#6) ZN-25-93
LONE MOUNTAIN & SIMMONS
PUD, PLANNED UNIT DEVELOPMENT
TO PUD, PLANNED UNIT DEVELOPMENT
PUBLIC HEARING

STAFF REPORT

To: Planning Commission  Meeting date: September 14, 2016
Item: ZN-25-93  Prepared by: Robert Eastman

GENERAL INFORMATION:

Applicant: Anand Milan, LLC
Property Owner(s): Anand Milan, LLC
Requested Action: Amend an existing Planned Unit Development District
Purpose: To develop the site with 96 multi-family dwelling units
Location: Northeast corner of Lone Mountain Road and Simmons Street
Parcel Number(s) 124-32-810-014
Lot Area: 11.62 ± acres
Comprehensive Plan: Single-Family Medium Density
Existing land use and zoning: Undeveloped; PUD, Planned Unit Development District
Surrounding land use and zoning: North: Single-Family; PUD, Planned Unit Development District
West: Single-Family and Undeveloped; R-1, Single-Family Low Density District
East: Single-Family; PUD, Planned Unit Development District
South: Single-Family; R-1, Single-Family Low Density District
BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to amend an existing PUD, Planned Unit Development District to allow 96 multi-family dwelling units and eight (8) guest rooms for a proposed senior housing development. The previous PUD was approved for an 86-unit small lot single-family development. On July 6, 2005, the City Council approved a reclassification of property (ZN-25-93) for the property in question, which is an amendment to the overall 160 acre PUD originally approved on August 4, 1999.

The Comprehensive Plan Land Use designation for the subject site is Single-Family Medium Density, which allows a density from 6 dwelling units per acre up to 13 units per acre. The Proposed development would have a density of 8.26 du/a, and is in compliance with the comprehensive plan land use designation.

The currently approved development is for an 86 small lot home sites, with a 37 foot wide street. The proposed development will create 17 apartment / condominium buildings with a 30 foot drive aisle. The applicant indicates in the letter of intent that the development is for townhomes. However, the site plan indicates that the site is an apartment or condominium project.

The proposed preliminary development plan indicates that the site will contain a clubhouse, amphitheater, dining area, pool, gym, prayer hall, game room, and multipurpose room. The total open space provided is 53,735 square feet, and the total required is 38,400 square feet. The applicant has also provided a walking trail around the perimeter of the site that is approximately 15 feet in width.

The proposed preliminary development plan indicates approximately 16 feet of perimeter landscaping, which includes a five (5) foot detached sidewalk along Simmons Street; and approximately 15 feet of perimeter landscaping, along Lone Mountain Road. Access to the site is from a gated drive along Simmons Street, with an emergency access gate located on Lone Mountain Road.

The individual units are small self-contained dwellings. The proposed buildings are single-store with an approximate height of 16 feet. Each unit has a single-car garage and either one or two bedroom units. Every unit contains an 80 foot rear deck and a front patio area. Building elevations indicate that the buildings are constructed of stucco, with stone accents. The units contain pitched roofs with concrete tile.

The applicant is also proposing eight guest units. The eight units are visiting family members. They are not intended to be rentals or for transient lodging. The eight guest units are proposed to occupy two individual buildings located within the center of the development near the club house. Each building contains the four units that contain two rooms and a bath. They appear to be similar to an extended stay hotel.
DEPARTMENT COMMENTS:

Public Works: Please see the attached memorandum.

Fire Department: Please see the attached memorandum.

Police Department: The North Las Vegas Police Department has no concerns with this request and recommends approval.

ANALYSIS:

In general the PUD is in compliance with the Title 17 standards and the comprehensive plan, therefore approval is warranted. The applicant is required to meet the open space requirements of the PUD, Planned Unit Development zoning district. The requirement for this proposal is 400 square feet per dwelling unit (38,400 square feet). The applicant has provided 53,735 square feet and is in compliance with the open space requirements. The preliminary development plan has very detailed plans for the open space and club house areas. Additional details should be provided regarding the landscaping and outdoor amenities with the Final Development Plan.

The site plan is providing 158 off-street parking spaces, 96 within single-car garages and 58 parking spaces. Additionally, each unit contains a driveway which could be used for guest parking. As the development is for senior housing, the applicant has requested a reduction in the required number of parking spaces. The previous standard for senior housing was one space per unit plus one space for every 4 units for guest parking. Therefore, the minimum number of parking spaces should be 120. Staff is in support of the reduction, as the site is senior housing.

The applicant has submitted building elevations for the development. The plans depict a painted stucco exterior with concrete roof tiles. There are pop-outs around the windows and elaborate entries. Patios and decks are shown on the floor plan and are in conformance with the private open standards. In general, the submitted plans are in compliance with the multi-family design standards.

The site plan depicts a proposed building separation of ten feet, between the multi-family buildings. The multi-family design standards require a building separation of 20 feet. As the buildings are single-story and the scale of the development is more appropriate to the proposed drive aisle and neighborhood, staff is in support of the proposed 10 foot building separation.

One concern is the trash containers. The site plan does not have a centralized dumpster. Therefore, it appears the applicant intends to use individual containers from Republic Services. The final development plan should depict a screened location for the storage of the trash and recycling containers for each unit. This is relatively minor, but should be addressed with the Final Development Plan.
RECOMMENDATION:

The Community Development and Compliance Department recommends that ZN-25-93 be approved and forwarded to the City Council subject to the following conditions:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.

2. That the number of units shall not exceed 96 multi-family homes.

3. That the minimum separation between each multi-family building shall be ten feet.

4. The open space amenities shall be provided as depicted on the site plan.

5. The guest houses shall not be available for rent or transient guest lodging, and shall only be used for family members of the tenants of the development.

6. A minimum of 158 off-street parking spaces shall be provided.

Public Works:

7. This development shall meet the multi-family parking standards set forth in City of North Las Vegas Municipal Code - Title 17.

8. If the units are constructed as condominiums, additional mapping is required to complete the 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 map approval. However, if the units are constructed as apartments for rent then additional mapping is not needed.

9. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.

10. All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.

11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. The size and number of driveways 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 will require modifications to the site. The proposed driveway fronting Lone Mountain Road shall align with Columbine Drive.

13. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

14. Security gate geometrics, including throat depths, are to be designed and constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1. Modifications to the site plan may be needed to comply with the standards.

15. The property owner is required to grant a roadway easement for commercial driveway(s).

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.

17. All off-site improvements must be completed prior to final inspection of the first building.

18. Construction of the following half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
   a. Simmons Street
   b. Lone Mountain Road

19. The developer is required to construct a raised median within Simmons Street. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 PCC and 219 “A” type island curb.

20. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street.

21. 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.
22. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.

23. A revocable encroachment permit for landscaping within the public right of way is required.

24. Proposed residential driveway slopes shall not exceed twelve percent (12%).

ATTACHMENTS:

Public Works Memorandum
Fire Department Memorandum
Letter of Intent
Assessor’s Parcel Map
Neighborhood Meeting Minutes
Preliminary Development Plan
Floor Plans & Elevations
Location & Zoning Map
CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM FOR
TASK FORCE MEETING COMMENTS

To: Robert Eastman, Principal Planner
From: Duane McNally, Land Development Coordinator
Project: ZN-25-93 Senior Living at Lone Mountain and Simmons
Date: August 25, 2016

The Department of Public Works has reviewed the subject application and offers the following comments:

According to the letter of intent, the applicant is proposing "single family townhomes" and common facilities; the preliminary development plan shows the footprint of the townhome to be its own lot. Incidentally, City of North Las Vegas Municipal Code - Title 16, (16.20.020.1 & 16.20.16.160) requires that all single family residential lots abut streets in compliance with the latest edition of the standard drawings. (Clark County Area Uniform Standard Drawing No. 206.S1 Option "A" - forty-seven (47) feet in width) Incidentally, should the applicant desire to create "for sale" townhome lots the interior local residential streets will need be designed per Clark County Area Uniform Standard Drawing No. 206.S1 Option A, the site plan will require substantial modification and the Department of Public Works will need to recommend that this item be continued.

However, as discussed at the applicant’s Task Force meeting on March 31, 2016, it would seem that the applicant’s intent was not to create a product containing residential lots, which require maintenance on the part of the property owner, but a development where everything outside of the building is considered common area to be maintained by the development / association. Consequently, the subject preliminary development plan has been reviewed using the multi-family development guidelines.

With this approach, the Department of Public Works recommends the following conditions of approval:

1. This development shall meet the multi-family parking standards set forth in City of North Las Vegas Municipal Code - Title 17.

2. If the units are constructed as condominiums, additional mapping is required to complete the 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 map approval. However, if the units are constructed as apartments for rent then additional mapping is not needed.

3. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.

4. All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.

5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. The size and number of driveways 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 will require modifications to the site. The proposed driveway fronting Lone Mountain Road shall align with Columbine Drive.

7. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

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12. Construction of the following half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
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16. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.

17. A revocable encroachment permit for landscaping within the public right of way is required.

18. Proposed residential driveway slopes shall not exceed twelve percent (12%).
Utilities - Water/Sewer - For information only:

- This project shall comply with the General Provisions and Conditions of the City of North Las Vegas Water Service Rules and Regulations.

- A looped water system may be required for fire protection, subject to review and approval of the Utilities Department; reduced Pressure Detector Assemblies will be required for all fire services. If a looped system is needed, the formation of a Property Management Association will be required per City of North Las Vegas Water Service Rules and Regulations section 6.7.d.

- The developer shall provide a meter and backflow prevention per each building per City of North Las Vegas Municipal Water Services District Service Rules and Regulations.

- Submittal of a Hydraulic Analysis per the "Uniform Design and Construction Standards (UDACS) for Potable Water Systems, is required and will be subject to review and approval of the Utilities Department.

Duane McNelly, Land Development Coordinator
Department of Public Works
The Fire Prevention is not opposed to this application.

For informational purposes only:

1. All portions of the exterior walls of the first story of all buildings and all portions of the facility are to be within 150 feet of an approved fire access lane, as measured from the lane along the exterior of the building to the furthest point as the hose lies.
2. Two points of access are required.
3. For Group R, Division 3 Residential Subdivisions, the minimum width of fire apparatus access roads is 36 feet (10,973 mm), measured face of curb to face of curb.
4. The required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.
5. Fire access lanes shall be designed and maintained to support the imposed loads of the fire apparatus, with a minimum vehicle load of 33,000 pounds per axle.
6. The grade of the fire apparatus access road shall not exceed 12%. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6% grade for 25 feet of approach/departure.
7. Red-painted curbs and appropriate signage are required to maintain the minimum required access lane width.
8. Fire access lanes shall be surfaced and paved, so as to provide all-weather driving capabilities. Lanes shall be designed and maintained to support minimum vehicle load of 33,000 pounds per axle.
9. Approved automatic sprinkler systems in new buildings and structures shall be provided throughout all buildings regardless of occupancy type, including buildings built under the IRC, exceeding 5,000 sq. ft. in building area.
10. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
11. Fire hydrants shall be provided along required fire apparatus access roads. In all residential areas (R-3 occupancies and single-family dwellings built under the IRC only), hydrants shall be spaced not to exceed 500 feet, or 600 feet if all homes are protected by approved automatic fire sprinkler systems.
12. The maximum distance from a one- or two-family dwelling to a fire hydrant shall not exceed 300 feet, as measured from an approved point on a street or road frontage to a fire hydrant. An approved point is defined as the property line furthest from the hydrant, at right angle to the street.
13. Fire hydrants shall be located 4 feet to 7 feet from the back of curb. Where it is not possible to locate the hydrant a minimum of 4 feet from the back of the curb, the hydrant shall be protected against vehicular impact in accordance with Section 312. A perimeter around the hydrant measuring a minimum of 3 feet from its exterior shall be maintained clear of all obstructions at all times.
LETTER OF INTENT

June 22, 2016

Department of Community Development and Compliance
Planning & Zoning Division
City of North Las Vegas,
2250 Las Vegas Blvd. North, Ste. 114
North Las Vegas, NV 89030

Re: Gated Community for Independent Seniors @ NE corner of Lone Mountain & Simmons
Application for PUD Amendment
APN# 124-32-810-014

To whom it may concern:

Anand Milan, LLC Respectfully submit the subject application for your consideration. The subject parcel is currently approved for Planned Unit Development (PUD) of 86 small lots for Single Family Dwellings as per Zoning Ordinance No. 2158 (ZN-25-93). Site area is approx. 11.62 acres, generally located on North East corner of West Lone Mountain Road and North Simmons Street and is bordered by Single Family residences towards North and East, Lone Mountain Road towards South and Simmons Street towards West

Anand Milan LLC is seeking approval to build Gated Community for Independent Seniors (55+) which will have 96 single family Townhomes and common facilities including Guest House, Club House, Prayer Hall and Amphitheater. Detailed breakdown of Anand Milan Project is as listed below:

Residential -

- 18 Single Bedroom units w/ 1.5 bath and oversize one car garage - 900 sq.ft. each
- 78 Two bedroom units w/ 2 baths and oversize one car garage - 1224 sq.ft. each
- 8 (guestrooms in 2 Buildings) for the resident’s guests staying overnight
- All units including garage to comply with disabled access

Clubhouse - Approx. 14000 sq.ft - A uniquely designed facility, which will provide:
- Multi-purpose recreation activities
- Dining Hall with full commercial kitchen
- Multi-purpose room
- Computer/Library area
- Gymnastic
- Parking spaces for guests

Prayer Hall: for
- Peace
- Practicing meditation
- Performing spiritual activities
Outdoor activities

- Amphitheater
- Lighted walking trail
- Swimming pool
- Landscape with sidewalk where required
- Community garden

Site is carefully designed for an efficient traffic circulation within the community. Pedestrian and Vehicular traffic is segregated. 6’ to 8’ varying high block wall fence along the property line with a landscaped sidewalk will border the whole project. Site access is proposed from Simmons Street; an emergency access is also proposed from Lone Mountain road. Construction of Energy Efficient - Green Buildings is under consideration.

The proposed development complies with City’s General Plan and Title 17 as stated below:

1) The site is suitable for type and intensity of the land use proposed.
2) The Proposed development is compatible with the Current Zoning and adjacent development
3) Site to be directly accessed from Simmons street and do not negatively impact adjacent roadways and/or traffic. Onsite circulation also meets fire department standards
4) Building and landscaping materials are intended to blend with the surroundings.
5) Building design will create an aesthetically pleasing and desirable structure in the neighborhood
6) The overall design will meet with the public health, safety, welfare to the surrounding area as well as meet overall objectives of the City’s General Plan, Policies and Standards.

We hereby submit required application and required documents for your favorable consideration and approval.

Should you have any further questions, please contact Ram Chindam, Project Manager at 702-406-3806
(ram@satyamvision.com)

Thanking you,

For Anand Milan LLC

Kanjibhai Patel, Manager  
Pramod Bhatnagar, Manager  
Baba Anal, Manager

(702) 738-3164  
(702) 525-0722  
(702) 234-9934

Anand Milan LLC
2602 Starlight Valley St.,
Henderson, NV 89044

Attachments:
1. Site Plan (12 Copies)
2. Floor Plans (1 bedroom and 2 bedroom)
3. Floor Plans for Clubhouse and Guest House
4. Elevations Typical
MINUTES OF THE NEIGHBORHOOD MEETING HELD ON THURSDAY, JULY 21, 2016
AT 6:00PM AT ALEXANDER LIBRARY, 1755 W. ALEXANDER ROAD, NO. LAS VEGAS, NV IN
REGARD TO APN#124-32-810-014 NE CORNER OF LONE MOUNTAIN AND SIMMONS -

As required by the Planning Department, City of North Las Vegas, a Neighborhood Meeting
was held to discuss PUD Amendment for Anand Milan, A Retirement Community for
Independent Seniors Living for 55+. Following persons attended:

Host John Vornsand, AICP
Project Manager Ram Chindam
Managers Kanjibhai Patel, Pramod Bhatnagar, Baba Anal & Pravin Pema

Neighbors 12 Neighbors including one distinguished guest,
Ms. Anita Woods, Council Woman, Ward 3, City of North Las Vegas

John Vornsand, AICP started the meeting at 6.02 pm with an opening statement to
discuss development of the vacant property at the Northeast Intersection of Lone
Mountain and Simmons.

Ram Chindam, Project Manager used power point with a screen projector to
explain in detail about entire site plans, floor plans, designs of Clubhouse, Courtyard,
Amphitheater, pool/spa area etc.

Neighbors had following questions and/or concerns about:

1. Traffic impact by the entrance gate
2. Any blockage of view by Trees and/or development from neighbors’ windows
3. Running water during rainy season will be handled
4. Site and floor plans
5. Access to Clubhouse
6. Financing of the project
7. Estimated prices of the town homes

Ram Chindam answered all the site plans questions to the satisfaction of all the
neighbors. Pramod Bhatnagar answered financing part and estimated prices of
townhomes. The consensus of the neighbors present was very positive and
encouraging. John Vornsand closed the meeting at 7.25pm.
Applicant: Partnership Anand Milan
Application Type: Property Reclassification
Request: Amend a previously approved PUD, Planned Unit Development
Project Info: North of the NEC Lone Mountain Road and Simmons Street
Case Number: ZN-25-93
07/25/2016