



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 3

TO: Planning Commission

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

SUBJECT: FDP-03-2024 LAKE MEAD & ENGLESTAD MICROBUSINESS (Public Hearing). Applicant: Clark County Real Property Management. Request: A Final Development Plan in an MUD-N (Mixed-Use Neighborhood District) to Construct a 76-Unit Multi-Family Apartment Complex and a 19,798 Square Foot Commercial / Retail Building on 4.92 Acres. Location: 300 Feet West of the Intersection of Lake Mead Boulevard and Englestad Street. (APN 139-22-201-005) Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a Final Development Plan in a MUD-N, Mixed-Use Neighborhood District, to construct a 76-unit multi-family apartment complex and a 19,798 square foot commercial / retail building on 4.92 acres. The site is generally located 300 feet west of the intersection of Lake Mead Boulevard and Englestad Street and the Comprehensive Master Plan land use designation is Mixed-Use Neighborhood.

BACKGROUND INFORMATION:

Previous Action
ZN-14-2023. (Ordinance No. 3197) On November 15, 2023 City Council approved the property reclassification from C-1 (Neighborhood Commercial District) to MUD-N (Mixed-Use Neighborhood District).
AMP-10-2023. On February 7, 2024 City Council approved the Amendment to the Comprehensive Master Plan to change the land use designation of the subject property from Community Commercial to Mixed-Use Neighborhood.
A neighborhood meeting was held at 5:30 p.m. on November 6, 2023 at the West Las Vegas Library at 951 W Lake Mead Blvd, North Las Vegas, NV 89106. Ten people attended the meeting in addition to Councilwoman Garcia-Anderson, County Commissioner McCurdy,

Clark County Real Property Management representatives and members of the project's design team. The meeting attendees asked numerous questions about the project as referenced in the attached meeting minutes. No opposition was expressed at the meeting and the proposal was well received.

A task force meeting to discuss project requirements was held at the City of North Las Vegas on October 5, 2023.

RELATED APPLICATIONS:

Application #	Application Request
N/A	N/A

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	MUD-N, Mixed-Use Neighborhood District	Undeveloped
North	Community Commercial	C-1, Neighborhood Commercial District	Zion Urban Farm, agriculture farming facility
South	Single Family Low (City of Las Vegas)	R-1, Single Family Low District	Sunset Manor residential subdivision
East	Single Family Low	R-1, Single Family Low District	Valley View Estates residential subdivision
West	Community Commercial	PUD, Planned Unit Development District	Nevada Partners, Culinary Academy of Las Vegas and the West Side Bistro

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.

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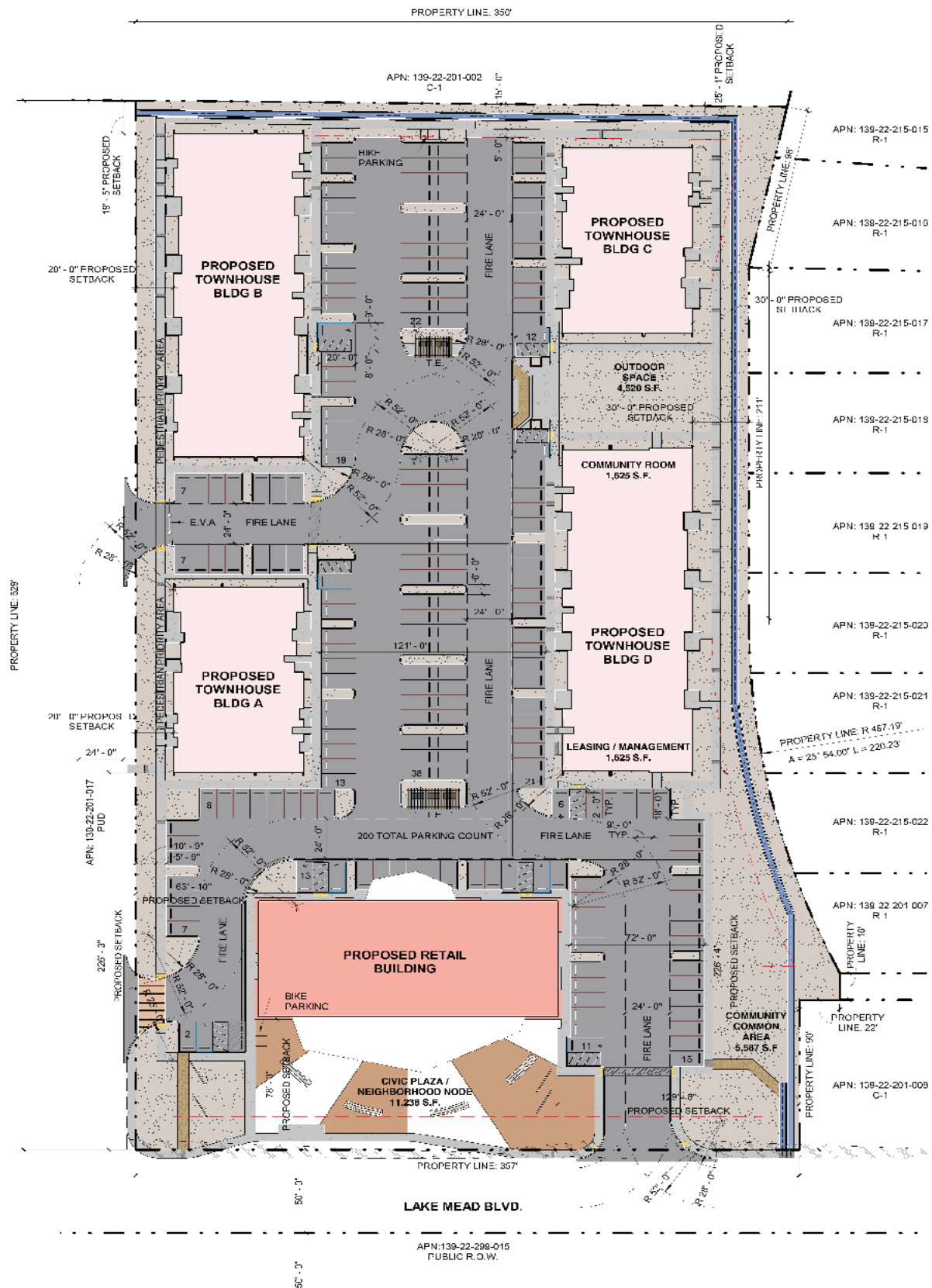
The existing zoning of the property north of the applicant's proposed project is C-1, Neighborhood Commercial with an Urban Agricultural Overlay District classification. This site is owned and operated by the Zion Methodist Church and contains an urban agricultural facility that occupies approximately half of the land, while the other half contains a church and parking lot. The easterly border consists of the Valley View Estates neighborhood and Samy's Market convenience store at the northwest corner of Lake Mead Boulevard and Englestad Street. West of the subject property, within a commercial Planned Unit Development District, is the Nevada Partners Community Learning Center, the Culinary Academy of Las Vegas and the Westside Bistro. The southern border, south of Lake Mead Boulevard within the City of Las Vegas jurisdiction, is an existing residential subdivision built in 1960 (Sunset Manor) with a zoning classification of R-1, Single-Family Residential.

PURPOSE – The Mixed Use Development District (MUD) is intended to:

- a. Allow the mixing of residential and non-residential uses on the same site and/or within the same building to create economic and social vitality within new and existing neighborhoods;
- b. Decrease automobile dependency by encouraging alternative forms of transportation, such as walking, bicycling, and transit;
- c. Create vibrant, safe, pedestrian-friendly neighborhoods with a focus on convenience, interconnectivity, and accessibility for the benefit of residents, workers, and visitors;
- d. Promote excellence and innovation in architecture, urban design, and site planning; and
- e. Enhance quality of life in the City by increasing choices available in terms of housing, transportation, and access to recreation, shopping, and employment.

PROPOSAL:

The Final Development Plan provided by the applicant depicts the commercial building on the southerly portion of the parcel along Lake Mead Boulevard while the four residential buildings are proposed on the remainder of the property. According to the letter of intent, the two-story commercial/retail building is proposed to be 19,725 square feet with the first floor consisting of a lobby, retail spaces for lease, elevators, and public restrooms. The second floor will include an adult learning suite, partnering offices, collaborative work spaces, technology space, staff offices and restrooms.



An 11,238 square foot outdoor plaza is proposed to front Lake Mead Boulevard to be utilized by the retail development and apartment homes. This is part of the open space requirement for the apartments.



The design professional has provided the following justification for locating the Civic Plaza

along the frontage of Lake Mead Boulevard:

“The Civic Plaza will face Lake Mead Blvd and provide a pedestrian-friendly entrance that will draw customers into the retail portion of the commercial building. The space will also act as a catalyst for social interaction and economic development, by encouraging the public to come together to share ideas, build relationships, and work together.

The Civic Plaza location facing Lake Mead Blvd is critical to attaining these goals. This location will not only provide an inviting and attractive public space for the residents to gather and connect with their community, but it will also provide greater visibility to showcase the front facade and provide maximum presence for retail businesses. Having a vibrant active plaza on Lake Mead will ensure the success of the entrepreneurial and local nature of the commercial building.

The plaza will be a gathering place for the residents of the apartment homes and the residents of the surrounding neighborhood by providing a safe venue for community engagement, markets, art exhibitions, live entertainment, and other community supported events. For instance, a farmer’s market is an ideal way to support local farmers and similar community businesses. As such, civic plazas create avenues for economic growth.

Finally, the design and location of the Civic Plaza will attract tourists, businesses, and developers to invest in the local community. The proposed Civic Plaza will offer amenities such as shade canopies, seating, and lighting.

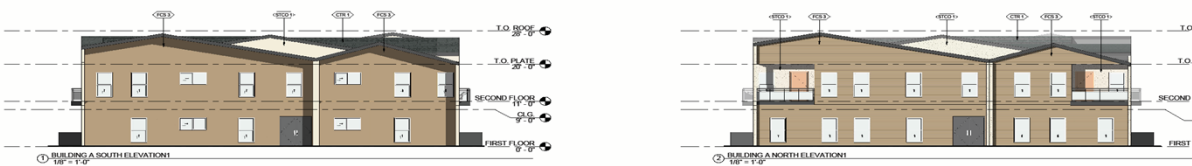
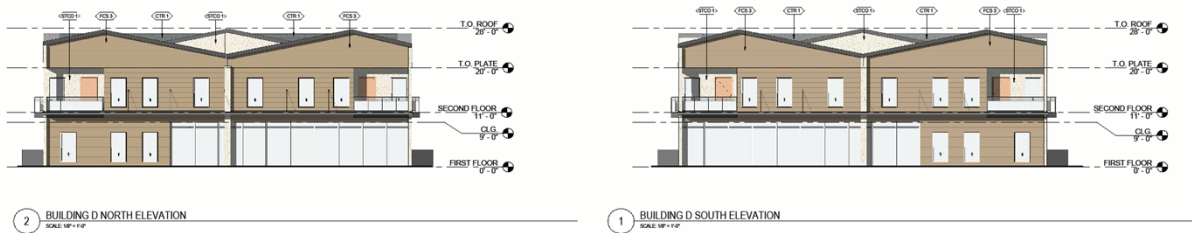
The current design and orientation ensure that public activity in the plaza is directed towards Lake Mead Blvd instead of the more private residential neighborhoods. Visually appealing sound barriers and extensive landscaping will provide a buffer to our easterly neighbors and will help to create a sense of place and enclosure while belonging to the public realm.”

Also included in the letter of intent is the following request to allow shared parking:

Parking will consist of approximately 198 parking spaces in total, including 11 handicapped accessible spaces. 129 parking spaces would be dedicated to residential uses and 40 parking spaces would be dedicated to commercial uses. The remaining 29 parking spaces would be shared between the two uses, thereby satisfying the parking requirements for each use. The proposed 29 shared parking spaces represent 42% of the commercial parking requirement and 19% of the residential parking requirement. The sharing of parking between the commercial and residential uses can be viable because many of the commercial spaces would be vacant after business hours; and during business hours, many of the residential parking would likely be vacant as those residents would be away at work. As such, the project hereby submits a Shared Parking Request in accordance with the provisions of NLVMC Sec. 17.24.040.J.3.

The residential component of the project includes four (4) two-story apartment buildings

that will contain a total of 76 affordable dwelling units consisting of studio, one, two, and three-bedroom apartment units. Two types of apartment building are proposed:



ANALYSIS:

ACCESS:

According to the site plan, access to the development is provided at three locations. One access is proposed directly on Lake Mead Boulevard and the other two are proposed from a drive aisle on the adjacent property owned by Nevada Partners Inc. (APN 139-22-201-017) that also connects to Lake Mead Boulevard. The northerly driveway on the west side of the project is proposed to be emergency access only and is planned to be gated. Because the applicant is intending to utilize an existing drive aisle on the adjacent property, legal access (Ingress / Egress Easement) must be established on APN 139-22-201-017 and granted to and for the benefit of the subject property. Prior to issuance of any permits for the project, this easement must be established, recorded and referenced on the project's improvement plans; and if the property is to be subdivided, the easement must be referenced on the parcel map prior to recording. The maintenance agreement for the access should be established at this time as well.

PARKING REQUIREMENTS:

The site plan identifies 9,296 square feet of retail space and 10,502 square feet of office space that generates a total parking requirement of 70 spaces for the commercial component.

According to the conceptual site plan, the applicant is proposing four (4) two-story apartment buildings that will contain a total of 76 affordable dwelling units consisting of:

- 8 studio units @ 1.5 required parking spaces per unit = 12
- 28 one-bedroom units @ 1.5 required parking spaces per unit = 42
- 32 two-bedroom units @ 2.0 required parking spaces per unit = 64
- 8 three-bedroom units @ 2.5 required parking spaces per unit = 20
- Guest parking @ 0.25 of total units (76) = 19
- Total parking required for the residential component = 157 parking spaces

The required amount of parking spaces is 70 (commercial) plus 157 (residential) which equals 227. The applicant has provided a grand total of 198 parking spaces and is short by 29 spaces. In other words, the project is providing 87% of the total required parking spaces and is proposing to share 13% of the parking spaces. The proposed percentage of shared parking spaces is within the acceptable limits allowed by the Code specifically for a shared parking arrangement.

In accordance with *City of North Las Vegas Municipal Code* section 17.24.040.J.3, the applicant is requesting to use shared parking as a means of satisfying the off-street parking standards. The justification provided by the applicant included the necessary information regarding the size and type of the proposed development, differences in peak operating hours, and the composition of tenants. The anticipated rate of parking turnover, the anticipated peak parking and traffic loads for the commercial and residential uses that will be sharing off-street parking spaces was generally discussed in the applicant's letter of intent.

Within this mixed-use project, parking for nonresidential uses may be used to fulfill the

guest parking requirements for residential uses. Such shared parking shall be conveniently distributed throughout the site, and a minimum of one parking space for every five hundred (500) square feet of gross leasable non-residential floor area shall be maintained. This proposal contains a total of 17,935 square feet of gross leasable non-residential floor area which equates to 36 parking spaces. The applicant has provided 43 parking spaces dedicated to commercial uses. Given the proximity of the RTC bus stop on the project's Lake Mead Boulevard frontage, the feasibility of a shared parking arrangement is justified. The shared parking plan should be enforced through a written agreement among all owners of record and should be recorded and a copy provided to the City prior to issuance of any permits for any use that is to be served by the shared parking area. Additionally, the developer may find it beneficial to pursue a shared parking agreement with Nevada Partners to provide additional parking for community events mentioned in the letter of intent.

OPEN SPACE / BUILDING & CIVIC PLAZA / PEDESTRIAN PRIORITY AREAS:

Private Common Open Space, Private Open Space and Neighborhood Nodes must meet all provisions as defined in Table 17.24.020-3 of the *City of North Las Vegas Municipal Code*.

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. Accordingly, private common open space for a mixed-use development having a density of less than 25 units per acre is calculated at a rate of 300 square feet per dwelling unit. With 76 dwelling units, the total open space requirement for this project is 22,800 square feet. **At least 50 percent (11,400 square feet) of the required open space shall be designed for the primary use of residents living within the residential component of the mixed-use development.** Health clubs, libraries, swimming pools, multi-purpose rooms, or similar uses that are **reserved for the exclusive use of residents** may be counted toward this requirement. All required open space shall be useable for leisure and/or recreation. Steep slopes, and required landscape setbacks shall not be counted toward the minimum open space requirement; however, landscaped areas having a minimum width of twenty (20) feet that contain recreational amenities for the benefit of the residents may be considered.

The open space table provided by the architect indicates that a total of 22,970 square feet of private open space is proposed. This figure includes the Civic Plaza which contains 11,238 square feet. The remaining 11,732 square feet reserved for the exclusive use of the residents is dispersed as follows:

- The "Community Common Area" depicted on the Open Space Exhibit contains 5,587 square feet and is proposed to have shade structures, picnic and BBQ areas, seating and gathering areas, and sculptural play space.
- The "Residential Common Area" contains 4,464 square feet and is adjacent to the "Community Room." The applicant is proposing a meandering desert garden, enhanced pervious paving and bench seating.
- The 1,625 square foot "Community Room" is proposed to contain the following

amenities: kitchen for special functions, great room with seating and dining, game room and fitness room.

Private open space areas are designed for personal use and directly accessible from individual dwelling units (e.g., enclosed patios, balconies). Private open space must have a minimum dimension of five feet and contain a minimum of 40 square feet. The floor plans and elevations provided by the applicant indicate that balconies are provided however the dimensions could not be confirmed.

Neighborhood nodes are used for parks, plazas, desert gardens, or similar types of community gathering space. One Neighborhood Node is required for this project. The design and layout of required plazas and other public gathering spaces should contribute to the overall sense of place and help attract pedestrian users to the development. Required plazas and other public gathering spaces should be designed as integral parts of the pedestrian circulation system for each site. A minimum area of 10,000 square feet and a minimum dimension of 100 feet is required for parks, plazas, desert gardens, or similar types of community gathering space. In this instance, the proposed 11,238 square foot Civic Plaza qualifies as a Neighborhood Node.

Pedestrian priority areas are areas within a mixed use development where primary design consideration and preference shall be given to pedestrians rather than vehicles. The pedestrian priority area design guidelines can be found in Municipal Code Section 17.24.110. Specific requirements applicable to this project are as follows:

- A fifteen-foot Pedestrian Priority Area is required between the building and all streets and drive aisles. The fifteen-foot minimum building setback may be expanded up to an additional ten (10) feet to provide enhanced building entrances, outdoor dining areas, courtyards, pedestrian arcades, and/or landscaping.
- The Pedestrian Priority Area shall include trees and landscaping and may include public signs, public art, street lighting, street furniture, and other pedestrian-oriented amenities, as appropriate.
- The Pedestrian Priority Area may include bus shelters, shade structures, bicycle racks, directional signs and public information kiosks, benches or other street furniture, pedestrian scale lighting (twelve-foot maximum height for street lights), drinking water fountains, public art, and other amenities consistent with the intended purpose of a Pedestrian Priority Area. A minimum of four such features shall be provided for every four hundred (400) linear feet. The use of pervious surfaces, which may include decorative pavers, within Pedestrian Priority Zones is required.
- Shade trees of an approved variety shall be planted and maintained within a six-foot area adjacent to all streets within Pedestrian Priority Areas. All trees shall be a minimum of twenty-four-inch box at the time of planting and shall be planted at minimum intervals of twenty (20) feet on center. Palm trees shall be a minimum of fifteen (15) feet in height, as measured from ground to base of fronds, at time of planting. Root guards shall be required adjacent to public improvements.
- Landscaping and other required elements and amenities within Pedestrian Priority

Areas shall be provided by the property owner and/or developer and maintained by the property owner and/or lessee. Design features such as decorative tree grates, seat walls, raised planter boxes and/or decorative pots are required within pedestrian priority areas in order to protect plants from being trampled.

- All pedestrian priority areas shall be landscaped in a manner that supports and encourages pedestrian activities. Tree wells with grates, planting beds with sitting edges, and the use of large decorative pots are encouraged. Exposed decomposed granite groundcovers shall be prohibited within pedestrian priority areas and all at-grade landscaped areas shall be completely enclosed by ornamental fencing, unless the area is intended for pets, in which case a thirty-six-inch opening would be allowed.
- Pedestrian priority areas shall provide multiple, direct pedestrian connections to perimeter sidewalks, preferably in conjunction with a pocket park or other public area.
- Crosswalks may be included within pedestrian priority areas.

Two Pedestrian Priority Areas are proposed with this project. The first is a Pedestrian Priority Area along the frontage of Lake Mead Boulevard between the street and the Civic Plaza. It appears that certain areas within this location are lacking in landscape coverage in the form of shrubs and groundcover. This is a minor deficiency and will be addressed during the detailed administrative design review process for the building permit.

The second Pedestrian Priority Area is located along the west property line. The primary purpose of this pedestrian priority area is to help integrate the two different land uses between the residential and the commercial site containing Nevada Partners, the Culinary Academy of Las Vegas and the West Side Bistro. Mixed-Use developments have an objective of creating a vibrant, safe, pedestrian-friendly neighborhood with a focus on convenience, interconnectivity, and accessibility for the benefit of the residents and surrounding neighborhood. With these principles in mind, a direct pedestrian connection to the West Side Bistro is deemed to be beneficial to the community.

The addition of park benches strategically placed under certain shade trees is appropriate in this Pedestrian Priority Area that is primarily to be utilized by the residents along this corridor. Decorative pavers directing pedestrian path of travel have been provided at all drive aisle crossings / crosswalk locations as well.

ELEVATIONS / EXTERIOR ARCHITECTURE:

Multi-family Buildings

The proposed residential buildings for the project are reviewed under and should comply with the *Multifamily Design Standards*.

According to the elevations and floor plans provided by the applicant, the buildings are

two-story with variations in the roof lines and have a maximum height of 28 feet. Typically, in the Mixed-Use Neighborhood District the minimum building height is two stories or 35 feet and the maximum building height is five stories or 60 feet. According to the multi-family development standards, no multifamily structure exceeding one story or twenty (20) feet in height shall be constructed within fifty (50) feet of an adjacent single-family residential property line.

Presently, there are existing one-story, single-family homes on the easterly border of the site, specifically, within the Valley View Estates community. As previously stated in the prior application (ZN-14-2023), an equitable compromise to facilitate the development as proposed is to allow a reduced building height of 28 feet, with a minimum building setback of thirty (30) feet, which is what the architect is now depicting on the site plan.

The color elevations submitted by the architect depict the use of concrete tile roofing, earth-toned stucco with orange accents and several shades and styles of fiber cement siding with coloration that blend harmoniously with the surrounding environment. Fiber cement siding is not a preferred material but may be considered for use as an accent material upon review of physical samples of the product. This is a minor item and will be addressed during the detailed administrative design review process for the building permit.

Commercial / Retail Building

Architecturally, the applicant submitted elevations containing four-sided architecture for the retail building. The proposed building is in substantial compliance with the Code requirements. Although the building design reflects aspects of Mid-century modern commercial architecture, the building's roof line does need some variation to reduce the visual length of long walls. Additionally, the use of Ceraclad siding will require additional documentation to confirm its use. These are minor items and will be addressed during the detailed administrative design review process for the building permit.

LANDSCAPING / REFUSE COLLECTION AREAS

The conceptual landscape plan provided by the architect is in substantial compliance with the Code requirements, however, it appears that certain areas are lacking in landscape coverage in the form of shrubs and groundcover.

Elevations were not provided for the refuse collection areas. Nevertheless, refuse collection areas and dumpsters should be enclosed by decorative walls finished in the same manner as the main structures within the development, following the same design theme and using similar materials to those used in the main structures. All such enclosures should have solid metal gates and roofs or other type of approved screening device that covers the top of the enclosure.

The deficiencies stated above are minor and will be addressed during the detailed

administrative design review process for the building permit.

SUMMARY

In summary, the Final Development Plan is in compliance with ZN-14-2023 (Ordinance No. 3197). The proposed request is generally consistent with the requirements of the Mixed-Use Design Standards and is compatible with the surrounding land uses. Consequently, staff recommends approval of the Final Development Plan subject to conditions.

CONDITION:

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, specifically, Ordinance No. 3197 (ZN-14-2023).
2. The applicant shall submit an Administrative Design Review (ADR) to the Planning & Zoning division for administrative review and approval. The ADR shall include an updated site plan, landscape plan, open space and amenities exhibit and building elevations that address the deficiencies specified in this report. The ADR must be approved prior to approval of the civil improvement plans.
3. The residential building setbacks as outlined on the project's Open Space Exhibit shall be deemed as the minimum setback distance requirements for this development.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Final Development Plan

Landscape Plan

Open Space Exhibit

Floorplan / Elevations

Ordinance #3197

Clark County Assessor's Map

Location and Comprehensive Plan Map