



# Planning Commission Agenda Item

Date: November 08, 2017  
Item No: 4.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Robert Eastman

**SUBJECT: SPR-03-17 (60242) NORTH 5<sup>TH</sup> (Public Hearing).** Applicant: Sergio Arcieri, Nevada H.A.N.D., Inc. Request: A site plan review in an R-4 (High Density Residential District) to allow 176 apartment units. Location: The northwest corner of North 5th Street and Rome Boulevard. (APN 124-22-701-009). (For possible action)

**RECOMMENDATION:**

The Land Development and Community Services Department recommends that SPR-03-17 be approved subject to the listed conditions.

**GENERAL INFORMATION:**

Comprehensive Plan:	Multi-Family
Existing land use and zoning:	Undeveloped; R-4, High Density Residential District
Surrounding land use and zoning:	<u>North:</u> Undeveloped; R-3, Multi-Family Residential and C-2, General Commercial Districts <u>East:</u> Commercial Retail Center; C-2, General Commercial District <u>South:</u> Undeveloped; R-3, Multi-Family Residential and C-1, Neighborhood Commercial Districts <u>West:</u> School; PSP, Public / Semi-Public District

**BACKGROUND INFORMATION:**

The applicant is requesting approval of a major site plan with the intent to develop a 176-unit multi-family apartment complex on approximately 10.5 acres at a density of 16.87 dwelling unit per acre. The entire site is approximately 20.5 gross acres and the proposed development is the first phase of the project. The site is north of Rome Boulevard between Goldfield Street and North 5<sup>th</sup> Street. The first phase contains the western side of the site and the second phase of the development contains the eastern half of the site.

According to the site plan, eight, three story buildings (not including the clubhouse or maintenance building) are proposed. Four different building types are proposed within this development, containing either 20 or 24 units. In addition, according to the site plan and letter of intent, the following housing mix is proposed: 24 one-bedroom units; 100 two-bedroom units; and 52 three-bedroom units.

Access to the site is from a driveway located on Rome Boulevard and a driveway on Goldfield Street. The site plan shows an arrangement of buildings surrounding the perimeter (street frontages) and open space areas within the center of the development. The main entrance is located next to Rome Boulevard with an additional entrance on Goldfield Street. The clubhouse is located at the main entrance on Rome Boulevard. Fifteen feet of perimeter landscaping between the fence and Rome Boulevard and Goldfield Street, with ten feet proposed along the north property line and east phase line. A detached sidewalk is also proposed next to the street frontages.

The required open space for the development is 70,400 square feet (400 square feet per dwelling unit). At least 75 percent (52,800 square feet) of the required open space shall be usable for recreation. Perimeter landscaping, parking areas, and ornamental landscaped areas less than 20 feet in width cannot be counted toward the required open space. According to the site plan, the applicant is proposing to exceed the required open space and is providing approximately 134,982 square feet.

The primary open space area is located at the main entrance, where the recreation building, swimming pools, and picnic areas are located. Additional open space areas are located throughout the site and surrounding the buildings. Details regarding the recreational amenities for the site or within the recreation building are not provided on the site plan or in the letter of intent.

According to the site plan, 345 parking spaces area proposed within this development. The required parking based upon the number of one-bedroom, two-bedroom, three or more-bedroom units, and guest parking is 410 parking spaces. One covered parking space per dwelling unit is required and 176 covered spaces are provided. The site plan does not comply with the parking requirements. The applicant has submitted an accompanying waiver (WAV-06-17) to allow a reduction in parking to the 345 spaces provided. The waiver application is also on tonight's agenda for consideration.

Architecturally, the buildings are two and three stories in height. Two buildings "A" and "D" use two stores on the wings, with three stories in the center of the building. The remaining buildings "C" and "E" are three story buildings throughout. (Note: the site plan does not contain a building "B") All buildings would consist of a stucco exterior and a tile roof with a flat roof with parapet in the central area of the building. The building façade is divided using various paint schemes beltlines. Each building would be approximately 35 feet in height to the top of the parapets in the center of the buildings.

**DEPARTMENT COMMENTS:**

Public Works:	Please see attached memorandum
Police:	No comments
Fire:	Please see attached memorandum

**ANALYSIS**

The applicant has met with staff of several occasions, including a formal task force meeting (TF-30-17) and we have worked with the applicant and the site plan to ensure compliance with all

code requirements. As a result, the applicant has made amendments to the originally proposed site plan to meet the multi-family standards as well as public works concerns regarding access along North Fifth Street. North Fifth Street will be addressed in the future phase. The proposed site plan is in general compliance with the standards for multi-family developments with a few exceptions.

Parking for the site is not in compliance. The applicant has requested a waiver (WAV-06-17) of the required number of parking spaces and submitted a parking study to support the request. The City's traffic engineer has reviewed the waiver request and is recommending a conditional approval of the requested waiver.

The site plan demonstrates two pools, a picnic area, and a recreation building. Complete details of the recreational amenities of the site are not provided and additional amenities should be provided. At a minimum age appropriate children's play structures, containing shade canopies and EPDM resilient fall protection should be provided. Additional amenities could include, BBQs, additional benches, exercise room, weight room, and open play areas.

In general landscaping for the site is in compliance. Parking lot landscaping is in compliance. Perimeter landscaping areas are also in compliance in area. While the landscaping appears to comply with the Zoning Ordinance, a more detailed review of the landscaping plan, with specific plant species will be performed at the time building permits are required.

Architecturally, the buildings should provide more embellishments to create more interest. The submitted elevations do not contain four-sided architecture. All decorative elements are allocated along the front façade of the building. Additional details should be provided to help break up the mass of the building and provide more decoration, for example cornice elements, columns, offsets, etc. All units must have a 40 square foot balcony or an 80 square foot patio. The applicant did not provide a floor plan with this application, however, the balconies and patios will be required during the building permit process.

### **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. The open space / recreation area shall include age appropriate children's play structures containing EPDM resilient fall protection at the base and surrounding the structure and a shade canopy shall be provided over the play structure.
3. The architectural plans for the buildings shall be modified to comply with the multi-family design standards, including the use of four-sided architecture and providing decorative elements to help break the plane of the building.
4. The submitted site plan shall be amended to comply with all conditions of WAV-06-17.

***Public Works:***

5. The size and number of access points 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 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 Number 222.1.
7. Dedication and construction of the following streets and/or 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. North 5<sup>th</sup> Street
  - b. Rome Boulevard
  - c. Goldfield Street
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. North 5<sup>th</sup> Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements*.
10. 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.

11. 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.

12. Cross access shall be provided between Phase 1 and Phase 2.

13. Approval of a drainage study is required prior to submittal of the civil improvement plans.

**ATTACHMENTS:**

Public Works Memorandum  
Fire Safety Memorandum  
Letter of Intent  
Site Plan  
Building Elevations  
Clark County Assessor's Map  
Location and Zoning Map