

ORDINANCE NO. 3200

AN ORDINANCE RELATED TO ZONING; AMENDING A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-10-2021, NORTH HAVEN – MASTER PLAN; ORDINANCE NO. 3082) CONSISTING OF A 150-UNIT AFFORDABLE HOUSING (MULTI-FAMILY) COMPLEX; A SURGERY CENTER-CLINIC; TWO (2) SKILLED NURSING FACILITIES; AND A PEDIATRIC CARE FACILITY, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF CAREY AVENUE AND WEST STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3082, the following described parcel of land shall be reclassified and Ordinance No. 3200 amended as follows:

THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-10-2021, NORTH HAVEN – MASTER PLAN), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN's 139-16-411-002, 139-16-411-003, 139-16-411-004, 139-16-411-005 and 139-16-411-006

LEGAL DECRPTION (ENTIRE PROPERTY / REDISTRIBUTION OF USES)

ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, CONTAINING 18.44 ACRES, AS SHOWN BY MAP THEREOF IN PLAT BOOK 171 PAGE 5 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

LEGAL DECRPTION (MULTI-FAMILY PARCEL CANNOT BE FURTHER SUBDIVIDED)

A PORTION OF LOT 1 OF THE FINAL MAP OF SARGEM NORTH HAVEN (A COMMERCIAL SUBDIVISION) AS SHOWN IN PLAT BOOK 171, PAGE 5 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 16; THENCE ALONG THE EAST LINE THEREOF NORTH 00°41'26" WEST, 1336.48 FEET; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 16 SOUTH 89°49'27" WEST, 823.90 FEET TO THE CENTERLINE OF WEST STREET AS SHOWN IN BOOK 171, PAGE 5 OF PLATS ON FILE AT SAID RECORDER'S OFFICE; THENCE ALONG SAID CENTERLINE SOUTH 00°08'39" EAST, 337.27 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 89°51'21" EAST, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST STREET AS DEDICATED IN BOOK 8, PAGE 45 OF PLATS, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°49'27" EAST, 486.75 FEET TO THE EASTERLY LINE OF SAID LOT 1 BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 45.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 48°06'39" EAST; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°34'34", AN ARC LENGTH OF 33.44 FEET; 2) SOUTH 00°41'13" EAST, 307.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 125.00 FEET; 3) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°52'08" AN ARC LENGTH OF 100.07 FEET; 4) SOUTH 45°11'10" WEST, 263.07 FEET; THENCE DEPARTING SAID EASTERLY LINE NORTH 50°14'54" WEST, 512.20 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 39°45'06" EAST, 111.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 290.00 FEET; 2) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°53'45", AN ARC LENGTH OF 201.93 FEET; 3) NORTH 00°08'39" WEST, 12.65 FEET TO THE POINT OF BEGINNING

SECTION 2: The Planned Unit Development District / Planned Infill Development District (PUD / PID) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A Final Development Plan is required for this development and shall be approved by the Planning Commission. The Final Development Plan submittal shall include updated building elevations that comply with the Code, a detailed landscape plan, and an open space and amenities plan.
3. The open space and amenities plan shall contain a minimum of 47,425 square feet of open space. The amenities shall consist of a minimum 3,500 square foot furnished clubhouse that includes a kitchen, fitness center, business center; a leasing office may occupy up to ten percent (10%). Outdoor amenities shall include a centralized community courtyard area featuring a large open green space, outdoor sports courts, a swimming pool, and a playground, complimented by grilling areas and a seating pavilion.
4. The number of units shall not exceed 150 multi-family units.

5. A minimum 281 off-street parking spaces shall be provided.
6. A minimum of 30 bicycle spaces shall be provided; bicycle lockers shall be provided in accordance with Table 17.12-2 of the *City of North Las Vegas Municipal Code*.
7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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.
10. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
11. The existing 4' wide sidewalk along the perimeter streets is required to be replaced with 5' wide sidewalk to meet the current standards.
12. The property owner is required to grant a sidewalk easement for sidewalk on private property when that sidewalk is providing public access adjacent to the right-of-way.
13. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.1.
14. The project shall remove the existing gates on Helen Avenue or bring them up to standard with Uniform Standard Drawing 222.1 and provide sufficient queuing per the traffic study analysis.
15. The project should provide cross-access with the adjacent parcels (APN's: 13916401002, 13916411003, 13916401004, 13916401005, and 13916411006) in order to gain access to Martin Luther King Boulevard (via Helen Avenue) and Carey Avenue (via Morton Avenue).
16. 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.
17. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
18. The property owner is required to grant a roadway easement for commercial driveway(s).

19. A revocable encroachment permit for landscaping within the public right-of-way is required.
20. 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.
21. The applicant is responsible for acquiring any easements needed to construct the project.
22. All off-site improvements must be completed prior to final inspection of the first building.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS _____ day of _____, 2023.

AYES:

NAYS:

ABSENT:

APPROVED:

PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

JACKIE RODGERS
CITY CLERK