



# Planning Commission Agenda Item

Date: July 12, 2023

Item No: 7

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Director of Land Development & Community Services  
Prepared By: Bryan Saylor, Planner

**SUBJECT: SPR-04-2023 PEARSON PINES SENIOR APARTMENTS (Public Hearing).** Applicant: HAND Property Holding Company. Request: A Site Plan Review in an R-4 (High Density Residential District) to develop a 60-unit, multi-family residential development. Location: Southwest corner of Martin L. King Boulevard and Helen Avenue. (APN 139-16-401-003) Ward 2. (For Possible Action)

**RECOMMENDATION: Approve with conditions**

## PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration to allow a site plan review of a R-4 (High Density Residential District) to develop a sixty (60) unit, multi-family senior residential development at the southwest corner of Helen Avenue and Martin L. King Avenue.

## BACKGROUND INFORMATION:

### Previous Action

On May 11, 2023, there was a Task Force (TF-14-2023) meeting was held to discuss a possible 60-unit, multi-family senior residential development

## RELATED APPLICATIONS:

Application #	Application Request
WAV-07-2023	Waiver to reduce the required sixty (60) parking spaces to forty-five (45) parking spaces

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Mixed Use Neighborhood	R-4 High Density Residential	Existing Residential
<b>North</b>	Mixed Use Commercial	PUD Planned Unit Development	Undeveloped
<b>South</b>	Mixed Use Neighborhood	C-1 Neighborhood Commercial	Existing Commercial
<b>East</b>	Single Family Low Residential	PUD Planned Unit Development	Existing Residential
<b>West</b>	Mixed Use Commercial	PUD Planned Unit Development	Undeveloped

**DEPARTMENT COMMENTS:**

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

**ANALYSIS:**

The applicant is requesting approval of a site plan review with the intent to develop a sixty (60) unit affordable senior apartment building on 1.24 net acres at a density of 48.39 dwelling units per acre. The subject site consists of one (1) parcel that is located at the southwest corner of Helen Ave and Martin L. King Avenue. The southern portion of the

subject parcel has an existing three (3) story, fifty-six (56) unit senior apartment building previously approved as the Buena Vista Springs III affordable senior housing project (SPR-24-99). The Land Use designation for the proposed site is Mixed-Use neighborhood and the zoning classification is R-4, High Density Residential District.

According to the letter of intent the applicant is proposing one (1) building with thirty-six (36) one-bedroom units and twenty-four (24) two-bedroom units for a total of sixty (60) dwelling units. The one-bedroom units will have 650 square feet of livable space, and the two-bedroom units will have 850 square feet of livable space. Common areas with various amenities are being proposed such as a community lounge, social room with billiards, theater, exercise and computer rooms. There will also be storage and laundry facilities provided for use by the residents.

The proposed multi-family development is located within the AE-60 noise contour of the Air Environs Overlay District. While residential uses are permitted within AE-60 the proposed residential development would be subject to the noise from aircraft in addition to being directly below flight patterns. The Clark County Department of Aviation has expressed concerns that due to current and possible future noise levels; the applicant should provide a stand-alone noise disclosure statement to the Department of Aviation's Noise Offices. According to the Clark County Department of Aviation, since the mid 1960's the Federal Aviation Administration (FAA) has recommended that no new residential buildings be constructed within 65 DNL and higher, as a result, the FAA will no longer provide funds to purchase or soundproof residential units constructed after 1998, when constructed in an existing 60 DNL area.

The only access to the subject site is from Morton Avenue with fire access on Helen Avenue. Both Morton Avenue and Helen Avenue are fifty (50) foot wide private streets. There is no direct access to Martin Luther King Boulevard which is a 100-foot right-of-way, but it does run along the eastern boundary of the subject property. There is an existing bus stop located along Martin Luther King Boulevard, a new bus turn out is required to be constructed at that site. This will take up the majority of the frontage along Martin Luther King Boulevard, the applicant is proposing to install the required trees, and landscape rock for their perimeter landscaping. This is acceptable as this project is considered to be infill development.

The applicant has applied for an accompanying waiver (WAV-07-2023) of the required parking. They are proposing forty-five (45) parking spaces where 60 are required. They have provided a parking analysis to support this request as part of the waiver application. All but two of the parking spaces are being proposed as covered parking, as mentioned earlier, the covered parking will be required to match the existing covered parking already constructed on the subject site. Plans for these can be reviewed as part of the building permit process.

The required open space for the development is 24,000 square feet (400 square feet per dwelling unit). However, private common open space can be reduced under certain

circumstances, one of those is if the development is within 500 feet of an improved public park and connected with a sidewalk. Pearson Community Center is located to the south of the subject site and within the 500-foot distance requirement. Minimal landscaping is being provided, the conceptual landscape design does show trees, but does not show any of the required groundcover. A landscaping hedge, landscape mound or block wall will be required along Morton Avenue to mitigate headlights shining off of the property, but this can be addressed during the building permit process.

Trash enclosures must be within 300 feet of each unit, the trash enclosure appears to meet the maximum distance requirement. The applicant has not submitted plans for the trash enclosure which need to be of a design to match the primary building, include gates and have a roof per city development standards. These are minor issues and can be addressed during the building permit process.

The submitted elevations contain four-sided architecture and appear to be in compliance with the multi-family design standards. The buildings have multiple roof peaks, creating variation along the roofline, with a maximum building height of fifty-three (53) feet, four (4) inches. The elevations provided have a stucco finish with building articulation such as pop-outs, windows with architectural surrounds and varying colorations to further enhance the elevations. The design of the building compliments the existing Buena Vista Springs III Development on the subject property. One of the conditions of the Buena Vista Springs III project was that the car ports would match the design and construction of the primary building, staff will require this as a condition of approval for this project as well. The specific color palette has not been listed, this is a small issue and can be addressed during the building permit process.

Floor plans for the buildings were provided and all units are showing the required patio / balcony. The first-floor patios however do not meet the minimum eighty (80) square foot requirement. The applicant should revise the first-floor patios to meet the minimum size, this is a minor issue and can be addressed during the building permit process. The patios may encroach into the adjacent landscape areas however the patios are not counted as part of the required open space areas.

The applicant's proposal is filling a need for affordable senior housing and expanding an existing affordable senior housing development on an infill piece. The proposed request is generally consistent with the requirements of the Multi-Family Design Standards and the proposed request should not create a negative impact on the neighborhood. Staff recommends to approve with conditions.

**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. Landscaping shall be provided as proposed on the submitted concept Landscape Plan with the addition of a landscaping hedge to be installed along Morton Avenue.

### ***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. 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.

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 property owner is required to grant a roadway easement where public and private streets intersect.
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1264 to request a scope. A queuing analysis may be required.
10. The project shall provide a bus turnout and loading pad and shelter on Martin Luther King Boulevard in accordance with Uniform Standard Drawing 234.1 and 234.2.
11. 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.
12. 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  
Clark County Department of Aviation Memorandum  
Letter of Intent  
Site Plan  
Conceptual Landscape Plan  
Building Elevations  
Floor Plans  
Assessor's Parcel Map  
Location & Zoning Map