



Planning Commission Agenda Item

Date: July 12, 2023

Item No: 13

TO: Planning Commission

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

SUBJECT: SPR-01-2023 VILLAGES OF TULE SPRINGS PARCEL 1.19.2 (Public Hearing). Applicant: DHI Communities. Request: A site plan review in an R-3 PCD (High Density Residential Planned Community District), to develop a 338-unit, multi-family residential development. Location: North of Clark County 215 and approximately 850 feet east of Revere Street. (APN 124-15-314-002) Ward 4. (For Possible Action) **(Continued from June 14, 2023)**

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: The applicant is requesting Planning Commission consideration to approve a major site plan review for a multi-family apartment complex located north of Clark County 215 and approximately 850 feet east of Revere Street. The applicant was originally proposing to construct a 338-unit multi-family development on approximately 13.9 acres, however, revisions were submitted that reduces the total number of proposed dwelling units from 338 to 333 dwelling units. The density of the proposed project is approximately 23.96 dwelling units per acre.

BACKGROUND INFORMATION:

Previous Action
On May 17, 2023, the City Council approved ZN-03-2023 and passed and adopted Ordinance No. 3175 to reclassifying / rezoning the subject property to R-3 PCD, High Density Residential Planned Community District.
On December 14, 2022 the Planning Commission approved (DA-03-2022 TULE SPRINGS), a Major Modification to the Development Agreement to amend the Land Use Plan; Parcel Density Cap Table; Village Wall Plan; and Village Parks, Open Space and Trails Plan for Village 1 of the Villages at Tule Springs.
On July 21, 2022, there was a Task Force (TF-63-2022) meeting was held for a proposed property reclassification to rezone the subject property and for a Site Plan Review of the multi-family development.
The City Council Approved the Second Amended and Restated Development Agreement for Park Highlands East on June 3, 2015 – The Development Agreement created the Villages

at Tule Springs Master Planned Community.

GENERAL INFORMATION

	Land Use (Development Agreement)	Zoning	Existing Use
Subject Property	Master Planned Community	R-3 PCD, High Density Residential Planned Community District	Undeveloped
North	Open Space	O-L, Open Land District	Tule Springs Fossil Beds National Monument
South	CC-215 (Bruce Woodbury Beltway)	N/A	Beltway
East	Master Planned Community	RZ13 MPC, Residential Zone up to 13 Dwelling Units per Acre Master Planned Community	Undeveloped
West	Master Planned Community	C-2 PCD, General Commercial Planned Community District	Undeveloped

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.

GENERAL DESCRIPTION:

The applicant is requesting consideration to approve a major site plan review for a multi-family apartment complex located north of Clark County 215 and approximately 850 feet east of Revere Street within Village 1 of the Villages at Tule Springs master planned

community on parcel 1.19.2. The applicant is proposing to construct a 333-unit multi-family development on approximately 13.9 acres. The density of the proposed project is approximately 23.96 dwelling units per acre.

ACCESS:

According to the site plan, access to the development is from Evelyn Brook Street, which is a landscaped entrance street that intersects Tule Springs Parkway; and emergency access is provided directly from Tule Springs Parkway. Evelyn Brook Street was originally dedicated per Plat Book 169, Page 15, but is now proposed to extend south approximately 250 feet. Extending the street will result in creating two remnant pieces of right-of-way which the applicant has correctly identified on the site plan as "Existing R/W to be vacated." However, as Evelyn Brook Street is serving only two parcels, the Department of Public Works is recommending to vacate the entire street south of Tule Springs Parkway and make the proposed entrance street private, which is consistent with other entrance streets within The Villages at Tule Springs master planned community.

QUANTITIES - BUILDINGS / BEDROOMS / PARKING REQUIREMENTS:

The site plan indicates that there are twelve (12) buildings that contain twenty-six (26) dwelling units per building; one (1) building that contains thirteen (13) dwelling units and four (4) "carriage house" buildings that contain eight (8) dwelling units for a total of 333 dwelling units. The total unit mix is as follows:

- One bedroom units = 148
- Two bedroom units = 161
- Three bedroom units = 24

Using this data to calculate the project's parking requirements results in the following totals:

- One bedroom units: 148×1.5 per 1-bedroom unit = 222
- Two bedroom units: 161×2.0 per 2-bedroom unit = 322
- Three bedroom units: 24×2.5 per 3-bedroom unit = 60
- Guest parking (25% of total units) 333×0.25 per unit = 83

Consequently, the proposed development requires a total of 687 parking spaces. The applicant has provided a total of 710 parking spaces so the site plan does meet the parking space requirements. However, according to the Development Agreement, in any parking area within the mixed use parcels, there may be no more than fifteen (15) continuous parking spaces without a landscaped island. Landscaped islands must be a minimum of five (5) feet in width. Modifications to the site plan are needed in order to comply with the requirement.

OPEN SPACE / AMENITIES / LANDSCAPING:

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. The Villages of Tule Springs Development Agreement has specific open space requirements for the mixed

use parcel (Parcel 1.19). Private common open space and private open space must meet all provisions as defined in Table 17.24.020-3 of the *City of North Las Vegas Municipal Code*. Accordingly, private common open space for this parcel is calculated at a rate of 300 square feet per dwelling unit. With 333 dwelling units, the total open space requirement is 99,900 square feet. The applicant has provided a total of 111,000 square feet of open space. With a total open space requirement of 99,900 square feet, 75% must be suitable for active or recreational open space and contained in one centralized area that is accessible to the residents within the development. The applicant meets this requirement with 75,411 square feet of centralized open space where 74,925 square feet is required. Additionally, not more than 50% of a project's total open space requirement may be counted within structures or on rooftops. In this case, the applicant is providing approximately 7,000 square feet of useable, indoor open space in the form of a clubhouse. (Note: This number is approximate because a floor plan was not provided for the clubhouse which includes a leasing office that is not counted as useable open space.)

The central open space area contains a swimming pool, children's play area, turf, and clubhouse. The remaining amount of open space is spread throughout the development in the form of small pockets of landscaped areas and a dog park. In general, the site plan is providing sufficient open space, however, a complete list of the project's amenities was not provided. Some items on the open space exhibit and landscape plan are left to interpretation and are not described in the letter of intent. Amenities should also be provided in the peripheral pockets of landscaped areas having walkable access. Pedestrian connections to the future commercial mixed use parcel have not been shown. These are minor deficiencies that will be addressed with an updated site plan / open space exhibit that incorporates all code requirements and conditions of approval that is required during the building permit review process.

Although the landscape areas have been generally defined on the site plans, the landscape plan provided by the applicant is conceptual in nature providing list of potential planting options. Nevertheless, all landscape material shown on the landscape plan for the development must be selected from the *Southern Nevada Regional Planning Coalition Regional Plant List* and will be reviewed during the building permit review process. The applicant is proposing to use a valet trash service. Typically, a trash enclosure is required to be located within three hundred feet walking distance to each residential unit. In this case a modification to the Development Agreement has allowed a valet trash service to be used for this development. There will be trash pick-up in front of each unit eliminating the need for multiple dumpsters throughout the site. There will be one trash compactor on-site instead of multiple dumpsters. Residents place their trash outside of their units 1-2 times a week and the trash is picked up by staff and then taken to the trash compactor.

EXTERIOR ARCHITECTURE / ELEVATIONS / FLOOR PLANS

According to the elevations and floor plans provided by the applicant, two and three-story buildings are proposed for the project with building heights varying from approximately 22 feet to 33 feet where 35 feet is the maximum allowable building height in the R-3 PCD,

High Density Residential Planned Community District. Exceptions of up to four (4) feet are allowed for parapet walls extending above the height of the building's roof deck. All buildings contain one-car garages at the ground level. Covered patios are provided for the first level units and balconies are provided for the second and third floor units. Dimensions were provided on the floor plans to confirm that the balconies meet the minimum requirement of forty (40) square feet and the private patio open space areas at ground level meet the minimum size of eighty (80) square feet.

Architecturally, developments with three hundred (300) or more units should include separate "village cluster" architectural themes. A village cluster theme should be designed to visually distinguish each cluster from other clusters on the same property through the use of significantly different building models. Building models differ significantly from each other when:

- (1) Maximum height differs by at least two occupied floors; or
- (2) Roof pitch differs by an increment of at least three-to-one (3:1) (for example, a roof pitch of 2:1 is significantly different than a roof pitch of 6:1, but not significantly different than a roof pitch of 3:1); or
- (3) The pattern of façade windows to opaque wall area differs by at least twenty (20) percent (for example, a building with twenty (20) percent façade window area is significantly different from one with forty (40) percent window area, but not significantly different from a building with thirty (30) percent window area); or
- (4) The treatment of the façades differs and the two façade color schemes are significantly different. Differing color or materials alone do not create a significant difference - both are required; or
- (5) Balcony enclosures, patio enclosures, and building entry locations differ significantly from one building to the other.

The applicant is proposing five building types (Type I-V) for this development. Building Types I, II, III and IV propose similar architecture with slightly differing paint schemes as depicted on the elevations. Building Types I, III and IV have a flat roof with a parapet wall. Building Type IV is a 13-Plex building, whereas building Types I and III are 26-Plex buildings. Building Type II is also a 26-Plex building of similar architecture but has a sloped roof (the slope was not specified). The proposal incorporates several exterior building materials such as, stone veneer, stucco and faux wood plank veneer to create visual interest. The elevations also depict articulation to break up the appearance and monotony of long, straight walls. The fifth building type, the "Carriage House" is a two story duplex over a six (6) unit garage with a stucco exterior. While Building Types I-IV are in compliance with the design standards, the Carriage House building is lacking in interest. The use of additional materials used for accents as proposed on the other building types should be incorporated into the Carriage House 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. These are minor details that will be address during the building permit review process.

RECOMMENDATION:

Although there are some minor elements of the design that require attention and will be addressed as the project proceeds through the building permit review process, 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. Consequently, staff is recommending approval subject to the conditions listed below.

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;
- (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;
- (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;
- (4) Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- (5) The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and
- (6) The development can be adequately served by City services including but not limited to roads, water, and wastewater

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. Prior to the issuance of the project's building permit, the applicant shall provide an updated site plan / open space exhibit that addresses the deficiencies specified in

this report. The updated site plan shall be submitted to the Planning & Zoning division for administrative review and approval.

Public Works:

3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. 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.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
7. The size and number of access points and their locations (including emergency access 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.
8. All off-site improvements must be completed prior to final inspection of the first building.
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.
10. The property owner is required to grant roadway easements where public and private streets intersect.
11. A revocable encroachment permit for landscaping within the public right of way is required.

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.
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.
14. Evelyn Brook Street (ref. Plat Book 169, Page 15) shall be a private street maintained by the HOA. As such, the entirety of the existing right-of-way, south of Tule Springs Parkway, must be vacated prior to approval of the civil improvement plans.

ATTACHMENTS:

Public Works Memorandum
Original Letter of Intent
Updated Letter of Intent
Site Plan
Open Space Exhibit
Landscape Plans
Building Elevations & Floor Plans
Clark County School District Memorandum
Clark County Assessor's Map
Location and Zoning Map