



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 12

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharianne Dotson, Planner

SUBJECT: SPR-01-2022 PECOS APARTMENTS (Public Hearing). Applicant: FDG Ardour Pecos, LLC. Request: An Extension of Time for a Site Plan Review in an R-3 (Multi-Family Residential District) to allow a 100-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 for an extension of time for an existing site plan review for a multi-family apartment complex at the southwest corner of Pecos Road and Rome Boulevard. The proposed development is a 100-unit multi-family complex on approximately 4.0 acres in an R-3, Multi-Family Residential District. The overall density of the proposed site plan is approximately 25 dwelling units per acre. The Comprehensive Master Plan Land Use designation for the subject site is Multi-Family Residential.

BACKGROUND INFORMATION:

Previous Actions
At the City Council meeting on April 20, 2022, the property reclassification (ZN-02-2022) Ordinance # 3112 from M-1, Business Park Industrial to R-3, Multi-Family Residential District to allow 100-unit multi-family development was approved.
At the Planning Commission meeting on March 9, 2022 a site plan review to allow a 100 – Unit, Multi-Family Development.
At the Planning Commission meeting on March 9, 2022 a waiver (WAV-01-2022) to allow 196 parking spaces where 198 parking spaces are required was approved.
A neighborhood meeting was held on January 10, 2022 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way, North Las Vegas, NV 89084. The meeting was attended by Councilman Cherchio and no neighbors.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

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	Undeveloped
West	Multi-Family Residential	R-3, Multi-Family Residential	Multi-Family Residential

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting Planning Commission consideration for an extension of time for an existing site plan review for a 100-unit multi-family apartment complex. The subject site consists of one (1) 4.0-acre parcel that is located on the southwest corner of Pecos Road and Rome Boulevard. The existing zoning is R-3, Multi-Family Residential District and the Comprehensive Master Plan Land Use designation is Multi-Family Residential. The overall density of the proposed site plan is approximately 25 dwelling units per acre. The proposed entrance is from Pecos Road with a proposed emergency secondary access point from Rome Boulevard.

[illegible]

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) and two (2) bedroom units the proposed 100-unit multi-family development requires 173 parking spaces and 25 guest parking spaces for a total of 198 required spaces. The applicant is proposing 196 parking spaces where 198 parking spaces are required. The code requires that each unit have one covered parking space for 100 parking spaces. The site plan contains 88 covered carport spaces and 12 garages, and therefore meets this requirement. 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. The applicant obtained a waiver (WAV-01-2022) to allow for the reduction in parking for the overall site by two (2) parking spaces.

All trash enclosures must be within 300 feet of each unit and are required to use the same materials and colors of the principal buildings. Currently, the site plan does not comply with this requirement but it is minor and can be reviewed at the time of building permits

The 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) sidewalk centered within the landscaped area to be in compliance with code requirements. The proposed landscape plan did not include dimensions, however, it appears to have 20 feet of landscaping along Pecos Road and Rome Boulevard with the five (5) foot sidewalk center adjacent to Rome Boulevard and adjacent to the curb along Pecos Road. The landscaping plan will be reviewed at the time of the building permit.

The required open space for the development is 40,000 square feet (400 square feet per dwelling unit). Perimeter landscaping, parking areas, ornamental landscaped areas that are less than 20 feet in width and required balconies and patios cannot be counted toward the required open space. According to the original letter of intent, the applicant is proposing approximately 40,086 square feet of open space, including a club house; conference and business space and a fitness center. The applicant has provided seventy-five (75) percent of the required open space within one useable area and complies with the open space standards. The complete list of amenities will be reviewed at the building permit process.

Staff has no objections to the proposed extension of time for the existing site plan review for a multi-family 100-unit apartment complex. The proposed use is consistent with the R-3, Multi-Family Residential District designation and the Multi-Family Residential land use designation. The proposed request is generally consistent with the requirements of the Multi-Family Design Standards. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood, approval is warranted with conditions listed.

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;
 - 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;
 - The proposed site plan is the same that was approved in March 2022. That plan is still compatible with the land use and desired use for this location.
- (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;
 - The proposed site plan is the same as was approved in March 2022 and is in general compliance with the current municipal code. 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;
 - 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.
- (5) The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and
 - 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
 - The proposed multi-family 100-unit apartment complex should not have a negative impact the existing facilities and services.

The Department of Public Works has reviewed the application and has no objection to the requested extension of time, subject to the original conditions of approval in SPR-01-2022.

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. 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

3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
4. 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.
5. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Numbers 222.1
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
8. The proposed driveway on Pecos Road shall be right in – right out only.
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. E. Rome Blvd.
 - b. N. Pecos Road (including a raised median)
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

Original Public Works Memorandum

Clark County School District Memorandum

Letter of Intent

Site Plan

Landscape Plan

Building Elevations

Floor Plans

Clark County Assessor's Map

Location and Zoning Map