192-unit multi-family housing development. Location: Southwest corner of North Fifth Street and Tonopah Avenue. (APNs 139-22-810-041 & 139-22-810-042). Ward 2. (For Possible Action)

## **RECOMMENDATION: APPROVE WITH CONDITIONS**

### **PROJECT DESCRIPTION:**

The applicant is requesting a Final Development Plan to develop a 192-unit multi-family housing development in a PUD (Planned Unit Development District). The existing Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District. The subject site contains a total of 5.8 acres and is generally located at the southwest corner of N. 5th Street and Tonopah Avenue within Ward 2.

### **BACKGROUND INFORMATION:**

#### **Previous Action**

On February 6, 2024 a Task Force meeting was held at the City of North Las Vegas to discuss the project.

On February 12, 2024, the applicant conducted a neighborhood meeting at the Neighborhood Recreation Center, 1638 N. Bruce Street, North Las Vegas NV 89030. According to the Neighborhood Meeting Summary provided by the applicant, no opposition was expressed.

**RELATED APPLICATIONS:**

Application	Application Request
ZN-05-2024	A property reclassification of 5.8 acres from R-A/R-2 to a PUD/PID

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Downtown Business District	R-A/R-2, Medium Density Residential Subdistrict	Undeveloped
<b>North</b>	Downtown Business District	R-A/R-2, Medium Density Residential Subdistrict	Existing Residential
<b>South</b>	Downtown Business District	R-A/DC, Downtown Core Subdistrict and R-A/R-2, Medium Density Residential Subdistrict	Undeveloped Land
<b>East</b>	Downtown Business District	M-1, Business Park District	Amazon Distribution Center
<b>West</b>	Downtown Business District	PUD, Planned Unit Development District	Rose Gardens Senior Apartments

**DEPARTMENT COMMENTS:**

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

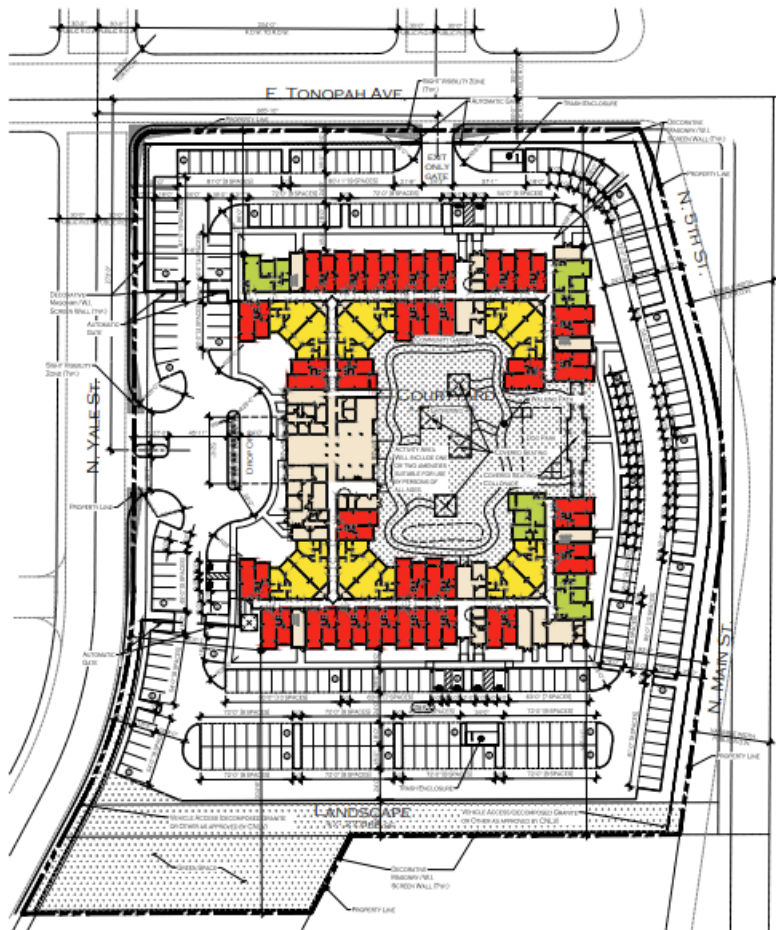
**ANALYSIS:**

*The submitted Final Development Plan is essentially the same as the Preliminary Development Plan that was submitted with ZN-05-2024. The proposed project is a 192-unit multi-family housing development in a PUD (Planned Unit Development District).*

The existing Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District. The subject site contains a total of 5.8 acres and is generally located at the southwest corner of N. 5th Street and Tonopah Avenue. The existing land use to the north of the applicant's proposed project is a residential subdivision having a zoning classification of R-A/R-2, Medium Density Residential Subdistrict and was developed in the 1930's. East of N. 5th Street is an Amazon Distribution Center. West of the proposed project is the existing Rose Garden Senior Apartment complex at 1731 Yale Street and along the southerly border is undeveloped property.

### **Site Plan:**

The proposed development is intended to be an affordable option open to all families but is primarily intended to appeal to senior residents. The site will contain one, four-story building at a height of 56-feet. The building will be located in the center of the site with parking fields around the building. The building will wrap around a central courtyard on three sides. The access to the site is from Yale Street and includes a drop-off area at the building. There is also an exit only driveway onto Tonopah Avenue. Visitor parking is located to the north and south of the entryway. The community will be gated with vehicular gates located directly north and south of the visitor parking fields.



There will be a total of 192-units comprised of the following bedroom mix: 180 one-bedroom units and 12 two-bedroom units. The site is providing 257 parking spaces which is pending approval as part of the PUD/PID on the July 3, 2024 City Council meeting.

### ***Open Space / Amenities:***



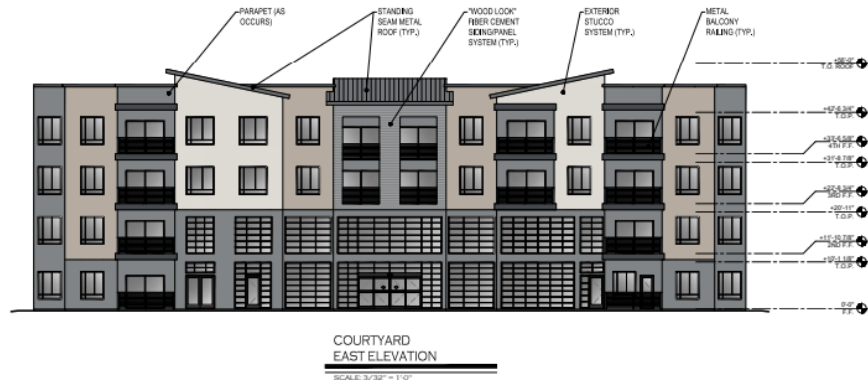
Private common open space is private open land area set aside for the exclusive use and enjoyment of a development's residents, employees, or users, whereas, individual private open space areas are designed for personal use and directly accessible from individual dwelling units (e.g., enclosed patios, balconies). Private common open space must meet all provisions as defined in Table 17.24.020-2 of the *City of North Las Vegas Municipal Code*. Accordingly, 200 square feet of private common open space per unit is required for the development which equates to 38,400 square feet of open space.

According to the justification letter provided by the applicant, the site is providing a total of 38,400 square feet of open space including a 24,260 square foot courtyard area and 8,385 square feet of indoor amenities. Indoor amenities include a lounge and multi-purpose area, salon, arts and crafts area, computer room, fitness center, library, and laundry lounges. There is a landscape area consisting of 27,856 square feet depicted along the southerly property line. With regard to individual private open space, the applicant is providing a patio for every unit on the first level and a balcony for units on the upper levels. The patio square footage is 63 square feet where a minimum 50 square feet is required as approved through the PUD.

### ***Architecture / Materials / Color:***

According to the building elevations provided by the applicant, the building would consist of a stucco exterior and "wood look" fiber cement siding, painted in three (3)

different colors of grey and a tan accent color. A standing seam metal roof is proposed for the building. According the Code, buildings should be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. Additionally, concrete or clay tile should be used on all sloped roofs. Any building design that utilizes a flat roof must incorporate a parapet wall and cornice element on all sides of the roof.



Stone, stucco, colored or exposed aggregate or textured finish concrete, and brick should be used for building exteriors. The areas of stone veneer depicted on the lower levels have been increased to add visual appeal to the building. The architectural elements and paint colors have been addressed as requested in the previous Zone change.

The proposed Final Development Plan matches what was required and approved under the previously approved zone change to PUD/PID. This development should serve to improve housing for the existing area while adding new development to the Downtown Redevelopment Area. The proposed use should not negatively impact, but rather improve the surrounding community. The City also does not anticipate any adverse impacts on facilities and services surrounding the subject site as part of this development. Staff recommend approval of this applications subject to the conditions listed.

## 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.

### *Public Works:*

2. The Department of Public Works recommends that this item comply with the conditions of approval for ZN-05-2024 and TF-02-2024.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Site Plan

Building Elevations

Landscape Plan

Assessor's Parcel Map

Location and Zoning Map