



Planning Commission Agenda Item

Date: April 10, 2024
Item No: 7

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Duane McNelly, Principal Planner

SUBJECT: **ZN-10-2021 NORTH HAVEN APARTMENTS (Public Hearing).** Applicant: UDG NLV Owner LP. Request: An Amendment to an Existing PUD (Planned Unit Development District) Consisting of a 150-Unit, Multi-Family Development. Location: Northeast Corner of Carey Avenue and West Street. (APN 139-16-411-002). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

PROJECT DESCRIPTION:

The applicant is proposing to amend an existing PUD (Planned Unit Development District) consisting of a 150-unit, multi-family development located at the northeast corner of Carey Avenue and West Street. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood.

BACKGROUND INFORMATION:

Previous Action
On June 16, 2021 the City Council approved AMP-07-2021 and ZN-10-2021 (North Haven – Master Plan), and passed and adopted Ordinance No. 3082.
On February 21, 2024 at 5:30 p.m. a neighborhood meeting was held at the Pearson Community Center, 1625 W Carey Avenue, North Las Vegas, NV 89032.

RELATED APPLICATIONS:

Application #	Application Request
N/A	N/A

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	R-4, High Density Residential District	Undeveloped
North	Single-Family Low Density Residential	R-1, Single-Family Low Residential District	Single-Family Residential
South	Clark County Community Center	C-V, Civic District (City of Las Vegas)	Dr. William U. Pearson Community Center
East	Mixed-Use Neighborhood	R-4, High Density Residential District	Senior Multi-Family Residential
West	Single-Family Low Density Residential and Public/Semi-Public	R-1, Single-Family Low Residential District and PUD, Planned Unit Development	Single-Family Residential and Vacant

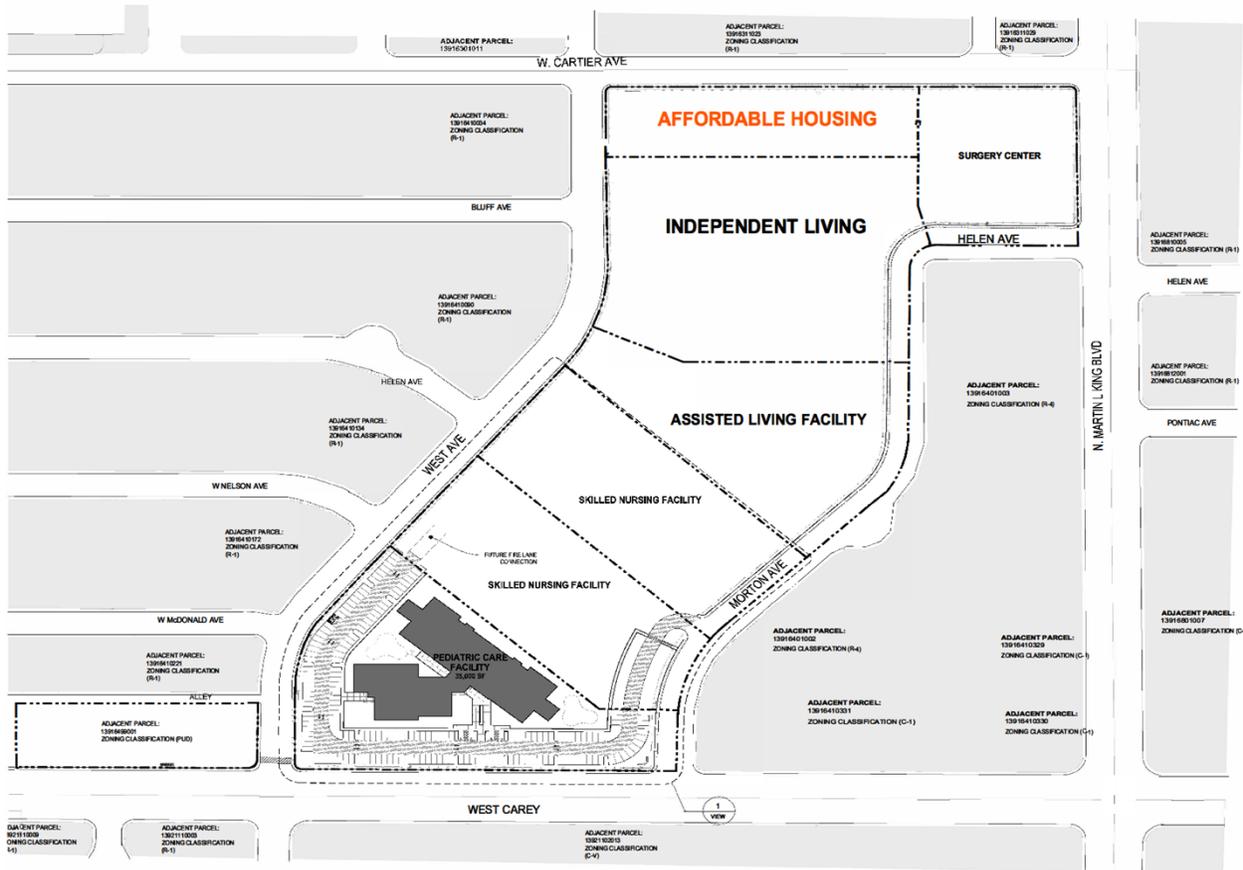
DEPARTMENT COMMENTS:

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

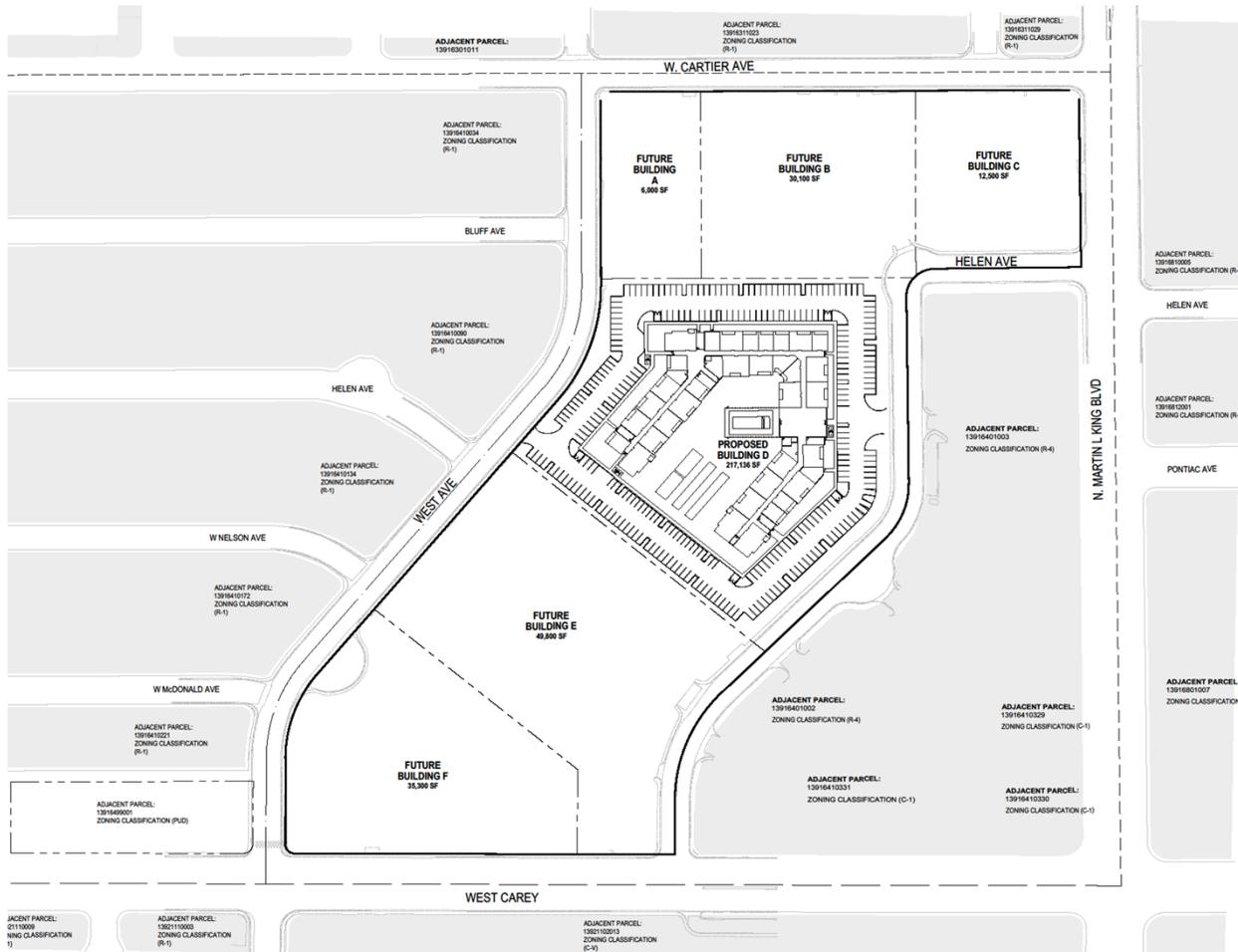
BACKGROUND

The applicant is proposing to amend the existing PUD (Planned Unit Development District) consisting of a 150-unit, multi-family development on approximately six (6) acres located at the northeast corner of Carey Avenue and West Street. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood. The PUD was approved with a mixed-use healthcare and residential development consisting of an affordable housing facility; a surgery center; an independent living facility; an assisted living facility; (two) skilled nursing facilities; and a pediatric care facility; future phases were anticipated to contain the other uses that would require individual final development plans as the site developed.

The site is a redevelopment of the former Buena Vista Springs multi-family housing development. The property was acquired by the City of North Las Vegas and demolished. An agreement between the City and SARGEM Management, LLC for the development of the property was approved on August 9, 2018. It was further updated on August 12, 2020. The agreement is a Land Transfer and Permitted Use Agreement. The agreement transfers the rights to develop the property to SARGEM, but also creates the uses that may be developed on the property. Specifically this agreement allows the site to only contain the following uses: An independent living facility primarily for seniors; an assisted living and memory care facility primarily for seniors; up to 1.25 acres of retail stores that are compatible with the local community; a community based health care clinic; affordable housing units; and other healthcare related uses such as a surgery center, medical offices, and skilled care for pediatric individuals. The proposed PUD amendment seeks to modify the Conceptual Preliminary Development Plan by increasing the area allotted to the affordable housing component of the project and relocating the space to the center of the site.



PROPOSED AMENDED CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN



PURPOSE

The purpose of the PUD, Planned Unit 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 and the Comprehensive Plan. The use of a PUD 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 proposed development is unique as it contains a mix of residential uses, medical care facilities, and skilled nursing facilities. Additionally, the development is also controlled by an agreement between the City and the developer. The agreement is more limited than a master planned community's development agreement, therefore a PUD was deemed to be the most appropriate zoning designation for this proposed development.

PROPOSED SITE PLAN FOR THE AFFORDABLE HOUSING DEVELOPMENT



ANALYSIS

Relocating the affordable housing component from the northern perimeter along Cartier Avenue to the center of the site may result in producing several benefits. First, having the housing component at the center of the project promotes a greater sense of community that can lead to stronger social connections and a greater sense of belonging for the residents. Additionally, relocating the skilled nursing facility, assisted living, or other facilities, to the perimeter of the site provides for easier access to those facilities for their residents, families, and staff. This also enhances the convenience for those visiting. Furthermore, improving the visibility of such facilities may attract potential residents who may be looking for a conveniently-located facility. Consequently, staff has no objection to the relocation of the affordable housing component to the center of the site.

ACCESS:

Primary access to the affordable housing development is from a proposed driveway on Morton Avenue, a private street. A secondary access is proposed on West Avenue, a public street. Parking is arranged around the building on the perimeter of the site.

PARKING REQUIREMENTS:

According to the letter of intent, the applicant is proposing 150 units of affordable housing within a four-story apartment building. The total mix of units and required parking is as follows:

- 62 one-bedroom units @ 1.5 required parking spaces per unit = 93
- 40 two-bedroom units @ 2.0 required parking spaces per unit = 80
- 32 three-bedroom units @ 2.5 required parking spaces per unit = 80
- 16 four-bedroom units @ 2.5 required parking spaces per unit = 40
- Guest parking @ 0.25 of total units (293) = 38

Consequently, the development requires a total of 331 parking spaces. However, the applicant has applied for a Minor Waiver under Municipal Code section 17.12.070.L, which allows for a parking reduction if the applicant provides a compensating benefit from the approved list of allowable items. In this case, the applicant is providing a total of 281 parking spaces and is requesting a 15% parking reduction which equates to a reduction of 50 parking spaces. The applicant is proposing to provide twice the required number of bicycle spaces in accordance with Section 17.24.040.H in addition to bicycle lockers. Additionally, the site is in close proximity to two bus stops: Martin L. King bus stop (route #105) south of Helen Avenue, which is the entrance street for the subject development; and the other is located on Carey Avenue west of Martin L. King Boulevard (route #214). Neither the Planning & Zoning division nor the City's Traffic Engineering division have any objections to the waiver.

LANDSCAPING:

Although a landscape plan was not provided by the applicant, the following perimeter landscape buffers are shown on the preliminary development plan:

- Morton Avenue: 20 foot landscape buffer adjacent to the sidewalk
- West Street: 15 foot landscape buffer adjacent to the sidewalk
- North and South property lines: 10 foot landscape buffer

The landscape buffers provided by the applicant are in compliance with the Code requirements. A detailed landscape plan will be required and reviewed with the project's Final Development Plan.

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 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 and must meet all provisions as defined in Table 17.24.020-2 of the *City of North Las Vegas Municipal Code*. Accordingly, private common open space for this parcel is calculated at a rate of 400 square feet per dwelling unit. With 150 dwelling units, the total open space requirement is 60,000 square feet. However, private common open space may be reduced under certain circumstances, one of those is if the development is within 500 feet of an improved public park and connected by a continuous sidewalk meeting the Americans with Disabilities Act. Pearson Community Center is located to the south of the subject site and within the 500-foot distance requirement. The Pearson Community Center offers amenities such as: Fitness Room (fee-based membership) and Computer Lab (free registration); Senior Room (free registration); Rentable Spaces: Classrooms, Gymnasium, Aerobics Room, Children's Room, Game Room, Multipurpose Rooms, Meeting Rooms and a Warming Kitchen. Additionally, it is worth mentioning that Prentiss Walker Memorial Park and Pool is located approximately one thousand (1000) feet north of the proposed development. Prentiss Walker Memorial Park is one of North Las Vegas' newest pool facilities. The park area surrounding the pool is part of the City's Mature Parks Project, and has been redesigned to include a basketball court and a family site with picnic tables, grills, shade structures and playground equipment. According to the Preliminary Development Plan, the applicant is providing a total of 47,425 square feet of open space that includes a 3,500 square foot furnished clubhouse that includes a kitchen, fitness center, business center. Outdoor amenities include a swimming pool, playground and sports courts.

ARCHITECTURE:



Architecturally, the exterior of the four-story (44') building appears to be primarily a stucco

finish. The roof is flat and appears to have a parapet extending to 50 feet in height. The building is predominately white with a vertical paint scheme from top to bottom of alternating dark grey and light grey and a brown fiber cement board with a cedar finish. The building is lacking in visual interest. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation of façades will not be permitted. The perceived height and bulk of buildings should be reduced by dividing the building mass into smaller scale components. Buildings must incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variety and/or variation of roof lines is required to reduce the apparent size of multifamily buildings and provide visual interest. Windows and large areas of glass should be recessed in shadow. The use of additional materials used for accents should be incorporated into the exterior. Additional options that may be incorporated into the exterior are recessed windows, pop-outs, shutters or other architectural trim and detailing around the windows. Additionally, buildings should be finished in earth tone or neutral colors indigenous to the Las Vegas Valley. These details will be addressed during the review of the project's Final Development Plan.

RECOMMENDATION:

As previously stated, staff has no objection to the relocation of the affordable housing component to the center of the site. Although there are architectural elements of the design that require attention, those items will be addressed as the project proceeds to Final Development Plan review. Conceptually, the request is generally consistent with the requirements of the Multi-Family Design Standards and is compatible with the surrounding land uses. Consequently, staff recommends approval subject to the conditions listed below.

Approval Criteria: (Zoning Map Amendments)

The Planning Commission may recommend approval, and the City Council may approve planned unit developments, if the planned unit development meets all of the following criteria:

1. The PUD addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provisions of streets, roads, and other utilities and services; or increase choice of living and housing environments.
2. The PUD is consistent with the Future Land Use Map of the comprehensive master plan and the purposes of this code;
3. The PUD is consistent with the development standards in Section 17.24;

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 developments;
5. The PUD is not likely to result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated;
6. The PUD 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 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. 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*.

Public Works:

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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Preliminary Development Plan
Site Plan
Building Elevations
Ordinance 3184
Clark County Department of Aviation Memorandum
Neighborhood Meeting Summary
Clark County Assessor's Map
Location and Comprehensive Plan Map