



Planning Commission Agenda Item

Date: August 14, 2024

Item No: {{item.Number}}

TO: Planning Commission

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

SUBJECT: SPR-06-2024 PECOS & ROME APARTMENTS (Public Hearing).
Applicant: The NRP Group, LLC. Request: A Site Plan Review in an R-3 (Multi-Family Residential District) to allow a 105-Unit, Multi-Family Development. Location: Generally Located on the Southwest Corner of Pecos Road and Rome Boulevard. (APN 124-24-801-006). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration to allow a Site Plan Review within the R-3 Multi-Family Residential District to allow a 105-unit multi-family project. The property is located at the southwest corner of Pecos Road and Rome Boulevard.

BACKGROUND INFORMATION:

Previous Action
A Task Force meeting was held on June 20, 2024 to review a 105 multi-family development with a proposed parking waiver and over height building.
On April 10, 2024, the Planning Commission approved an extension of time for a Site Plan Review (SPR-01-2022) to allow a 100-unit multi-family development.
On April 20, 2022, the City Council approved the property reclassification (ZN-02-2022) Ordinance No. 3112 to reclassify / rezone the subject property from M-1, Business Park Industrial District to R-3, Multi-family Residential District
On March 9, 2022, the Planning Commission approved a waiver (WAV-01-2022) to allow 196 parking spaces where 198 parking spaces are required.
On March 9, 2022, the Planning Commission approved a site plan review (SPR-01-2022) to allow a 100-unit multi-family development.

RELATED APPLICATIONS:

Application #	Application Request
VN-06-2024	To allow a fifty-eight (58) foot overall building height where thirty-five (35) feet is the maximum building height allowed.
WAV-05-2024	To allow providing two hundred twenty-five (225) parking spaces where two hundred sixty-four (264) are required.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Multi-Family Residential	R-3 Multi-Family Residential District	Undeveloped
North	Community Commercial	C-2 General Commercial District	Undeveloped
South	Community Commercial	C-1 Neighborhood Commercial District	Undeveloped
East	Single-Family Medium	O-L Open Land District	Existing Flood Detention Facility
West	Multi-Family Residential	R-3 Multi-Family Residential District	Existing Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	Please see attached memorandum.
Clark County Department of Aviation:	No Comment.

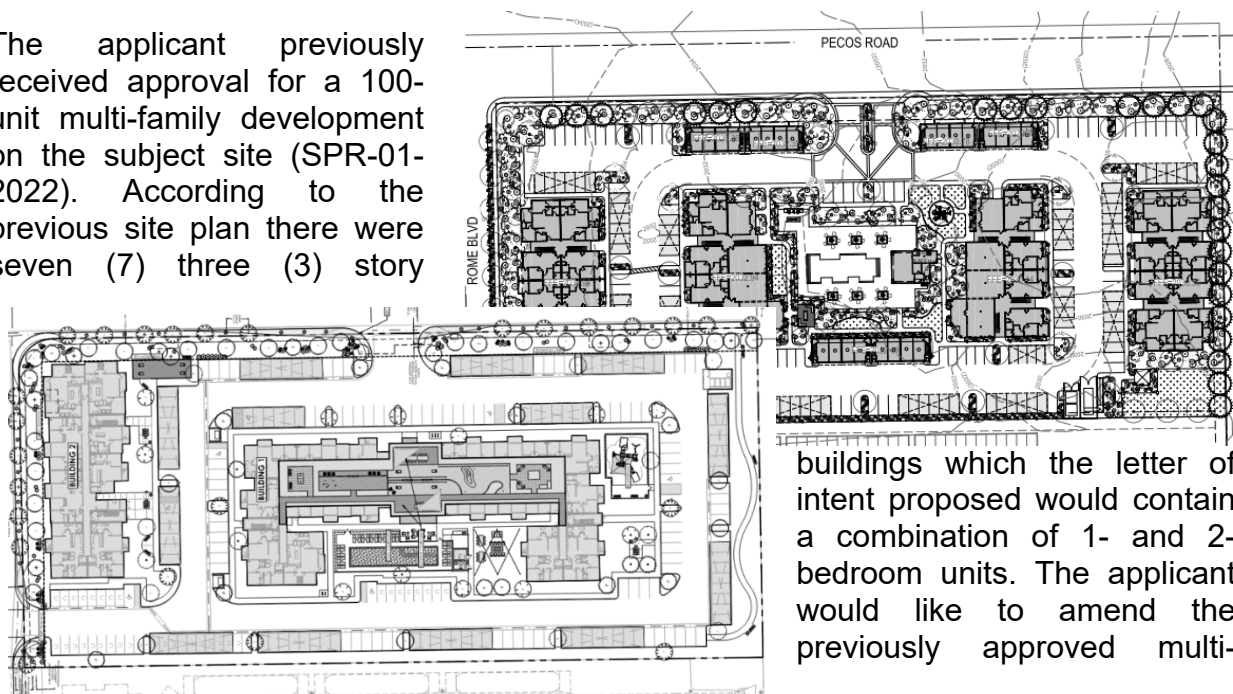
ANALYSIS:

The applicant is requesting Planning Commission consideration to allow a Site Plan Review within the R-3 Multi-Family Residential District to allow a 105-unit multi-family project on 4.01 acres. The overall density of the site is 25 dwelling units per acre and is in compliance with the R-3, Multi-family Residential District. The proposed site is located on the west side of Pecos Road between Centennial Parkway and the Clark County 215 Beltway, south of the existing Department of Veterans Affairs North Las Vegas Medical Center and the future job creation zone. This site was previously zoned as M-1 Business Park Industrial, but was reclassified (rezoned) to R-3 multi-family residential in 2022.



The area to the north generally consists of medical offices and support businesses. To the east is an existing flood control basin, to the south is existing and future commercial and to the west is residential with a planned community park at Palmer Street. The main access to the site is from Pecos Road with a secondary access point from Rome Boulevard. The plans submitted do not show any type of wall or fencing being provided around the development.

The applicant previously received approval for a 100-unit multi-family development on the subject site (SPR-01-2022). According to the previous site plan there were seven (7) three (3) story



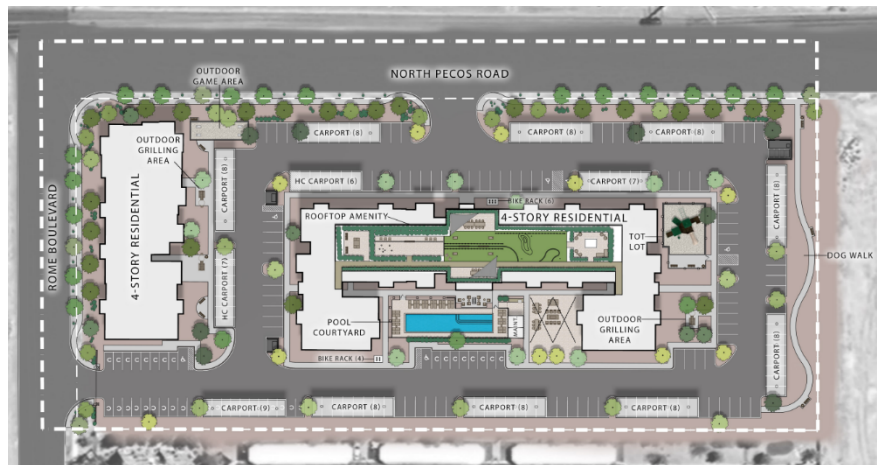
buildings which the letter of intent proposed would contain a combination of 1- and 2-bedroom units. The applicant would like to amend the previously approved multi-

family development adding five (5) units while reducing the number of buildings from seven (7) to two (2). The unit breakdown of the new proposal will be ten (10) one-bedroom units; twenty (20) two-bedroom units; fifty-five (55) three-bedroom units and twenty (20) four-bedroom units. The addition of three (3) and four (4) bedroom units should help provide more housing options for larger families.

Perimeter landscaping is required to be 20 feet (including the sidewalk) adjacent to Pecos Road and 15 feet (including the sidewalk) adjacent to Rome Boulevard with the five (5) sidewalks centered within the landscaped area to be in compliance with code requirements. The site plan indicates 20 feet of landscaping is provided along both Pecos Road and Rome Boulevard, the sidewalk is not properly located and must be changed with the civil improvement plans. The applicant has provided a landscape plan that appears to comply with the design standards, however, the final landscaping plan will be reviewed at the time of the building permit.

The open space requirements for this development are 42,000 square feet of interior open space and landscaping. The applicant is required to provide 75% of that open space as usable recreational open space. The applicant states they are providing 42,811 square

feet of open space which exceeds the 42,000 square feet that is required. The required 75% of useable open space is 31,500 square feet and the applicant is providing 37,640 square feet. The amenities being proposed are multiple grilling and seating areas; an outdoor game area; a dog walking area; a pool area; and an outdoor dining area on the ground level. A rooftop amenity area is also being proposed with multiple seating and dining areas and an artificial turf play area.



Multi-family buildings in the R-3 Multi-Family Residential District are limited to a maximum building height of thirty-five (35) feet. The proposed buildings have a maximum building height of fifty-eight (58) feet with a two (2) foot parapet at the top of the elevator penthouse.



The roof access points will top out at a height of fifty-five (55) feet, but the

majority of the building will be at forty-eight (48) feet in height. This will be addressed under a companion variance application (VN-06-2024). Architecturally, the buildings are somewhat blocky and modern in appearance and are a distinct contrast to the existing multi-family development to the west. The designs contain articulation of the building plane with pop outs and balconies. The submitted elevations contain four-sided architecture and appear to comply with the multi-family design standards. The applicant provided colors and elevations for the buildings and is proposing white and gray for their primary colors. Some adjustment to the color scheme will be required to comply with the multi-family design requirements. These issues will all need to be addressed with the building permit process.

The plans submitted for the proposed carports with this application are acceptable except for the ones positioned between the main building and Pecos Road. Those must be constructed of the same materials and colors of the primary buildings per the multi-family development standards. This is a minor change and will be reviewed at the time of the building permit. Additionally, any mechanical units such as HVAC units must be screened from view of any adjacent right-of-way by a decorative wall or intense landscaping.

Floor plans for the buildings depict each building with a central corridor with multiple units off one (1) hallway. The multi-family design standards only allow four units from a single hallway unless the buildings are equipped with an elevator. In this case, both buildings have elevators and are in compliance with the multi-family design standards. All units are required to have a minimum of a forty (40) square foot balcony or an eighty (80) square foot patio. According to the current floor plans, the first-floor patios do not meet the eighty (80) square foot requirement and will need to be amended with the building permit.

The applicant is proposing to provide fewer than the required number of parking spaces. 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. Based on the number of one (1), two (2) and three (3) or more bedroom units the proposed 105-unit multi-family development requires 243 parking spaces and 26 guest parking spaces for a total of 269 required parking spaces. The applicant is proposing a parking waiver (WAV-05-2024) that is also on tonight's agenda. The applicant is proposing 225 parking spaces. As a justification for the proposed waiver the applicant has submitted a parking analysis based on the site location and product type, in addition, there were compensating benefits provided by the applicant. The compensating benefits include additional landscaping and additional bike parking of ten (10) spaces instead of the required six (6) spaces.

Approval Criteria:

In considering applications for site plan approval under this Code, the City staff in the case of a minor site plan, and the Planning Commission in the case of a major site plan, shall consider the following. Site plans shall only be approved if:

- (1) The site plan is consistent with the comprehensive master plan;***

- a. The Comprehensive Master Plan is Multi-Family Residential, which consist of multi-family and along major roadways and higher intensity uses such as commercial and employment uses. Pecos Road is a 100-foot right-of-way and Rome Boulevard is a 60-foot right-of-way.
- (2) ***The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;***
 - a. The site is located within the Deer Springs District Livable Centers Study boundary. This plan recommends the diversification of the housing stock. The proposed project would add a new housing product to this area.
- (3) ***The site plan complies with all applicable development and design standards set forth in the Code, including but not limited to the provisions in Chapter 17.16, Zoning Districts, Chapter 17.20, Use Regulations, and Chapter 17.24, Development Standards;***
 - a. The subject property conforms to the Title 17 Zoning Ordinance multi-family development standards. Any required changes can be addressed at the building permit process.
- (4) ***Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable;***
 - a. Higher density residential has already been established in the area and the area is ideal for this use. No adverse impacts are anticipated
- (5) ***The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and***
 - a. The proposed use is compatible with the existing multi-family residential to the west. Staff does not anticipate any negative impact to the existing uses.
- (6) ***The development can be adequately served by City services including but not limited to roads, water, and wastewater.***
 - a. All City services and rights-of-way have been previously constructed and are currently serving the site. The proposed multi-family 105-unit apartment complex should not have a negative impact the existing facilities and services.

The City of North Las Vegas, for various reasons, has always been attractive to young, large families. The average persons per household (pph) is much higher in North Las Vegas than in the City of Las Vegas or the United States. According to the U.S. Census Bureau, North Las Vegas has a 3.15 pph average, while the City of Las Vegas has a 2.65 pph and the United States is 2.57 pph. In addition to the higher pph, North Las Vegas has 26.7% of the population under the age of 18 compared to Las Vegas with 22.9% and the United States with 21.7%. In order to support the younger, larger families living in North Las Vegas the housing inventory needs to be more diversified and offer additional

with multiple bedroom options.

A recently completed housing study by RCG Economics for the City of North Las Vegas, identified a significant shortage of affordable housing for both owners and renters. The report stated the 2023 median cost of rent in North Las Vegas was \$1,508 per month resulting in 55% of households being classified as cost burdened. Cost burden households have a housing cost that is greater than 30% of gross income. Furthermore, 45.2 % of renters are excessively cost burdened meaning their housing costs are greater than 35% of gross income. The report also indicated there is a renter-occupied shortage of approximately 8,322 units for households earning less than \$34,999 annually. The report underscores the need for affordable housing development to meet the growing demands and mitigate existing challenges. Ensuring adequate, affordable housing is crucial for the future growth and sustainability of North Las Vegas. The applicant is currently working with the Housing and Neighborhood Services Division to ensure this is an affordable housing project.

The proposed site is surrounded by an existing high-density multi-family, vacant land, a community park and a recreation center (YMCA). The application meet the requirements for a variance and should not pose any complications or issues to the subject property, the surrounding properties or the public. Staff has no objections to the proposed variance request. The applicant is requesting a reasonable accommodation to utilize their uniquely situated property. Staff recommends approval 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. Patios for the ground level units shall be a minimum of eighty (80) square feet.
3. If VN-06-204 or WAV-05-2024 are not approved, SPR-06-2024 shall be null and void.

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. Approval of a traffic study / update is required prior to submittal of the civil

improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.

7. The project access is not proposed to be gated.
8. Depict an ADA accessible route from the public right-of-way to the buildings.
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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
12. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
13. The proposed driveway on Pecos Road shall be right in – right out only.
14. 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. E. Rome Blvd.
 - b. N. Pecos Road (including a raised median & AC transition on Pecos north of Rome)
15. A revocable encroachment permit for landscaping within the public right-of-way is required.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to grant a sidewalk easement for sidewalk located on private property when that sidewalk is providing public access adjacent to the right-of-way.
18. 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

Letter of Intent

Site Plan

Elevations

Floor Plans

Conceptual Landscape Plan

Clark County School District Development Tracking Form

Assessor's Parcel Map

Location & Zoning Map