



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 16

TO: Planning Commission

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

SUBJECT: FDP-15-2022 ELYSIAN -CRAIG & CLAYTON (Public Hearing). Applicant: The Calida Group. Request: An Extension of Time for a Final Development Plan in a PUD, Planned Unit Development District, to allow a 222-Unit, Multi-Family Development. Location: East of Clayton Street and Approximately 300 Feet North of Craig Road. (APN 139-04-201-022) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting an extension of time for a final development plan to develop a 222-unit multi-family development, located within a PUD, Planned Unit Development District, with an overall density of 26.2 dwelling units per acre. The subject property consists of one 8.42 acre parcel. The site is located east of Clayton Street and approximately 292 feet north of Craig Road. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
On October 12, 2022, the Planning Commission approved a Final Development Plan (FDP-15-2022) to allow a 222-unit multi-family complex.
City Council approved Ordinance No. 3130 (ZN-09-2022) on July 20, 2022 reclassifying the property from C-2, General Commercial District to PUD, Planned Unit Development.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	PUD, Planned Unit Development District	Undeveloped
North	Mixed-Use Neighborhood	R-CL, Single-Family Compact Lots Residential District and PUD, Planned Unit Development District	Developing Single-Family Residential and Townhouses
South	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial Center (Restaurants and Convenience Store with gas pumps)
East	Mixed-Use Commercial	C-2, General Commercial District	Developing Commercial
West	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Existing Commercial Retail Center (Sierra Town Center)

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.

ANALYSIS:

The applicant is requesting Planning Commission approval for an extension of time for a final development plan to develop a 222-unit multi-family development with an overall density of 26.2 dwelling units per acre. The subject property consists of one (1) parcel that is approximately 8.42 acres located within a PUD, Planned Unit Development District. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Commercial. The site is located east of Clayton Street and approximately 292 feet north of Craig Road.

The site is within a defined activity center. Activity centers are intended to foster multimodal access and connectivity, a mix of uses, a diversity of housing options, and a

sense of place. Residential projects located within Activity Centers that have the mixed-use commercial land use designation may exceed the residential density range of 25 dwelling units per acre. The proposed density was originally approved with ZN-09-2022 at the July 9, 2022 City Council meeting.

The applicant is proposing no changes to the site plan or elevations which were approved by the Planning Commission at the October 12 2022 Planning Commission meeting. Per the letter of intent the applicant is requesting an extension of time to finish their civil improvement plans and to then apply for their building permits.

The submitted final development plan contains 222 multi-family dwelling units within two (2) three-story buildings. Resident access to the site is from Scott Robinson Boulevard with secondary emergency access from Clayton Street. The buildings contain 158 studio and one (1) bedroom units; 58 two (2) bedroom units; and six (6) three (3) bedroom units. The residential buildings have a maximum building height of thirty-two (32) feet with a four (4) foot parapet. The clubhouse has multiple roof lines with a maximum height of approximately 20-feet including the parapet. The garage building has multiple roof lines as well with a maximum height of approximately 15-feet including the parapet.

The applicant is proposing 425 parking spaces where 424 parking spaces are required. The required number of parking spaces for multi-family developments is calculated using the following ratios: each studio and one bedroom dwelling unit requires 1.5 parking spaces; each two bedroom unit requires 2 parking spaces; each three bedroom or more unit requires 2.5 spaces; and 0.25 parking spaces per dwelling unit for guest parking. Three (3) off-street parking spaces are located outside the security gate along the entry drive. The final development plan identifies the parking outside the gate for future residents.

The Multi-Family Design Standards also require that each residential dwelling unit have a minimum of one (1) covered parking space. The final development plan does include 222 covered parking spaces, 8 of which are located in a single story garage building. The typical carport elevation submitted does not specify the colors or building materials. Carports are required to use the same colors and materials as the main buildings. The final design of the carports will be reviewed as part of the building permit process.

Not shown on the final development plan is the required bicycle parking. Multi-family residential developments are required to provide 0.05 spaces per bedroom. There will be a total of 292 bedrooms which requires a total of 15 bicycle parking spaces. Subsection 17.24.040.G.2 of the Municipal Code states that no more than 10 bicycle parking spaces shall be required. The applicant is required to provide a minimum of 10 bicycle parking spaces on site. Adding the required bicycle parking to the site plan is considered a minor modification and can be addressed during the building permit process.

Architecturally, the submitted elevations contain four-sided architecture and appear to be in compliance with the Multi-Family Design Standards. The parapet provides a varying

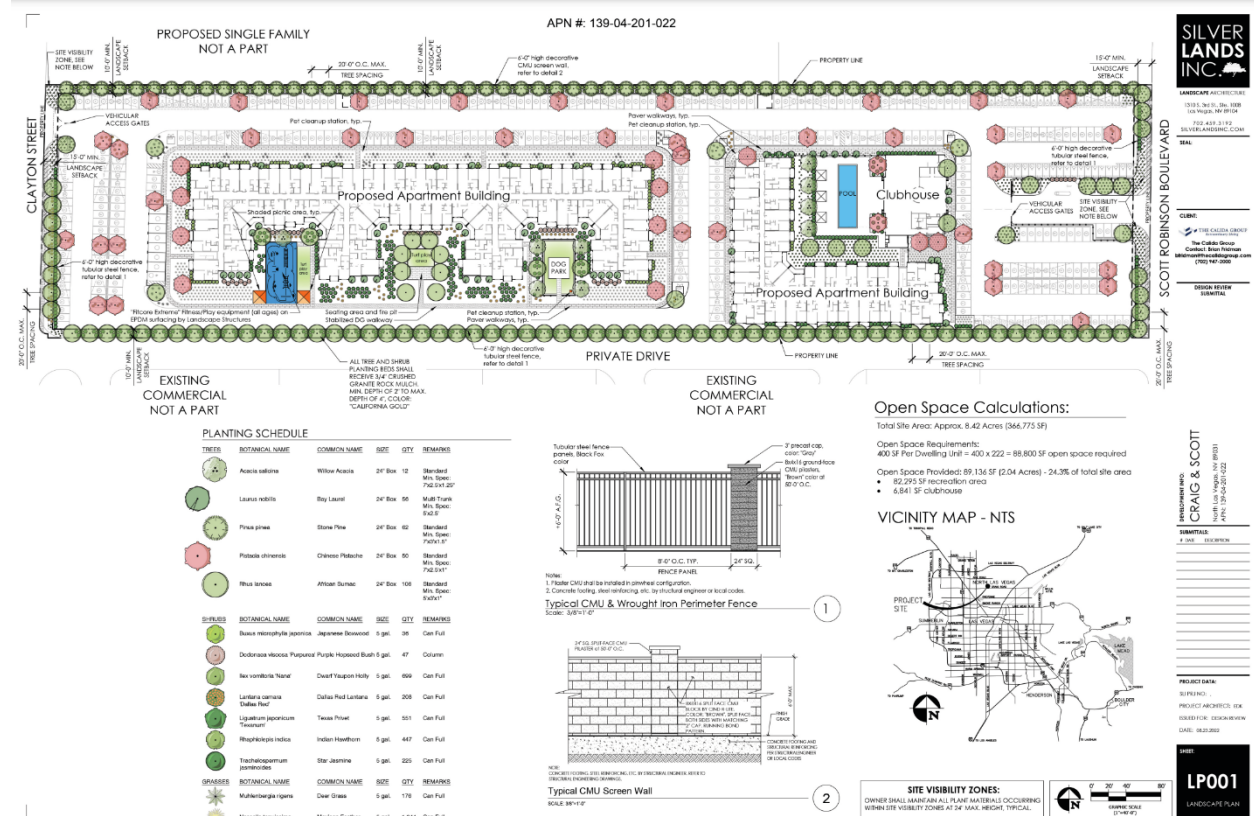
roofline on the residential buildings and the clubhouse. The applicant is proposing a smooth stucco finish painted with various shades of grey and blue. The modern architectural style uses color and wall variation to create shadows and visual interest. The clubhouse and garage buildings have a similar design to the residential buildings with variations in the roofline and paint colors. However, the clubhouse and the garage buildings only use the various shades of grey and do not incorporate the color blue. The blue used on the residential building should be incorporated into the color scheme of the clubhouse and garage buildings.

The floor plans provided include balconies and patios that are the same size. The Multi-Family Design Standards require balconies to be a minimum size of 40 square feet and patios to be a minimum of 80 square feet. The balconies provided on floors two and three of Buildings 3A, 3B, 2A, and 2B exceed the minimum square footage. The patios provided on the first floor of each residential building do not meet the minimum square footage except for patios that are part of Unit A02. The fourteen (14) A02 apartments located on the 1st floor are approximately 89 square feet. The other patios located on the first floor should be increased to meet the minimum 80 square foot size requirement. The patios may encroach into the adjacent landscape areas however the patios do not qualify as common open space and the development must still provide the required open space area. Adjusting the patios to meet the municipal code requirements will require modifications to the site plan. These modifications will be reviewed during the building permit process.

The individual dwelling units in each building are accessed from a single internal hallway. The Multi-Family Design Standards require that no more than four dwelling units may be accessed from a single hall, landing area or walkway. Exceptions to limited entry areas may be made for elevator buildings, congregate care or other arrangements for residents with special needs requiring common entry. Both residential buildings include elevators and enclosed staircases to access each of the floors which meets the requirement.

The applicant did not submit elevations of the trash enclosures as part of the final development plan. The enclosures are also required to use the same building materials and colors as the principal buildings. All trash enclosures must be located within 300 feet of each dwelling unit. The final development plan only identifies possible locations for the trash enclosures. The final design and locations for the trash enclosures will be reviewed as part of the building permit process.

The applicant is required to provide 88,800 square feet (400 square feet per unit) of common open space for the development. Perimeter landscaping, parking areas, ornamental landscaped areas, any areas that are less than 20 feet in width and required balconies / patios cannot be counted toward the required common open space. As shown on the site plan, the applicant is proposing approximately 89,136 square feet of common open space which includes the club house with a fitness center; a pool; a dog park; and two courtyards with turf open play.



The applicant has provided at least seventy-five (75) percent of the required open space within two main useable areas. The children's play area located by Buildings 3A and 3B includes a teeter totter, over / under bars, peg bridge, balance beam, high step, and overhead monkey bars. The play area includes EPDM safety surfacing under all play equipment. This area also includes two (2) shaded picnic areas as well as a turf play area. The open space amenities provided near Buildings 3A and 3B also includes two additional courtyards with a turf open play area, fire pit with seating, and a dog park. The two turf open play areas should comply with SNWA's Functional Turf requirements. The open space area adjacent to Buildings 2A and 2B includes the clubhouse with business center and exercise facilities as well as the pool/cabana area. The applicant is proposing to use decorative pavers to enhance most of the internal walkways. The use of the decorative paver walkways throughout entire development will help establish a sense of place for this community. However, some walkways contain a decomposed granite pathway, stabilized DG walkways are not an acceptable open space amenity and should be constructed with decorative pavers instead.

Approximately 2,082 square feet of the proposed common open space is located adjacent to the entry area by Scott Robinson Boulevard. Enhancements should be added to this area to distinguish it as common open space rather than perimeter landscaping. This common open space area should include a pedestrian access gate and a sidewalk connecting residents from the apartment complex to the sidewalk along Scott Robinson

Boulevard. A pedestrian access gate should also be added to connect residents to Clayton Street. The pedestrian walkways should be a minimum of five (5) feet in width and be constructed with the same decorative pavers as the internal walkway system. Modifications to the apartment complex entry way will be necessary to connect these two common open space areas to Scott Robinson Boulevard. This modification to the site plan connecting the two open space areas outside the entry gate and adding a pedestrian access to Clayton Street are minor and can be reviewed during the building permit process.

The perimeter landscape areas along Clayton Street and Scott Robinson Boulevard are required to be a minimum of 15 feet in width (including the sidewalk). The landscape plan submitted includes an attached sidewalk along Clayton Street. The five (5) foot wide sidewalk is required to be offset from the street and centered within the landscaping. There is an existing five (5) foot sidewalk along Scott Robinson that is offset from the back of curb. The landscape plan also includes the landscape buffer areas along the north and south property lines, and open space areas. The submitted landscape plan does not provide the required 50% coverage. The landscape areas need to be adjusted to meet the open space requirements and locations for the trash enclosures. Any corrections to the landscape plan will be reviewed during the building permit process.

The final development appears to generally be in compliance with ZN-09-2022 (Ordinance No. 3130). Staff recommends approval of the final development plan 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. The applicant shall comply with all applicable conditions of approval for ZN-09-2022 (Ordinance No. 3130).
3. All patios on the ground level of all buildings will be a minimum of 80 square feet in size.
4. All sidewalks throughout the development will be a minimum of five (5) feet in width and be constructed with decorative pavers.
5. Add a pedestrian access gates and a five (5) foot wide sidewalk connecting the apartment complex to Scott Robinson Boulevard and Clayton Street.

ATTACHMENTS:

Public Works Memorandum

Original Public Works Memorandum

Letter of Intent

Site Plan

Floor Plans

Building Elevations

Landscape Plan

Open Space Exhibit

Clark County Assessor's Map

Location and Zoning Map